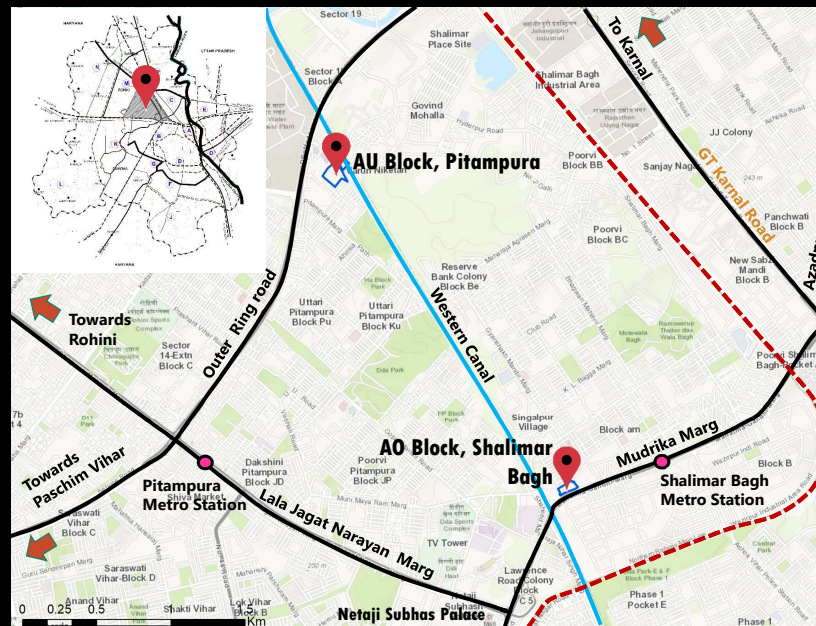
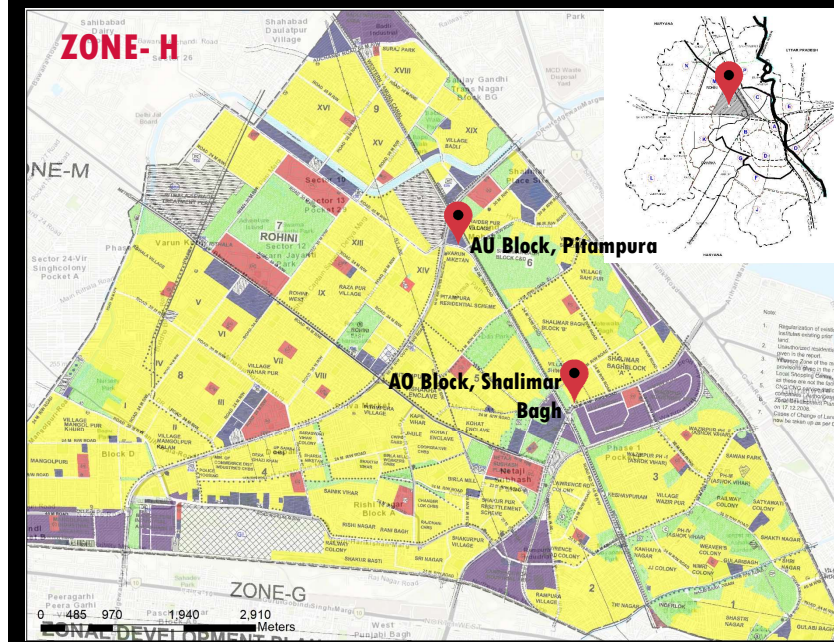


Background



*Slum Rehabilitation & Redevelopment of In-situ JJ. cluster at **AO Block, Shalimar Bagh** & JJ. cluster at **AU Block, Pitampura** on PPP mode.*

Location Map



Site Location :

1. JJ Cluster Ekta Camp AU Block, Pitampura – 582 HH
2. JJ Cluster at AO Block Shalimar Bagh - 517 HH

Total Households as per SPYM 2019 –

1,099

Source: DDA vide letter no. F.9 (51)2019/NL-1/DDA/634 dated 19.06.2019

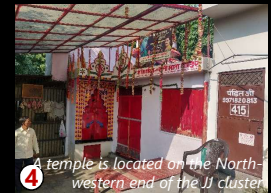
Both the JJ clusters are located along the western canal within the distance of 3 km.



