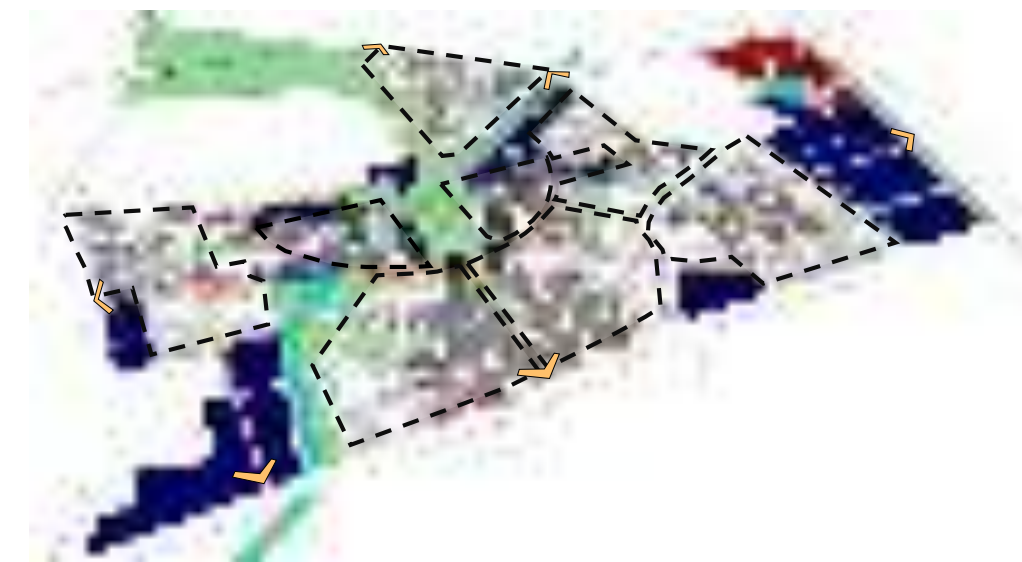




ILLUSTRATIVE LAYOUT PLANS OF SAMPLE SECTORS IN LAND POOLING ZONES (P-II, N & L)

DDA Land Pooling Cell, 3rd Floor, Vikas Minar, I.P. Estate
New Delhi – 110002
Phone No. 011-23378518

