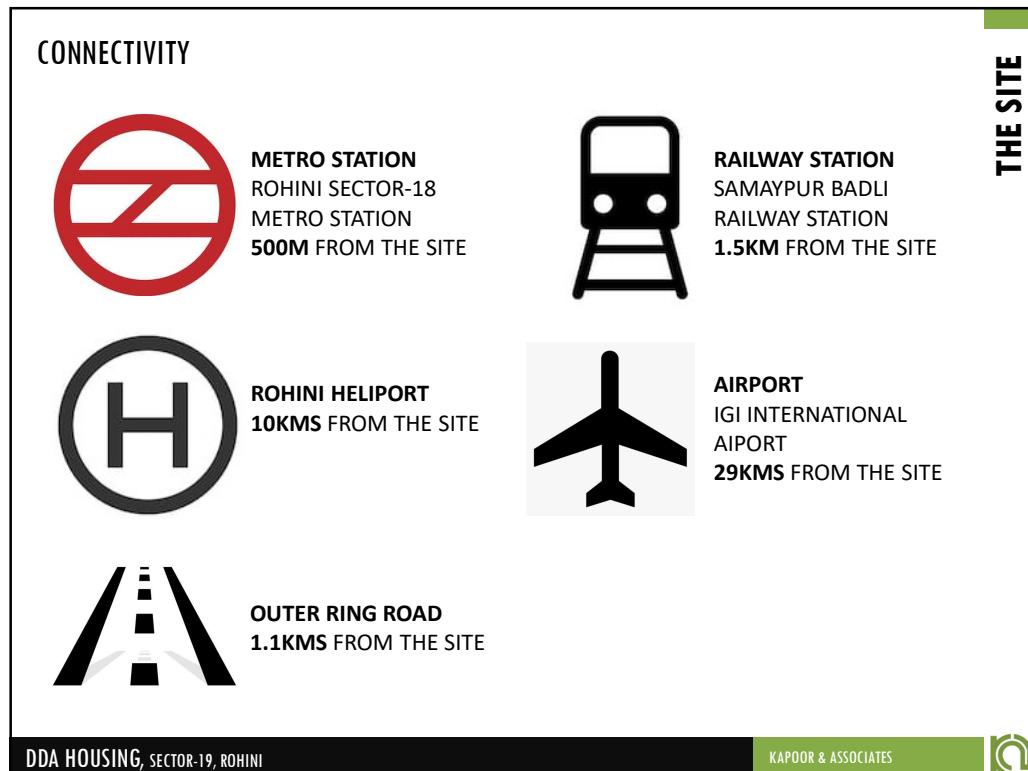




PROJECT BRIEF

The In-situ Slum Rehabilitation Scheme aims to benefit the slum dwellers on the land at Sector-19, Rohini (Delhi) by protecting their livelihoods and giving them all the basic amenities. Site consists of JJ cluster encroached land and adjacent DDA vacant land.





THE SITE

CONNECTIVITY



DDA HOUSING, SECTOR-19, ROHINI

KAPOOR & ASSOCIATES



THE SITE

LANDMARKS & ATTRACTIONS



JAPANESE PARK
3.2 KMS FROM THE SITE



METRO WALK
4.3 KMS FROM THE SITE



UNITY ONE MALL
3.9 KMS FROM THE SITE



D MALL
4.3 KMS FROM THE SITE

DDA HOUSING, SECTOR-19, ROHINI

KAPOOR & ASSOCIATES



THE SITE

FACILITIES IN PROXIMITY



AMBEDKAR HOSPITAL
4.5 KMS FROM THE SITE



RAJIV GANDHI CANCER HOSPITAL
4.9 KMS FROM THE SITE



SAROJ MEDICAL INSTITUTE
100 M FROM THE SITE



GOVT. BOYS SR. SEC. SCHOOL
650 M FROM THE SITE

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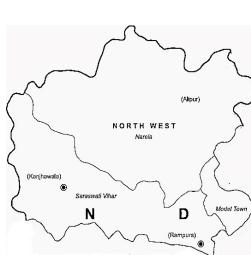
KAPOOR & ASSOCIATES