SITE APPRECIATION



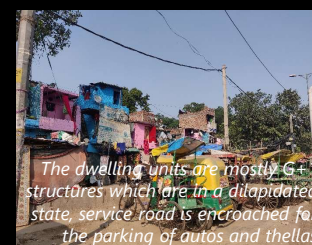
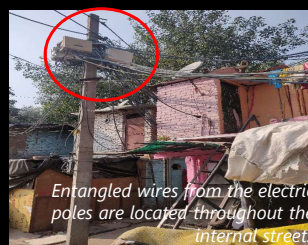
Site Appreciation- AO Block, Shalimar Bagh



Existing Infrastructure- AO Block, Shalimar Bagh



Existing land use of the JJ cluster is **Residential** land use as per the **Zonal Plan (Zone H)**



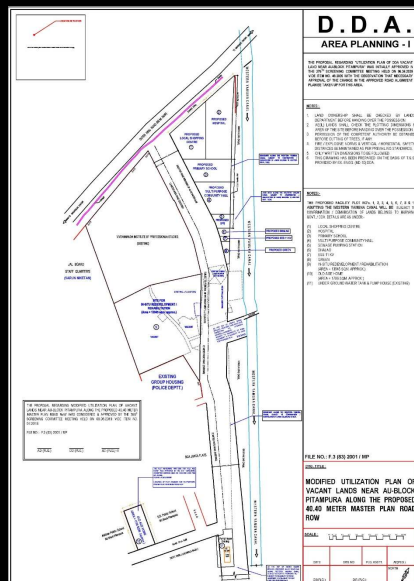
Site Appreciation- Ekta Camp AU Block, Pitampura



Existing Infrastructure- Ekta Camp AU Block, Pitampura



Approved Utilization Plan | AU-Block Pitampura



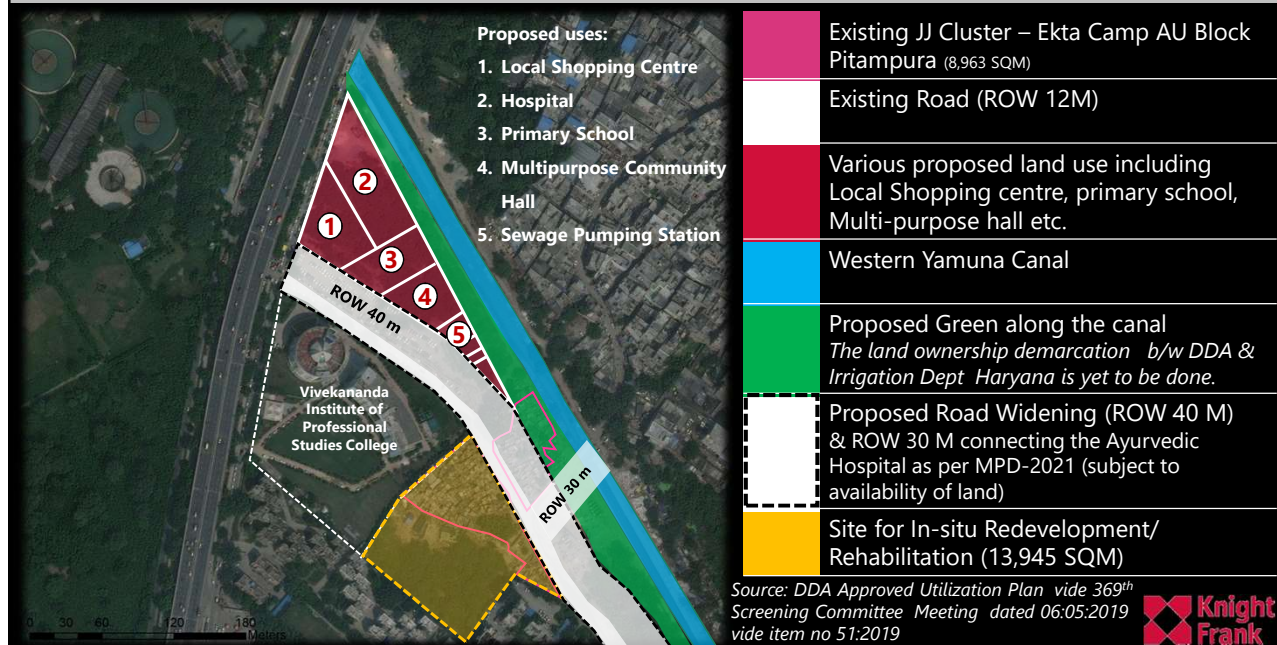
APPROVED MINUTES OF 369 SCM HELD ON 06.05.2019 AT 12.00 NOON