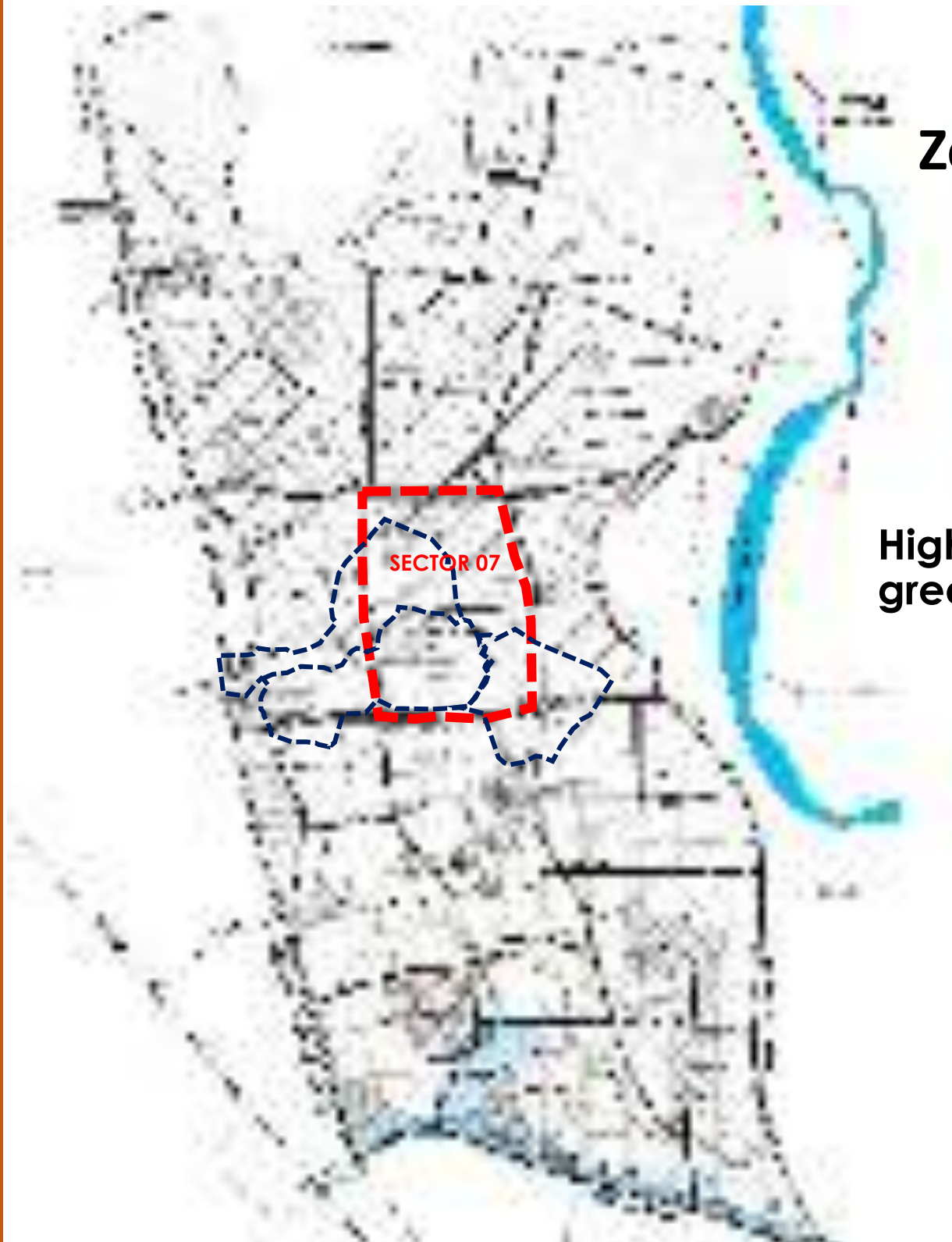


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ZONE P-II SECTOR 07

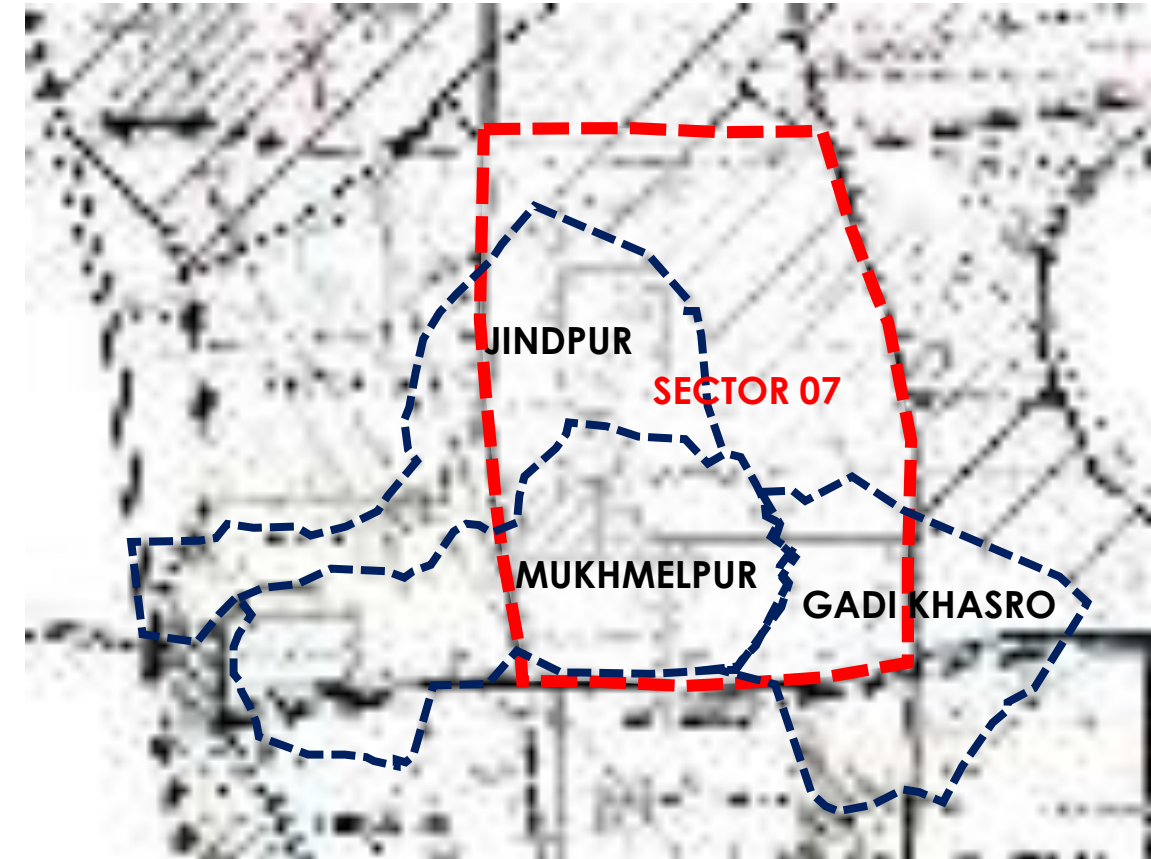


LOCATION AND CONTEXT IN ZONE



Zone – P II

High potential for a sound green-blue infrastructure

