

CONNECTIVITY

SITE (ENCROACHMENT)
ENCROACHMENT
18M WIDE APPROACH ROAD (ENCROACHED)

BABA WALA PARK / VACANT LAND
APPROACH ROAD
JYOTI APARTMENT

13.5M WIDE APPROACH ROAD (ENCROACHED)
12M WIDE APPROACH ROAD

KEY MAP

THE SITE

DDA HOUSING, SECTOR-19, ROHINI
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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


THE SITE

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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


THE SITE

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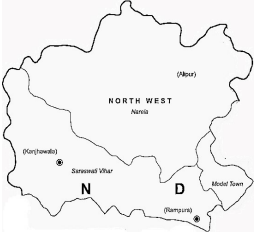
KAPOOR & ASSOCIATES



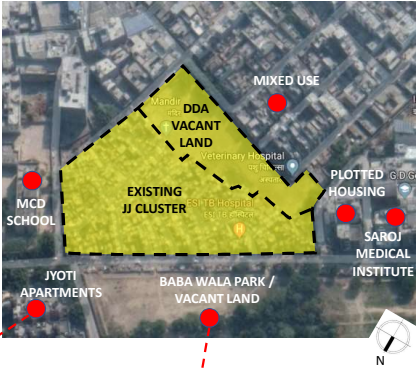
SURROUNDINGS




DELHI DISTRICT MAP




NORTH-WEST DELHI MAP





JYOTI APARTMENTS ON NORTH




BABA WALA PARK ON NORTH

THE SITE

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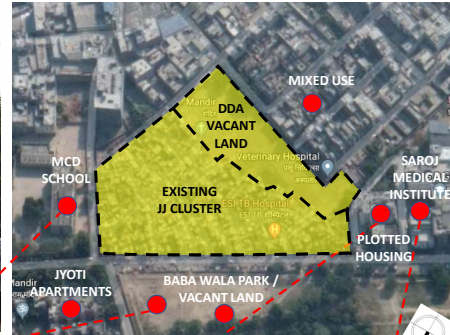


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SURROUNDINGS



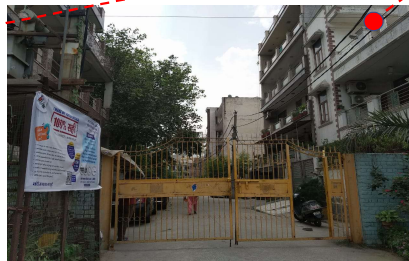
MCD SCHOOL ON NORTH-EAST



THE SITE



VACANT PLOT ON NORTH



PLOTTED HOUSING ON WEST



SAROJ MEDICAL INSTITUTE
ON SOUTH-WEST

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SITE ANALYSIS

RESIDENTIAL COMPONENT

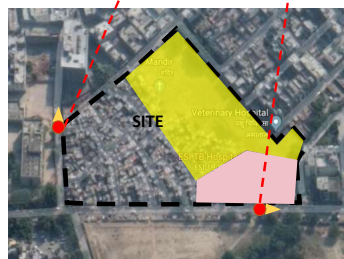
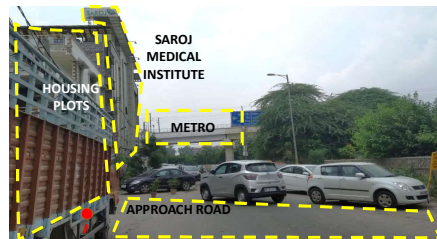
Planned towards the existing mixed-use development area to cater to the needs of residents.



- 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.

COMMERCIAL COMPONENT

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



KEY MAP

- 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



THE SITE

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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.

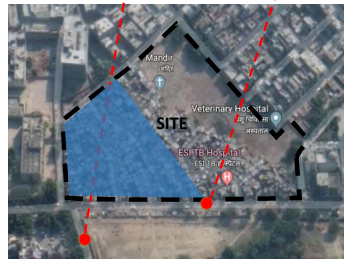


APPROACH ROAD



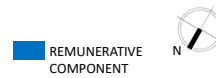
18M WIDE APPROACH ROAD (ENCROACHED)

- 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.