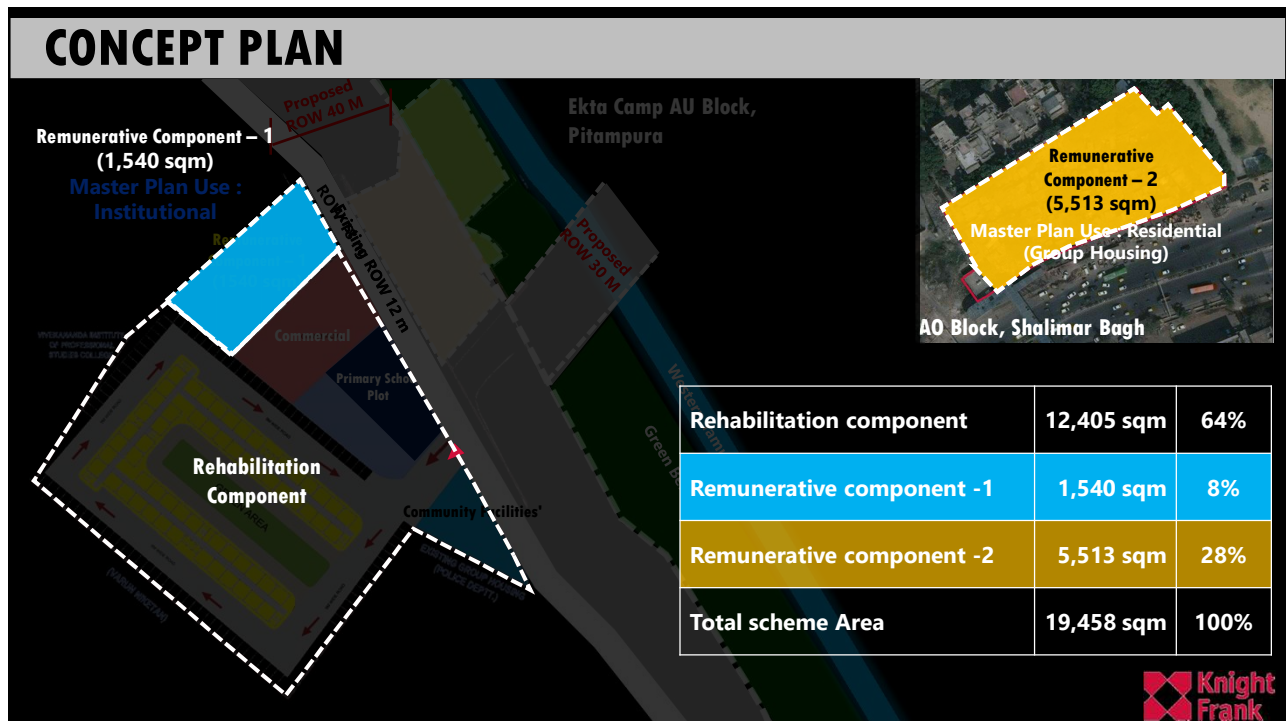
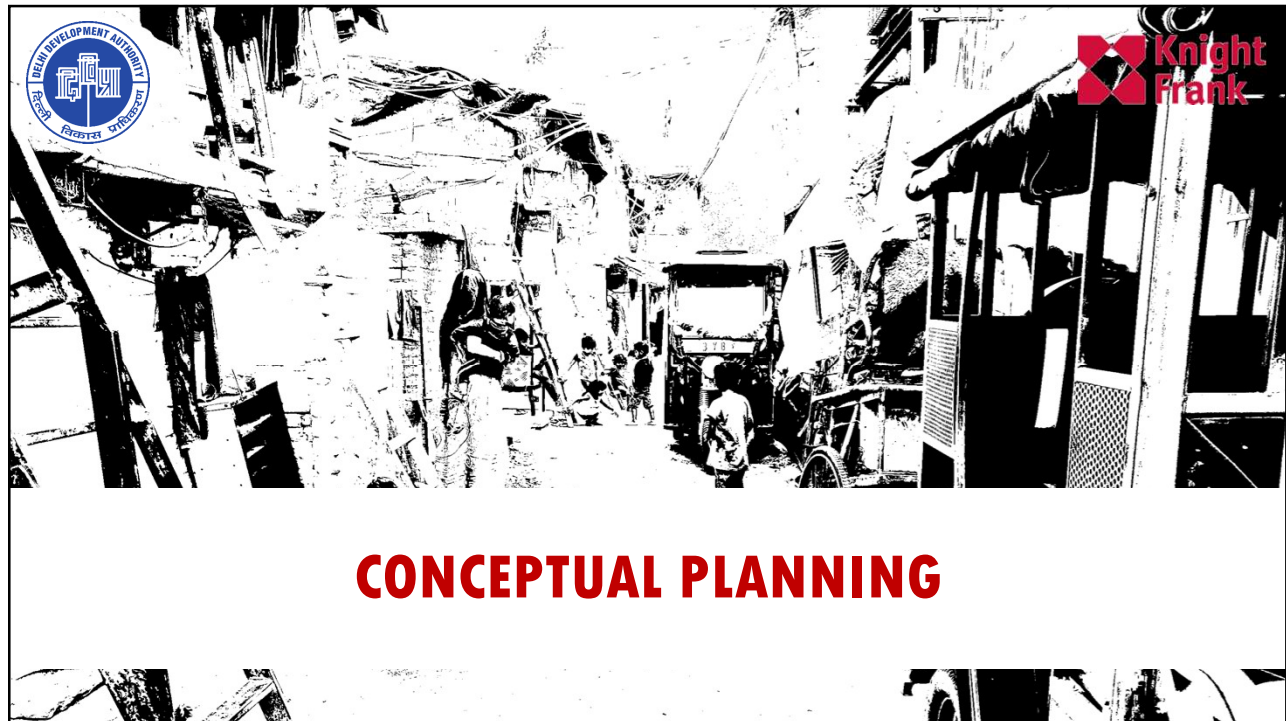
	ISSUES	DISCUSSIONS/ R ^r COMMENDATIONS	REMARKS
50:2019	Confirmation of minutes of 368 th SCM	The Minutes of 368 th SCM were circulated during the 369 th SCM and confirmation of the same will be taken up in 370 th SCM.	
51:2019	Modified utilization plan of vacant land near AU Block, Pitampura along the proposed 40.40 m. Master Plan road ROW. File no. F.3(83)/2001/MP	The proposal was presented by Addl. Commr. (Plg.)-III. After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1. Addl. Com mr. (Plg.)-III 2. Land Disposal 3. Land Management 4. HUPW(NZ) 5. NDMC 6. PWD, Delhi

