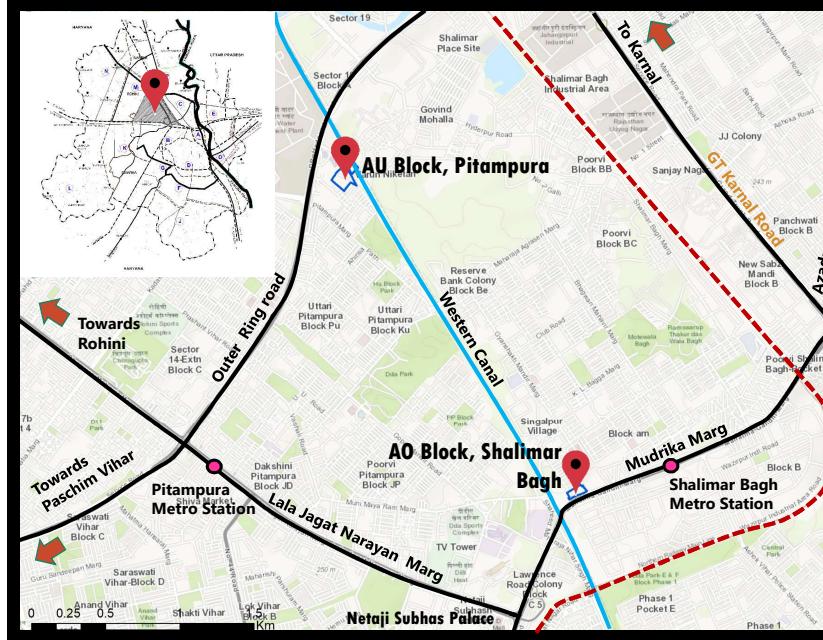


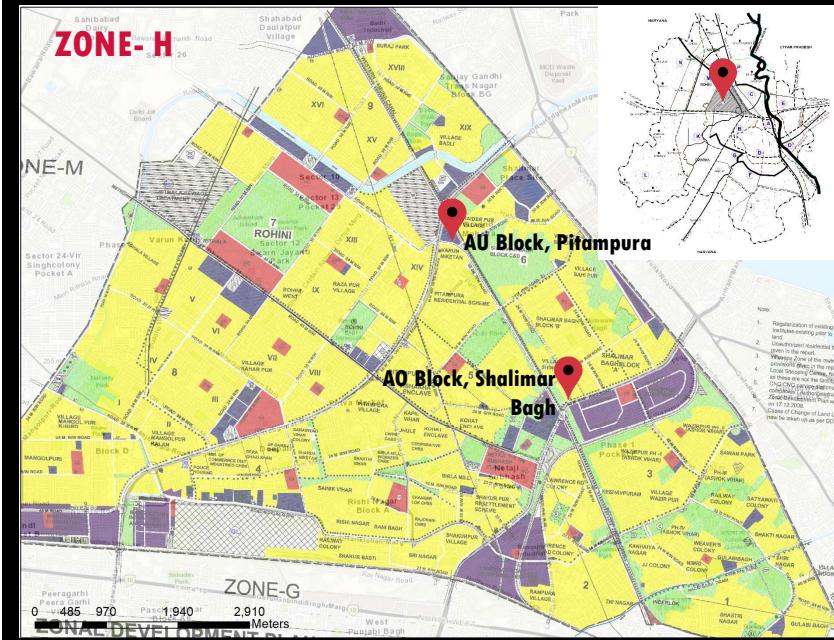
Background



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



Site Appreciation- Ekta Camp AU Block, Pitampura

Outer Ring Road

Vivekananda Institute of Professional Studies College

Haidarpur Village

Office of Asst. Police Commissioner (NW)

Office of Asst. Police Commissioner

Site For In-situ Rehabilitation

JJ Cluster Ekta Camp AU Block, Pitampura

Western Yamuna Canal

1 Office of Asst. Police Commissioner (NW)

2 JJ clusters shares its boundary with VIPS college on the North

3 Allocated space for DDA Park

4 Encroachments by JJ cluster on both side of the approach road

5 Western Canal on the eastern side of the JJ cluster

6 Vacant land along the canal is used for parking of the thellas and rikshaws

Existing Infrastructure- Ekta Camp AU Block, Pitampura

Subject Site

Existing land use of the JJ cluster is **Institutional** & the vacant land allocated for rehabilitation falls under **Road** and **Residential** land use as per the **Zonal Plan (Zone H)**