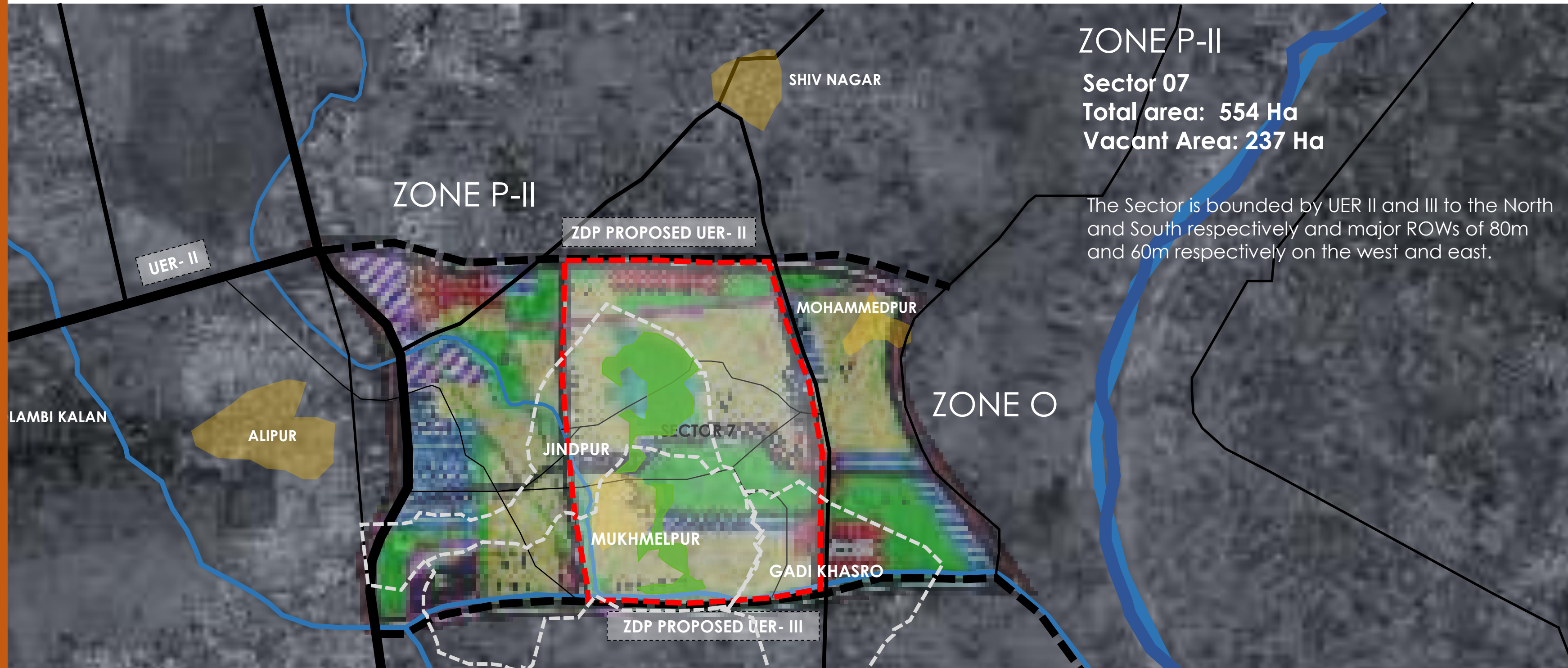


Sector area (P-II 07- 554/237 Ha)

- Presence of a big **LDRA and large parcels of forest land.**
- Bounded by UER II and III on two sides and major ROWs of 80m and 60m respectively on the remaining sides.
- Proximity to Zone O and presence of Nalas.