KEY MAP

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



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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

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THE SITE

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

SLUM & JJ CLUSTER REGULATIONS & GUIDELINES

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.
b) Area	Minimum 60%	Maximum 40%
c) Max. density	900 DUs/Ha	As per relevant land use.
d) Parking	0.5 E.C.S. per 100 sqm. * Can be relaxed wherever required.	As per relevant land use.
Other controls	Scheme/design should be compatible for differently-abled persons.	

RESETTLEMENT / EWS HOUSES

Number of EWS houses	911 (As per DUSIB survey)
Carpet area of each dwelling unit	Min. 25 sqm & Max. 40 sqm
Ground coverage	No restriction except setbacks.
Each dwelling unit will adhere to following norms (as per IS 8888):	
One room	
One multipurpose room	
One kitchen	
One bath	
One W.C.	

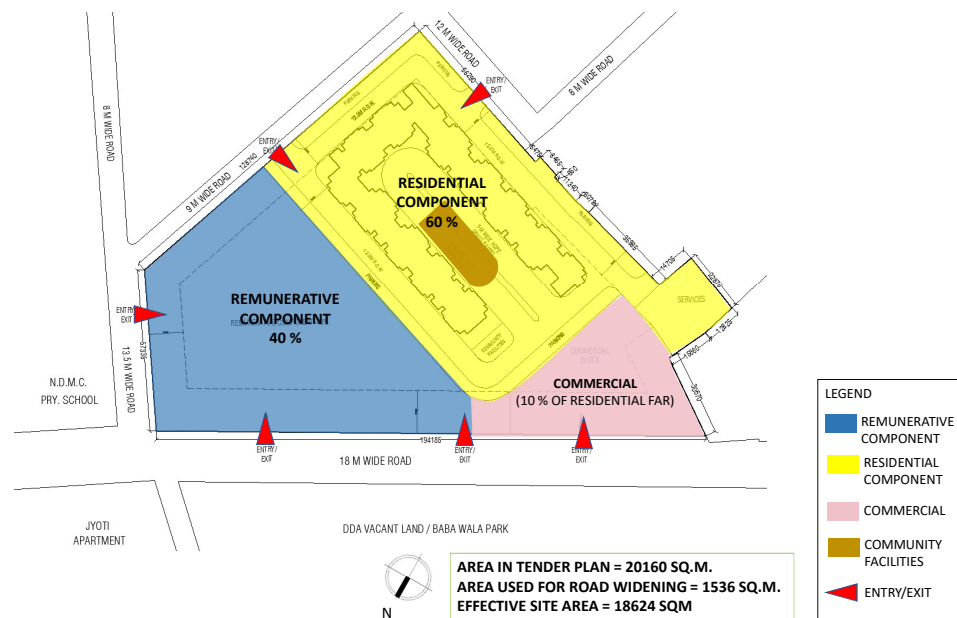
THE SITE

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SITE ZONING



DESIGN

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AREA CALCULATIONS

NO. OF DUs REQUIRED		911	
NO. OF DUs PROPOSED		917	
PLOT AREA		20160 SQ.M	
		STANDARDS	PROPOSED (SQM)
		AREA (SQM)	
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
2	Remunerative component	Maximum @40%	40.0 % 8064.00
	FAR permissible	Maximum @200	16128.00
	Area under 08-Shops @ 20 Sq.Mtrs. each		160
	Net available FAR		15,968
	Permissible density	Maximum @200DUs/ha	161
	No. of DUs (60% FAR) @ 90 Sq.Mtrs. (2 BHK)		106
	(40% FAR) @ 150 Sq.Mtrs. (3 BHK)		42
	Additional area for community needs		400
	Parking	2 ECS	323
	50% STILT PARKING	28 SQM PER ECS	161 4508
	50% BASMENT PARKING	32 SQM PER ECS	161 5152
3	EWS Category		
	Additional FAR @ 15% of Proposed FAR		2419
	No. of DUs @ 40-Sq.Mtrs.		60
	Parking @ 0.5ECS	0.5 ECS	0.5 12