Garbage disposal is on the vacant plot adjacent to the JJ cluster

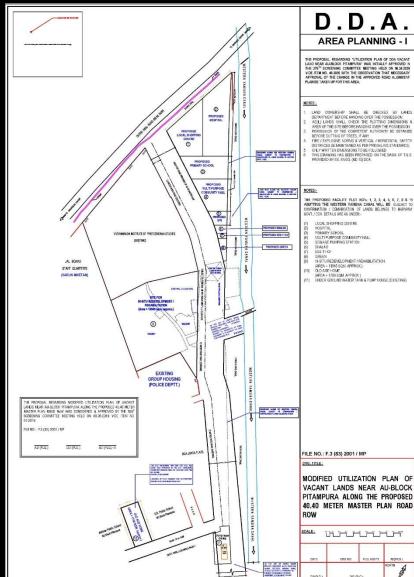
Community toilet maintain by DUSIB is located in the JJ cluster

Entangled wires from the electric poles & street lights are located throughout the internal streets

Open Drains running along the internal streets & most of the house holds have piped water supply line

Knight Frank

Approved Utilization Plan | AU-Block Pitampura



APPROVED MINUTES OF 369 SCM HELD ON 06.05.2019 AT 12.00 NOON

| | ISSUES | DISCUSSIONS/ RECOMMENDATIONS | REMARKS |
|---------|---|---|---|
| 50:2019 | Confirmation of minutes of 368th SCM | The Minutes of 368 th SCM were circulated during the 369th 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. 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