Source: DDA Approved Utilization Plan vide 369th Screening Committee Meeting dated 06.05.2019 vide item no 51:2019

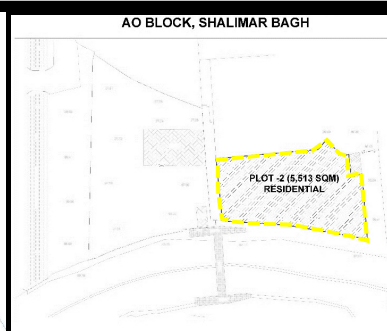
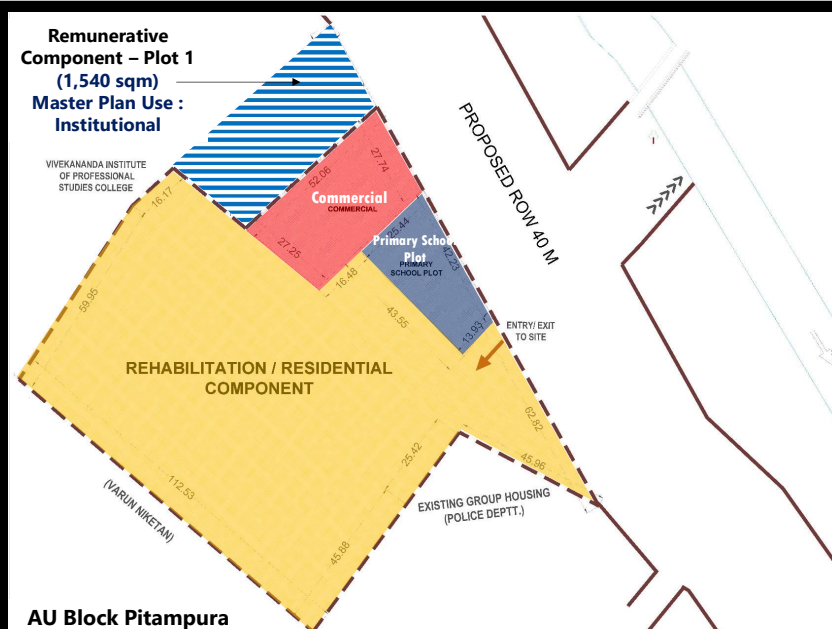