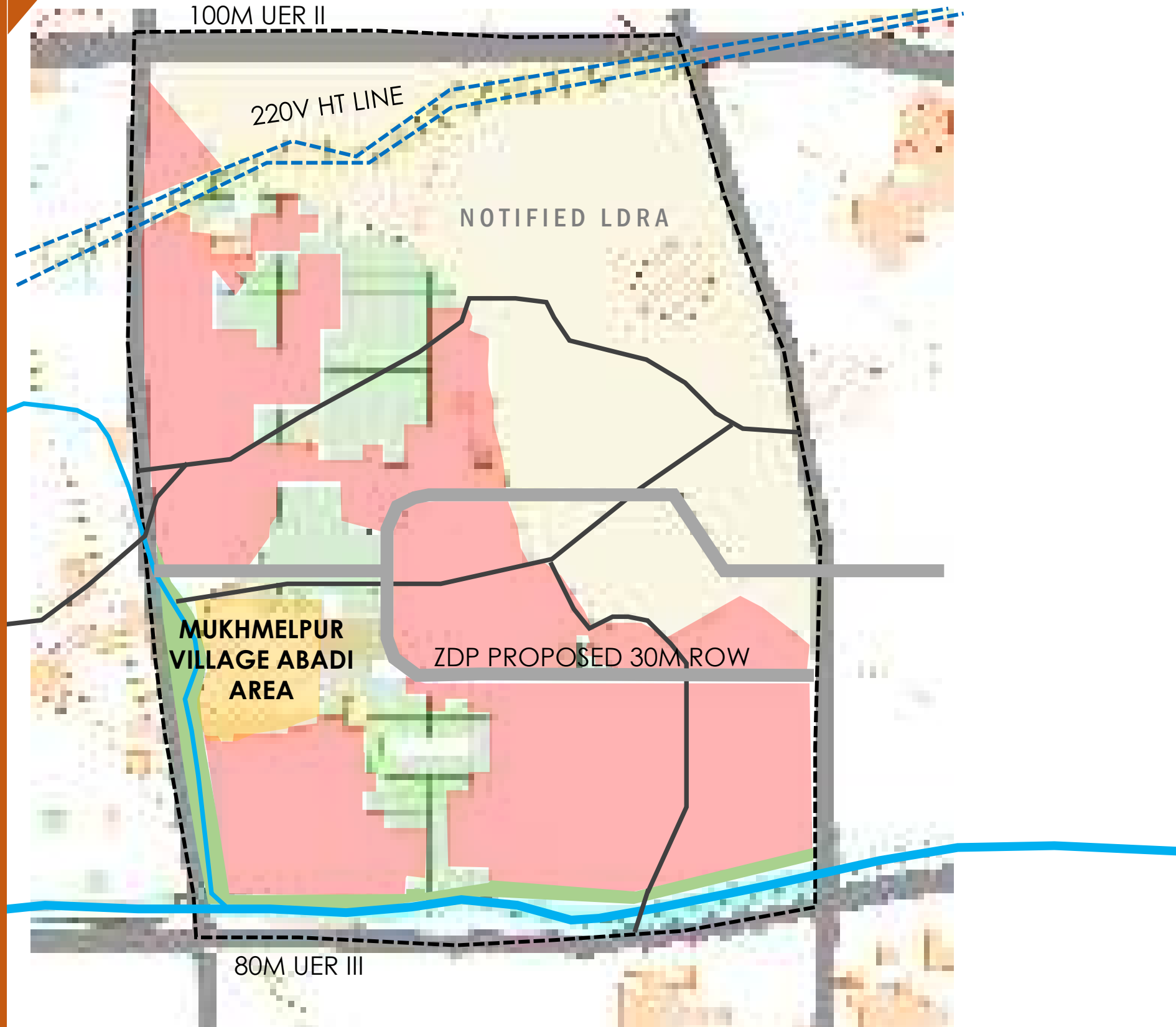
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SECTOR CONTEXT



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SECTOR- DEVELOPABLE LAND



- LEGEND
- Sector area: 554 Ha
 - Forest Land
 - LDRA
 - Village Abadi Area
 - HT Line
 - Developable Land Area: 237 Ha
 - Existing Nala and Water Bodies
 - Nala Buffer