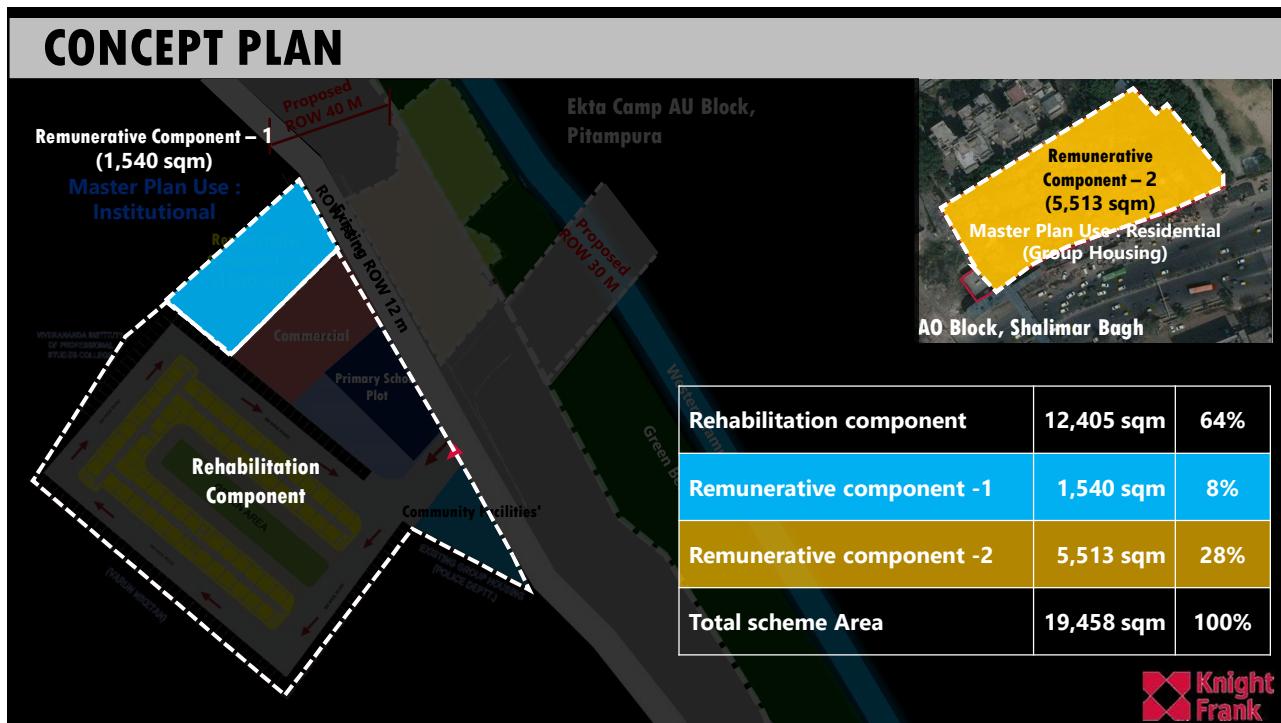
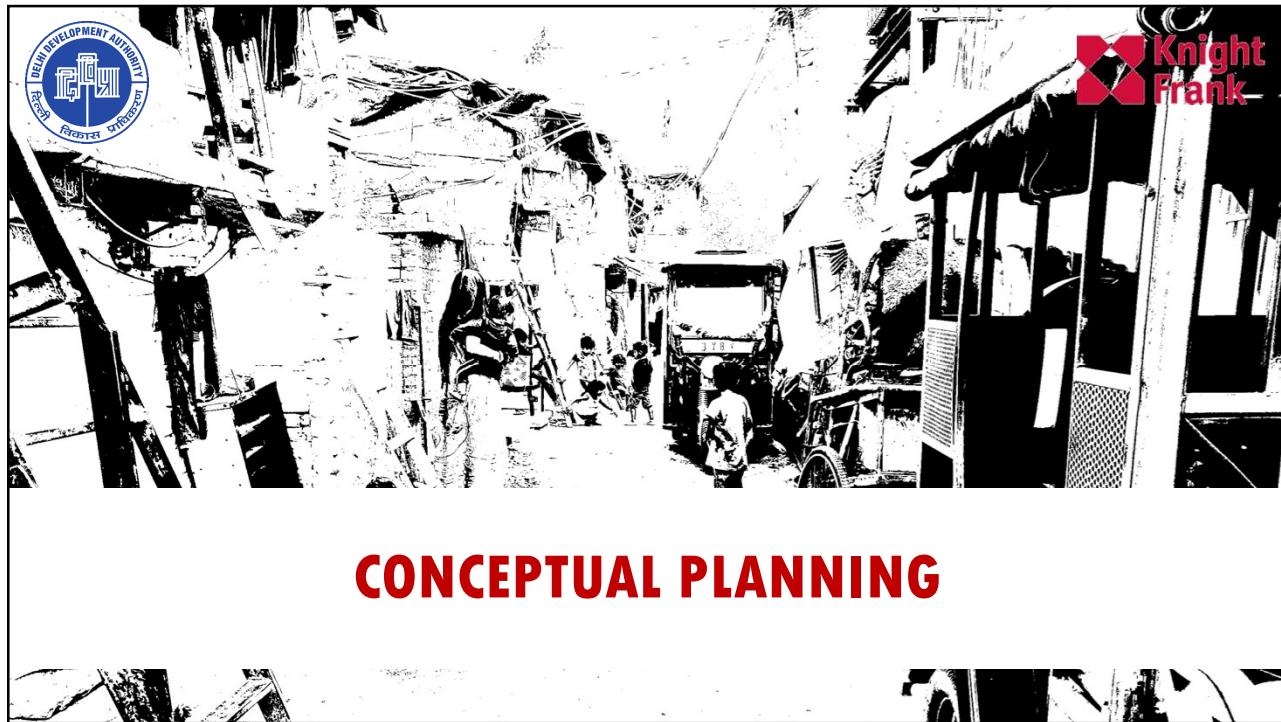
Proposed uses:

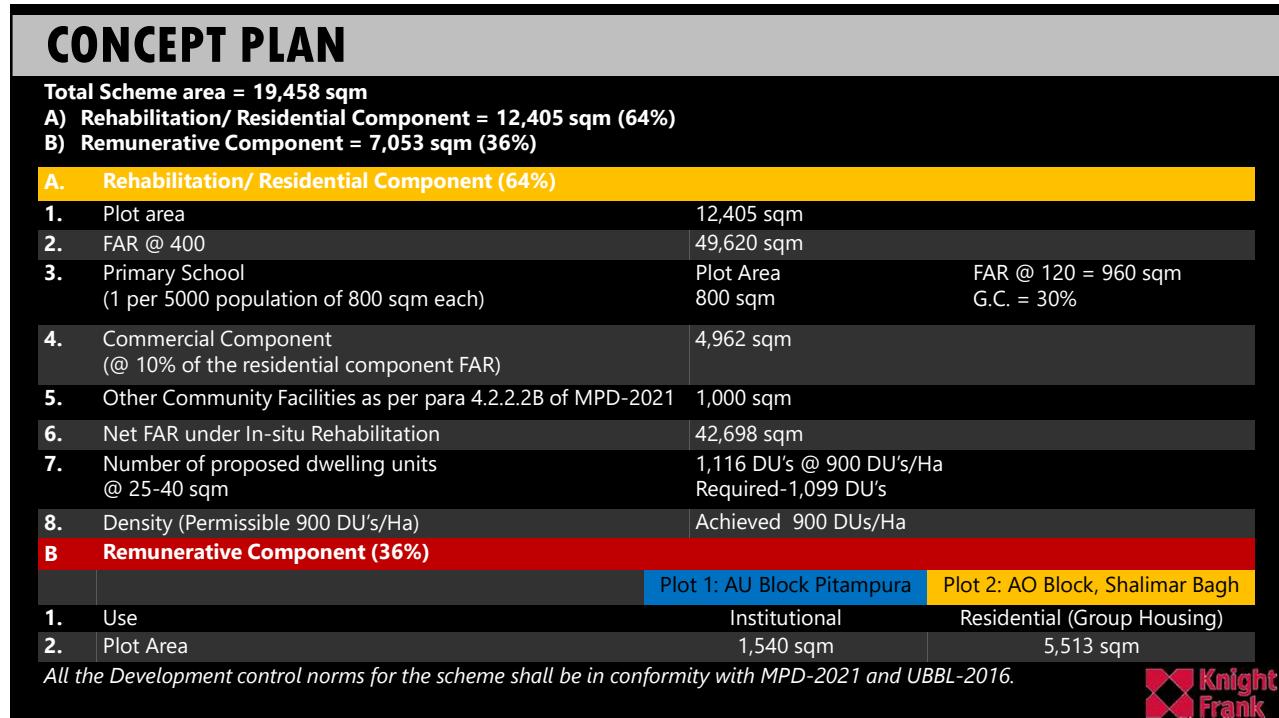
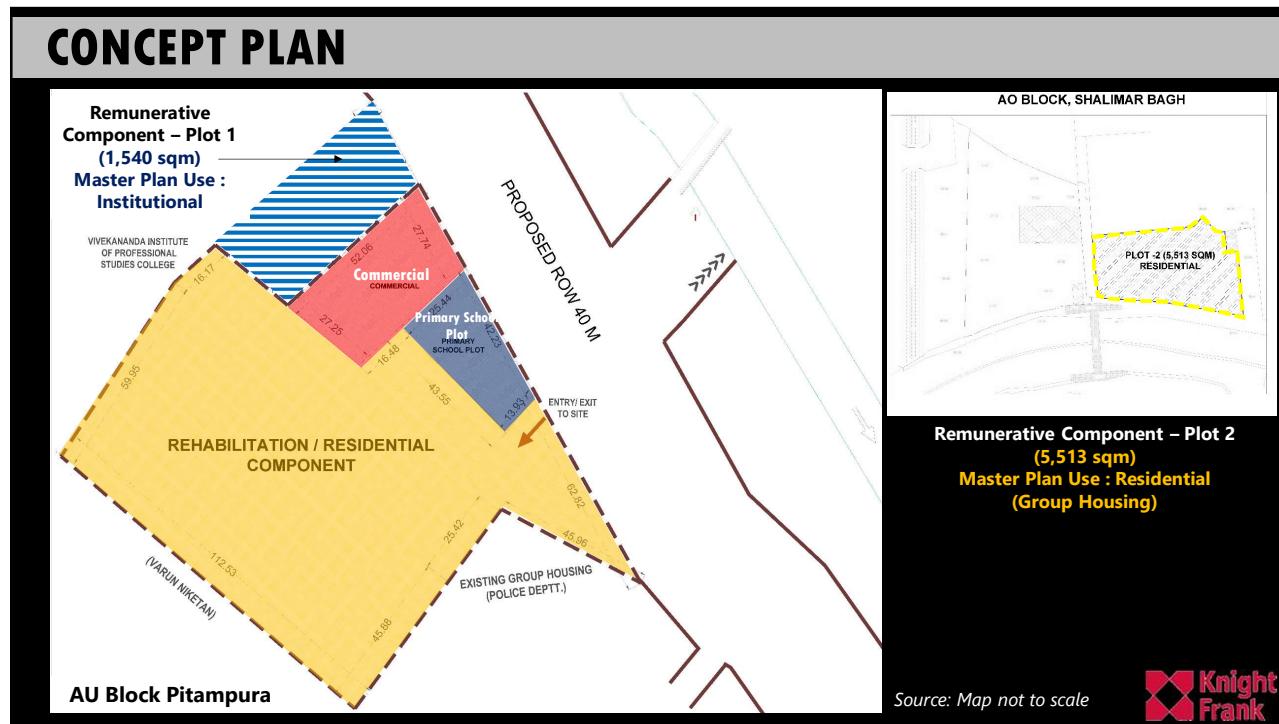
1. Local Shopping Centre
2. Hospital
3. Primary School
4. Multipurpose Community Hall
5. Sewage Pumping Station