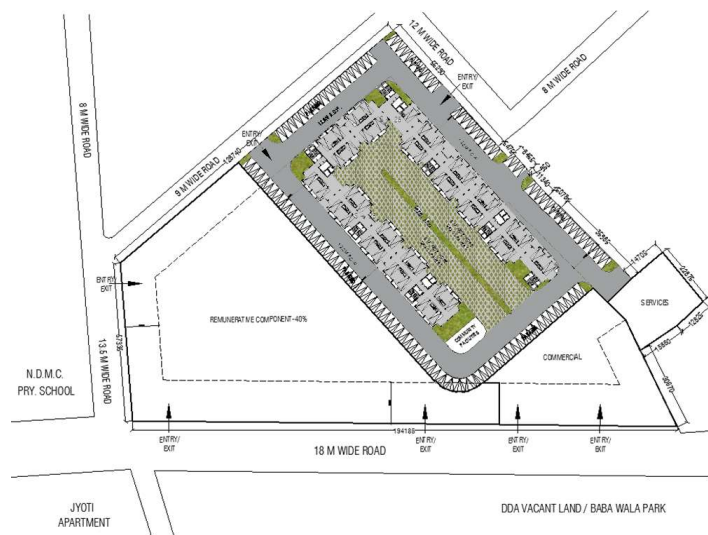
DESIGN

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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.

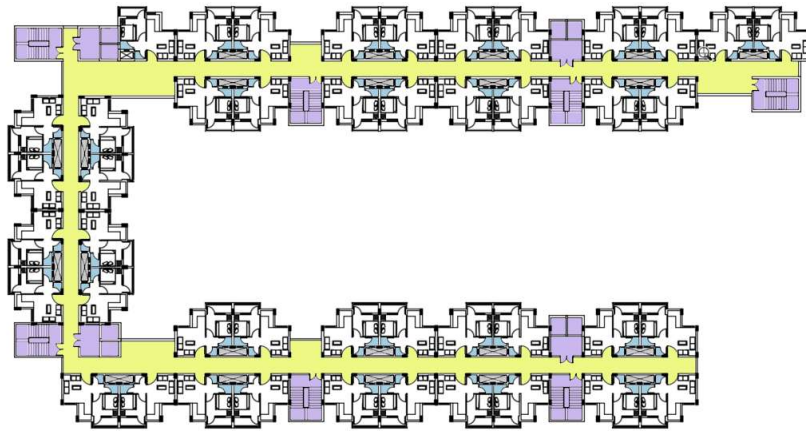
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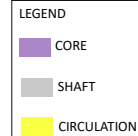
CLUSTER LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)



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

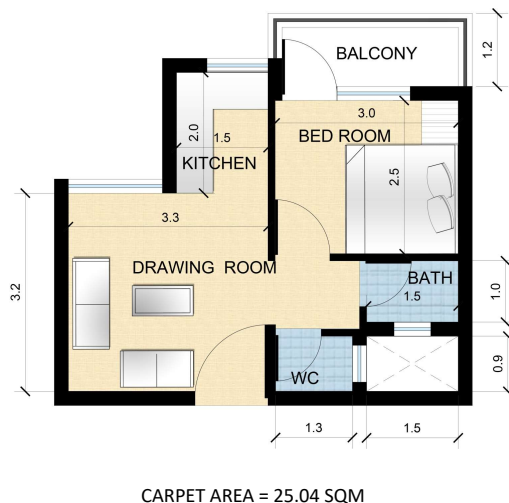


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DESIGN

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:

- 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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DESIGN

THANK YOU