Approved Utilization Plan | AU-Block Pitampura





CONCEPT PLAN



Remunerative Component – Plot 2
(5,513 sqm)
Master Plan Use : Residential
(Group Housing)

Source: Map not to scale



CONCEPT PLAN

Total Scheme area = 19,458 sqm

A) Rehabilitation/ Residential Component = 12,405 sqm (64%)

B) Remunerative Component = 7,053 sqm (36%)

A. Rehabilitation/ Residential Component (64%)

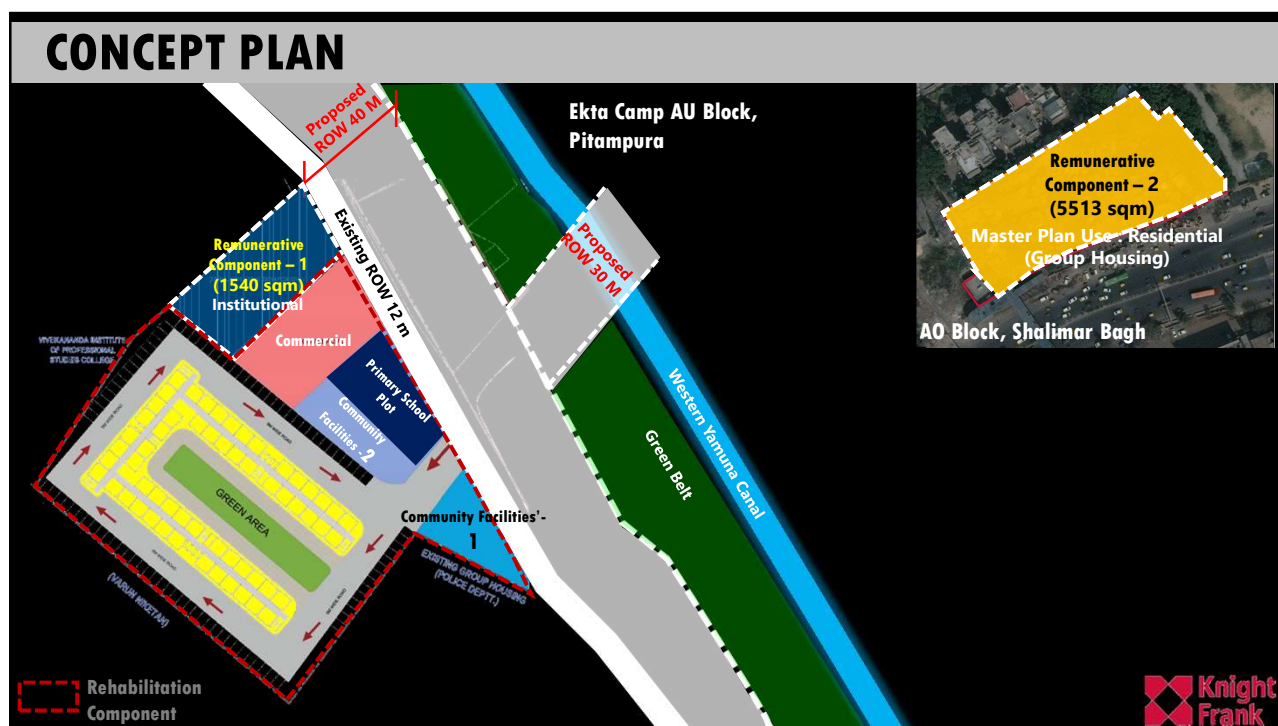
1.	Plot area	12,405 sqm	
2.	FAR @ 400	49,620 sqm	
3.	Primary School (1 per 5000 population of 800 sqm each)	Plot Area 800 sqm	FAR @ 120 = 960 sqm G.C. = 30%
4.	Commercial Component (@ 10% of the residential component FAR)	4,962 sqm	
5.	Other Community Facilities as per para 4.2.2.2B of MPD-2021	1,000 sqm	
6.	Net FAR under In-situ Rehabilitation	42,698 sqm	
7.	Number of proposed dwelling units @ 25-40 sqm	1,116 DU's @ 900 DU's/Ha Required-1,099 DU's	
8.	Density (Permissible 900 DU's/Ha)	Achieved 900 DU's/Ha	