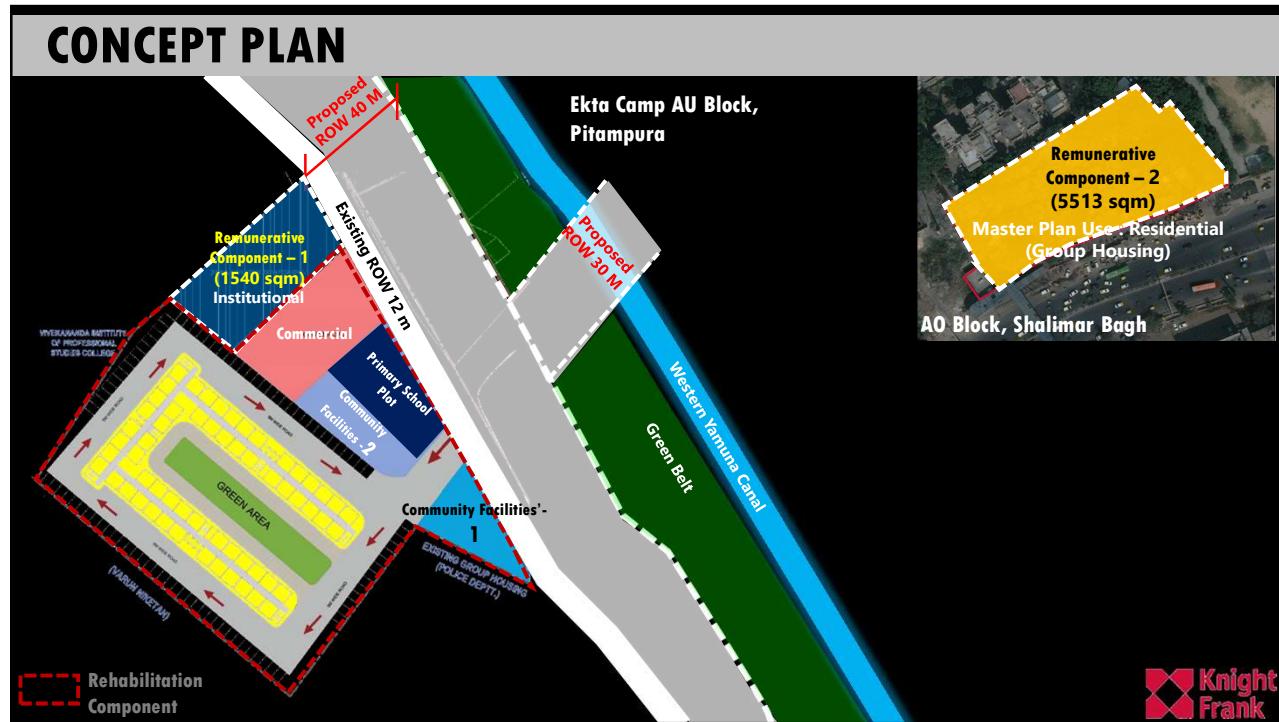
| |
|--|
| Existing JJ Cluster – Ekta Camp AU Block Pitampura (8,963 SQM) |
| Existing Road (ROW 12M) |
| Various proposed land use including Local Shopping centre, primary school, Multi-purpose hall etc. |
| Western Yamuna Canal |
| Proposed Green along the canal <i>The land ownership demarcation b/w DDA & Irrigation Dept Haryana is yet to be done.</i> |
| Proposed Road Widening (ROW 40 M) & ROW 30 M connecting the Ayurvedic Hospital as per MPD-2021 (subject to availability of land) |
| Site for In-situ Redevelopment/ Rehabilitation (13,945 SQM) |