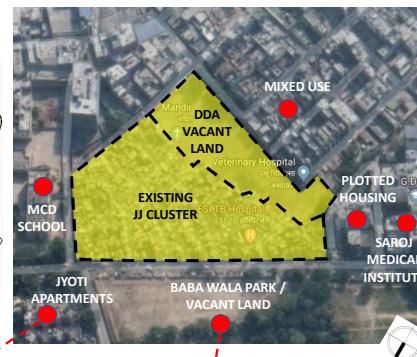
SURROUNDINGS



DELHI DISTRICT MAP



NORTH-WEST DELHI MAP



THE SITE



JYOTI APARTMENTS ON NORTH



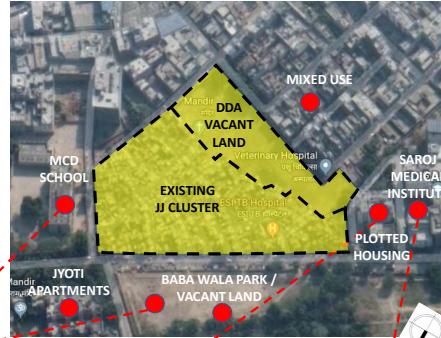
BABA WALA PARK ON NORTH

DDA HOUSING, SECTOR-19, ROHINI

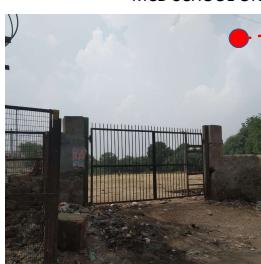
KAPOOR & ASSOCIATES



SURROUNDINGS

THE SITE





DDA HOUSING, SECTOR-19, ROHINI
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SITE ANALYSIS

RESIDENTIAL COMPONENT

Planned towards the existing mixed-use development area to cater to the needs of residents.



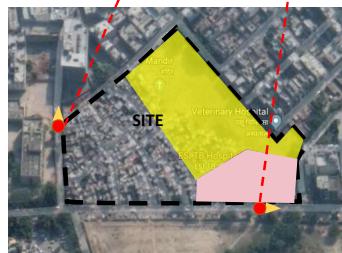
COMMERCIAL COMPONENT

Major road approaching the site, connecting to the metro ahead, existing medical institute and adjacent housing plots, make it a prime location.



- The EWS residential population at rear end of the site provides for separate movement pattern, away from the heavy vehicular movement of main road.
- Separated movement pattern from that of commercial and remunerative component.

- Planned at the nodal point of the site, higher visibility is attained at this part of the site, which can be developed as a landmark of the area.
- North-West orientation of the commercial component increases the opportunities of its design.



■ COMMERCIAL COMPONENT
■ RESIDENTIAL COMPONENT



DDA HOUSING, SECTOR-19, ROHINI
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THE SITE

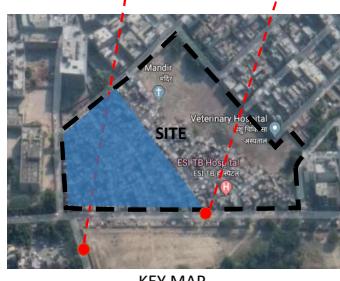
SITE ANALYSIS

REMUNERATIVE COMPONENT

Maximum connectivity of the site is achieved at this point of the site (intersection of all connecting roads), resulting in higher footfall and greater revenue generation.



- Adjacent Baba wala park (of about 5 Ha area) on one stretch of the site, as seen from height, provides for the pleasant views and increased demand of housing.



- North-west orientation adds to the benefits of location.
- Higher income group gets ease of connectivity for commuting via their vehicles.

REMUNERATIVE
COMPONENT



DDA HOUSING, SECTOR-19, ROHINI

KAPOOR & ASSOCIATES



THE SITE

NEARBY PARKS & OPEN SPACES



BABA WALA PARK
FRONT OF THE SITE



ZAILDAR WALA PARK
900 MS FROM THE SITE



- DDA ORCHARD PARK - 600 MS FROM THE SITE
- SHEESHAM WALA KILA - 250MS FROM THE SITE
- VARIOUS SMALL PARKS OF DIFFERENT SURROUNDING BLOCKS AND COLONIES WITHIN 1KM FROM THE SITE.