B Remunerative Component (36%)

	Plot 1: AU Block Pitampura	Plot 2: AO Block, Shalimar Bagh
1. Use	Institutional	Residential (Group Housing)
2. Plot Area	1,540 sqm	5,513 sqm

All the Development control norms for the scheme shall be in conformity with MPD-2021 and UBBL-2016.

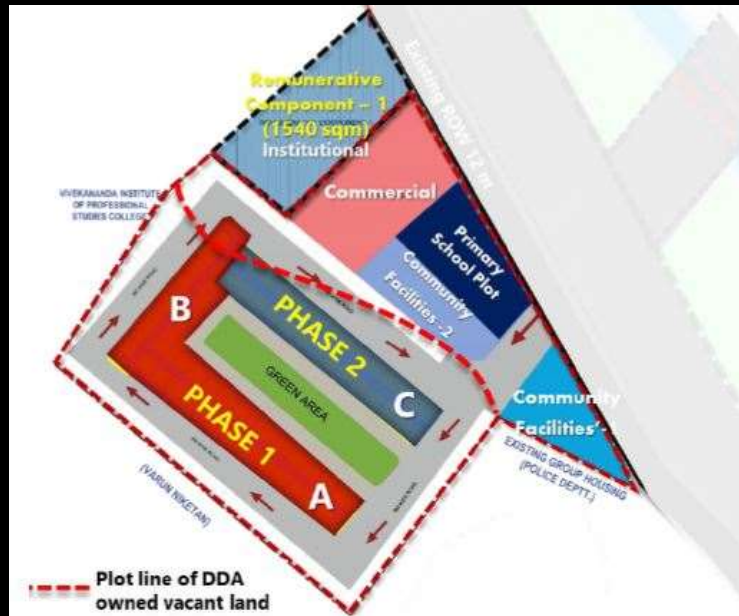




CONCEPT PLAN (Broad Calculation)

Particulars	Area (sqm)
JJ cluster, AO Block, Shalimar Bagh	5,513
Ekta Camp, AU Block, Pitampura	13,945
<i>(vide 369th Screening Committee Meeting dated 06.05.2019 vide item no 51:2019)</i>	
Total Scheme area	19,458
Area proposed for Rehabilitation component	12,405 (64%)
Area proposed for Remunerative use	7,053 (36%)

CONCEPT PLAN



PHASING

- It is proposed that the developer will start the construction of Block A & B on the vacant land in Phase 1.
- After the construction of Block A & B, 660 DUs will be available where the slum dwellers of Ekta Camp AU block, Pitampura will be shifted.
- Post which the developer will have the vacant land available for construction of Block C.
- After the completion of all the three blocks the developer will have 7,053 sqm remunerative land for Utilisation.



DEVELOPMENT NORMS



MPD 2021 – In-situ Slum Rehabilitation

- **Maximum Plot size : 2000 sqm plot** (along a 9 m wide Road)
- **Maximum Dwelling units – 900 Dus/Ha**
- **Ground Coverage** – No restriction except setbacks
- **Minimum size of the EWS dwelling unit – min 25 sqm carpet area**

Social infrastructure to be provided	Area (sqm)
Multipurpose community hall	100
Bastivikas Kendra	100
Religious Site	100
Police Post	100
Health Centre	100
Park/ Shishuvitka	200
Primary School (per 5000 population)	800
Sr. Secondary School (per 10,000 population)	2000
Milk booth, fair price shop, kerosene shop	

	Rehabilitation Component	Remunerative Component
F.A.R.	400 for in-situ development <i>Mixed landuse/ commercial component upto 10% of the permissible FAR to be used in residential component.</i>	As per MPD-2021.
Area to be used	Minimum 60%	Maximum 40%
Parking	0.5 ECS per 100 sqm #can be relaxed whenever required	As per relevant land use
Other Controls	Scheme/ design should be compatible for differently-able persons	