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







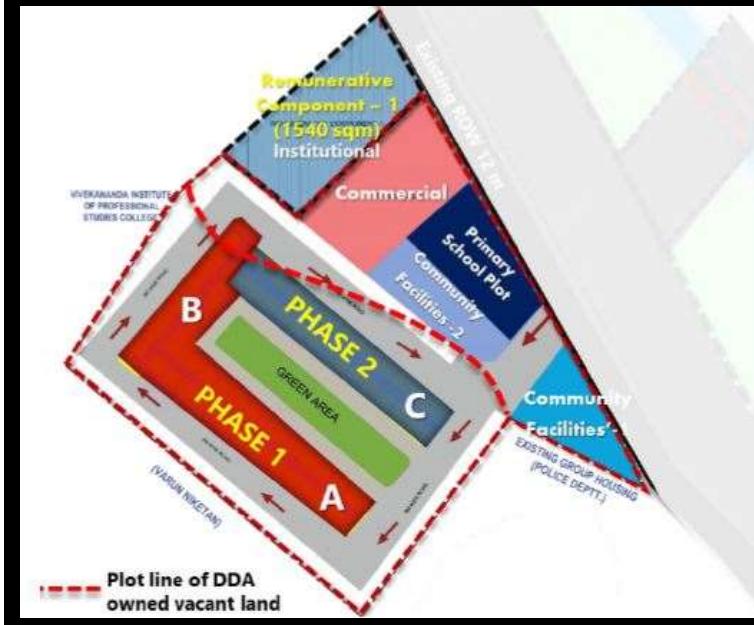


CONCEPT PLAN (Broad Calculation)