BHALSWA LAKE & GOLF COURSE
5 KMS FROM THE SITE

DDA HOUSING, SECTOR-19, ROHINI

KAPOOR & ASSOCIATES



THE SITE

DEVELOPMENT NORMS (AS PER MPD-2021 MODIFIED UPTO 31-10-2018)

SLUM & JJ CLUSTER REGULATIONS & GUIDELINES			RESETTLEMENT / EWS HOUSES	
Minimum Plot Size			2000 sqm plot facing a min. 9m wide road.	
Ground coverage			No restriction except setbacks.	
	Rehabilitation component	Remunerative component		
a) Maximum FAR	400	As per relevant land use.	Each dwelling unit will adhere to following norms (as per IS 8888):	
b) Area	Minimum 60%	Maximum 40%	One room	
c) Max. density	900 DUs/Ha	As per relevant land use.	One multipurpose room	
d) Parking	0.5 E.C.S. per 100 sqm. * Can be relaxed wherever required.	As per relevant land use.	One kitchen	
Other controls	Scheme/design should be compatible for differently-abled persons.			One bath
				One W.C.

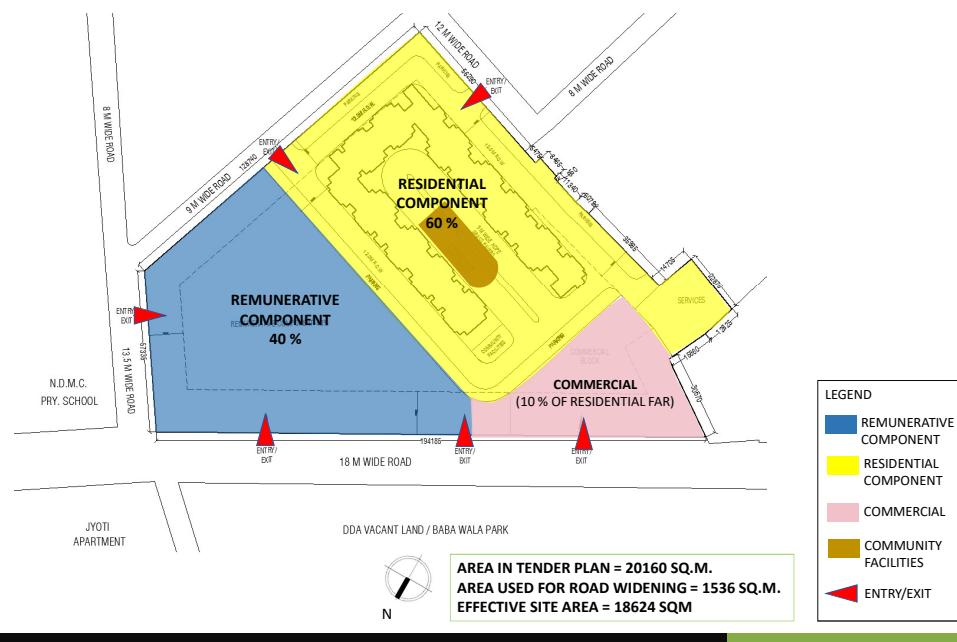
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DESIGN

SITE ZONING



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DESIGN

AREA CALCULATIONS

NO. OF DUs REQUIRED		911		STANDARDS	PROPOSED (SQM)	AREA (SQM)		
NO. OF DUs PROPOSED		917						
PLOT AREA		20160 SQ.M						
		STANDARDS		AREA (SQM)	PROPOSED (SQM)	STANDARDS		
1	Residential component	Minimum @60%	60.00 %	12096.00				
	FAR permissible	Maximum @400		48384.00				
	Commercial component	10.00%	10.00%	4838.40				
	Home-based activities	10.00%	10.00%	4838.40				
	Social infrastructure:							
	a)School			NR				
	b)Composite facilities			1000				
	Facilities as per table-3.3:							
	Convenience shopping			1000				
	Net deduction of facilities			11676.80				
	Net available FAR			36,707.20				
	Permissible density	Maximum @900DUs/ha		1089				
	No. of DUs @40sqm (Super-built-up area)			917				
	Residential Parking @ 0.5ECS	0.5 ECS		0.5	242			