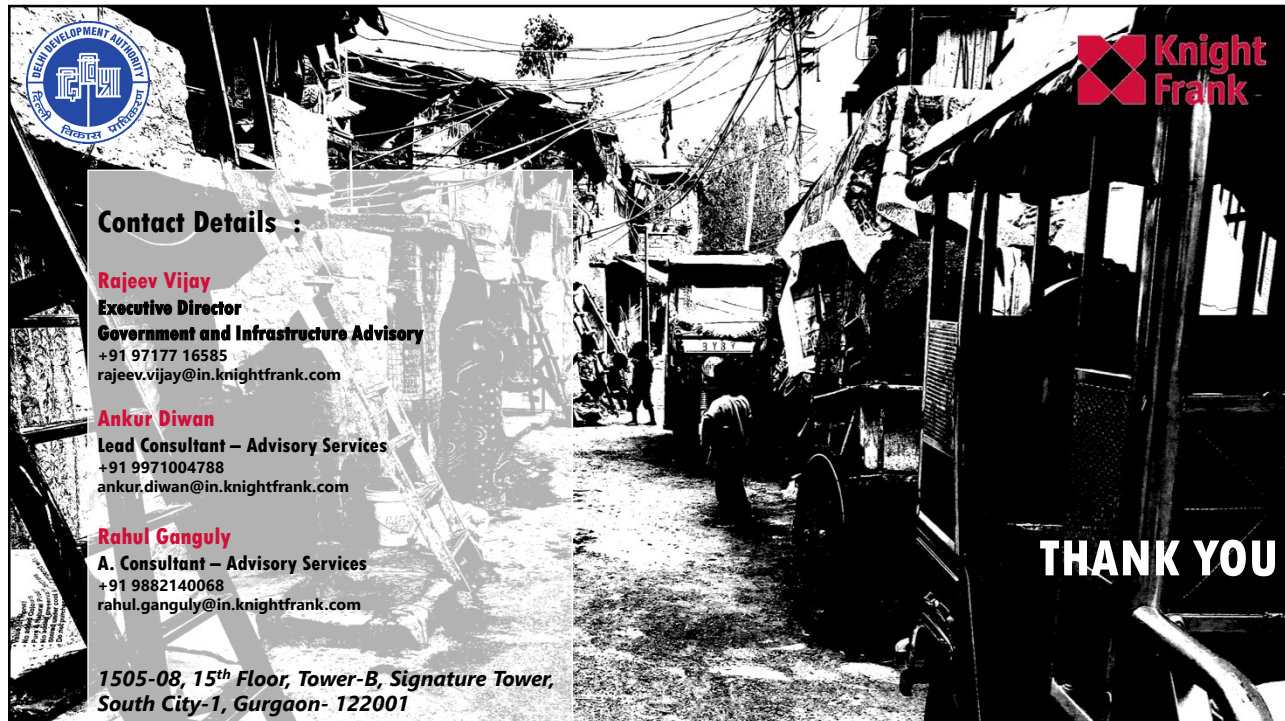


MPD 2021 – In-situ Slum Rehabilitation

Table 4.2 Infrastructure Requirement for layout at Residential Neighbourhood level

S.No.	Use Premise	No. of units	Unit Area (ha.)	Total land (ha.)
(a)	Education			
	1. Primary School	1	0.20-0.40	0.20-0.40
	2. Senior Secondary School	1	0.60-0.80	0.60-0.80
(b)	Shopping			
	3. Local Convenience shopping	1	0.40	0.40
	4. Service Market	1	0.20	0.20
	5. Informal Bazaar	1	0.10	0.10
(c)	Other Community Facilities			
	6. Milk Booth	--	As per standard norms (in LSC)	
	7. Banquet Hall	1	0.08-0.20	0.08-0.20
	8. Religious Building	2	0.04	0.08
	9. Housing Area Play ground	2	0.5	1.0
	10. Neighbourhood Play area	1	1.0	1.0
	11. Anganwari	2	0.02-0.03	0.04-0.06
(d)	Recreational			
	12. Tot lot @ 0.50sq.m/person	-	0.0125	0.5
	13. Housing Area Park	2	0.5	1.0
	14. Neighbourhood Park	1	1.0	1.0
(e)	Utilities			
	Area for segregation of waste and parking of utility vehicles.	1	0.02	0.02
	16. Underground water tank	1	0.20	0.20
	17. Local level waste water treatment facility		Wherever feasible	
(f)	Transportation			
	18. Three wheeler and Taxi Stand	1	0.04	0.04





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THANK YOU