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

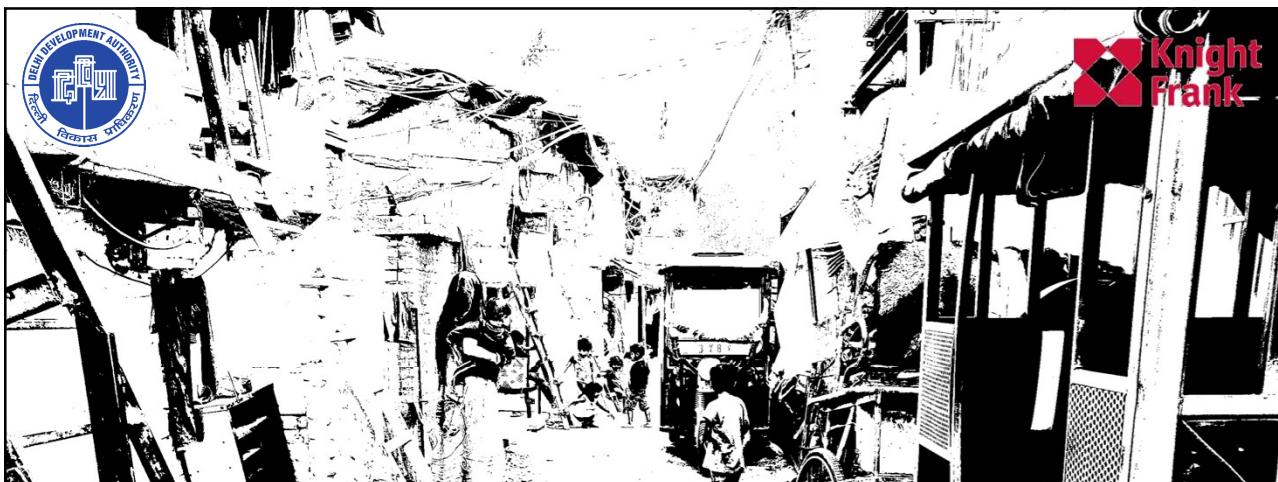
Knight Frank

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 <i>#can be relaxed whenever required</i> | As per relevant land use |
| Other Controls | Scheme/ design should be compatible for differently-able persons | |

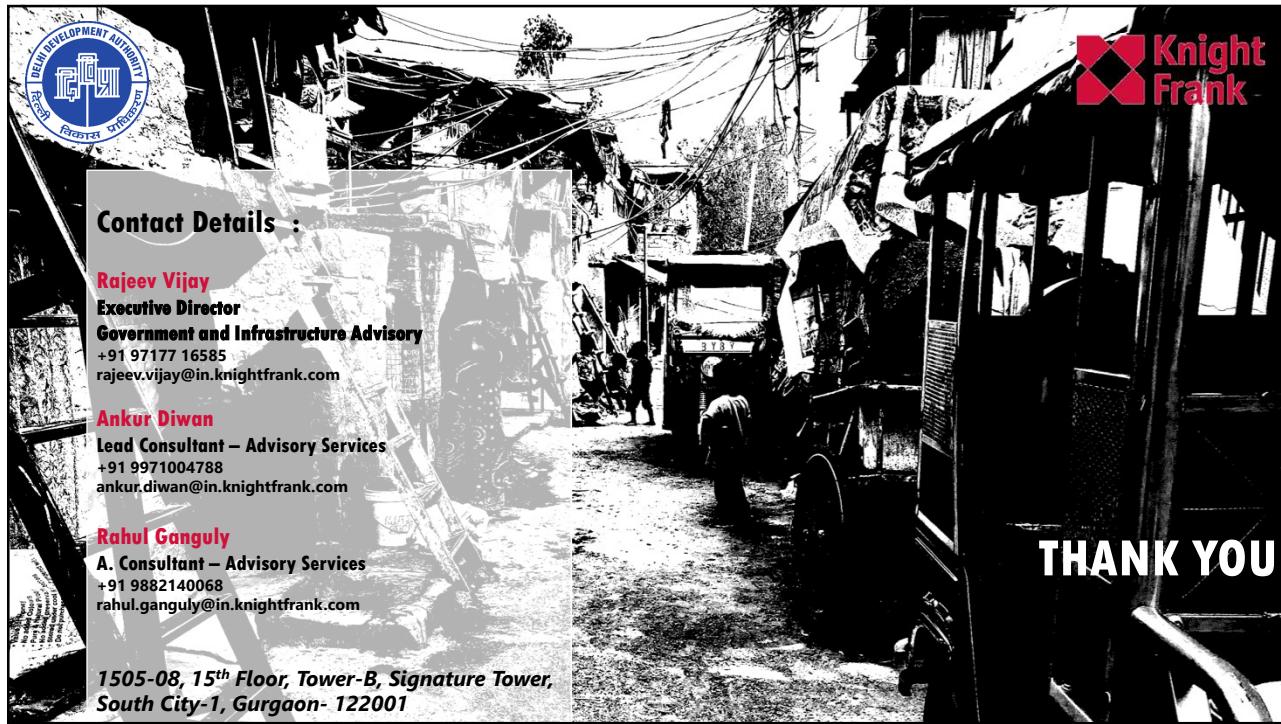


MPD 2021 – In-situ Slum Rehabilitation

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 | | | |
| | 15. 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