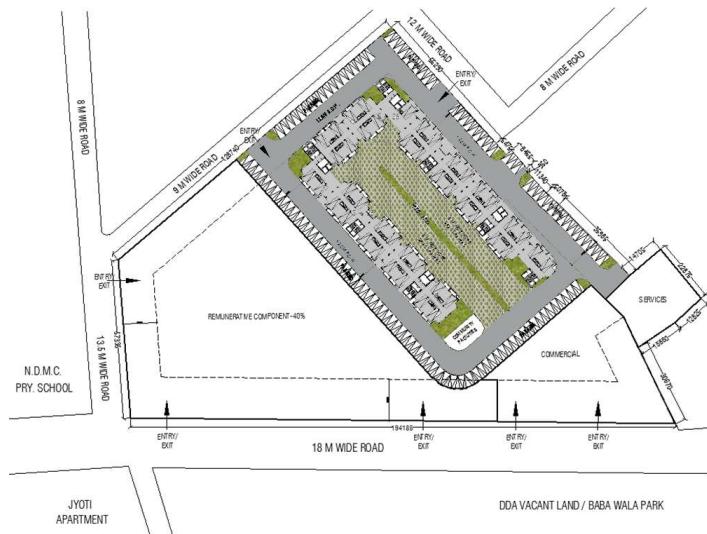
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DESIGN

PARKING PLAN (RESIDENTIAL COMPONENT)



Two types of parking is proposed:
 1. Stilt parking under the flats
 2. Surface Parking

Total no. of ECS provided in stilts = 1765.00 @28sq.m.= 63ECS

Total no. of ECS provided on surface = 3633.07@23sq.m.= 158ECS

Total no. of parking proposed = 63+158=221 ECS
 Required parking = 242 ECS.

DEVELOPMENT GUIDELINES AS PER MPD-2021:

4.2.3.4 (viii) Common parking is to be provided for residential component at 0.5 ECS per 100sq.m. of floor area which can be relaxed wherever required. Parking for remunerative shall be as per relevant land use.

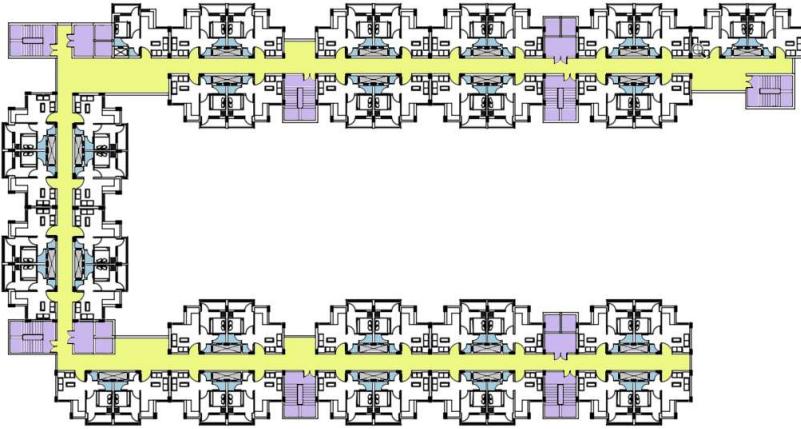
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DESIGN

CLUSTER LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)



Cluster is planned so as to achieve maximum efficiency.

- Support interaction among the residents by facing balconies towards each other.
- Layout allows for the adequate ventilation and sufficient green pockets in between.
- Thin floor plate enhances the daylight penetration into the building.
- Doubly loaded corridor provides greater efficiency to design.

NO. OF DUS IN CLUSTER = 45
 TOTAL NO. OF FLOORS = 5 + 24
 TOTAL NO. OF DUS = 917

LEGEND
 CORE (Purple)
 SHAFT (Grey)
 CIRCULATION (Yellow)

DDA HOUSING, SECTOR-19, ROHINI

KAPOOR & ASSOCIATES



DESIGN

DWELLING UNIT LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)

SPECIFICATIONS:

The broad specifications for these facilities besides those required as per structural design will be as under:



CARPET AREA = 25.04 SQM

➤ Flooring:

- 40mm thick CC flooring.
- Kota Stone flooring.
- 52mm thick CC flooring with hardener.

➤ Finishing

- Internal Finish on Walls: White wash with lime.
- External Finish on Walls: Washed grit plaster of approved design/pattern. Colour of grit work to be approved by DDA.
- For Wet area/Dado: 10 mm/5 mm thick Ceramic colored glazed tiles up to lintel level. Colour to be as per design/drawing.

➤ Steel Work:

- Pressed steel window frames.

➤ Wood Work:

- 35 mm thick flush doors.

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THANK YOU

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