**DEVELOPABLE LAND
(237 Ha)**

60%
Land Component for
Developer Consortium
(142.20 Ha)

40%
Land Component for City level
amenities
(94.80 Ha)

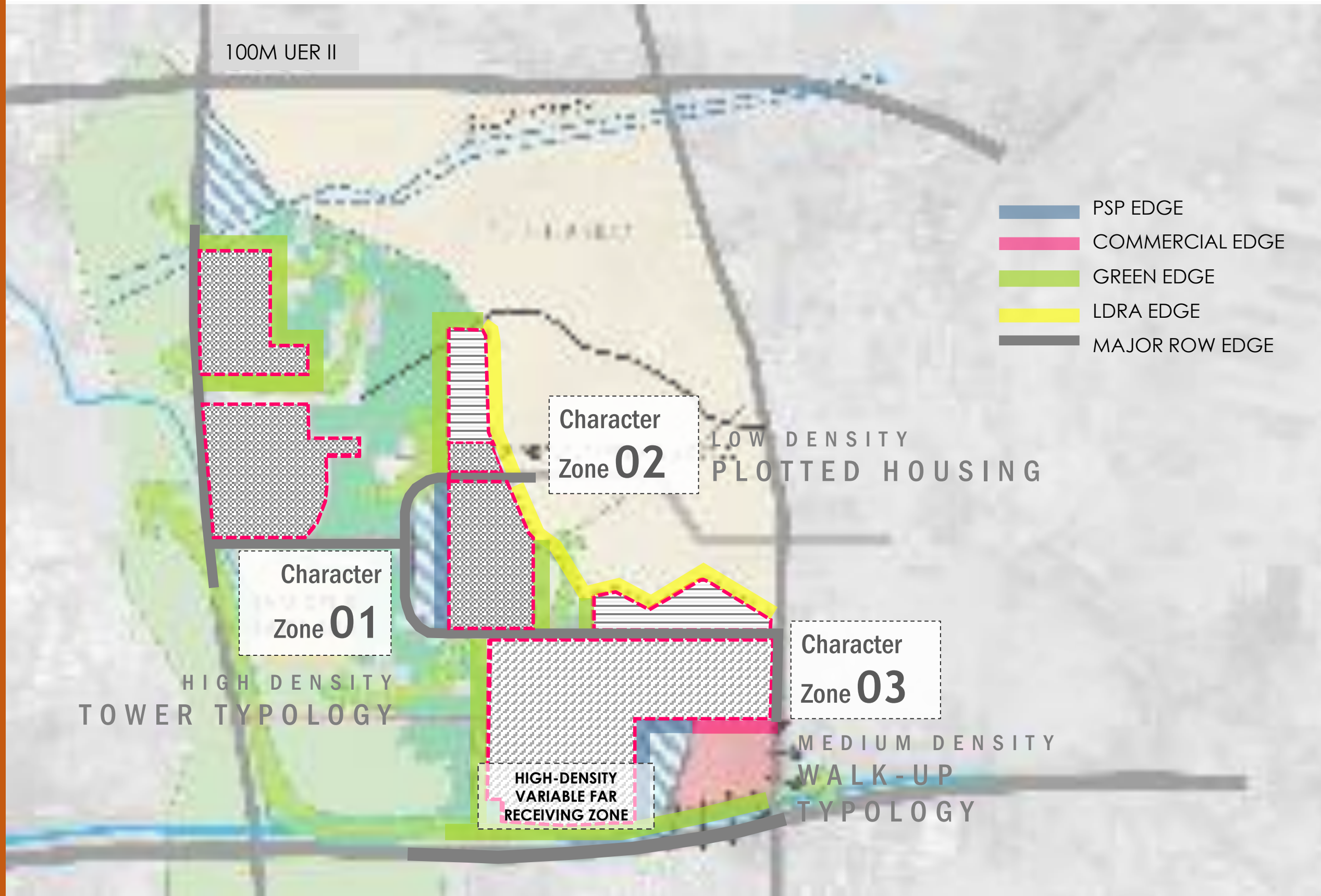
BREAK-UP OF 60% LAND

53 % land component for residential (Gross Residential)	125.61 Ha
5% of land component for commercial	11.85 Ha
2% of land component for public-semi public	4.74 Ha

40% Land would be utilized for provision of roads, greens, City-level PSP, Utilities etc. as per the Notified policy.

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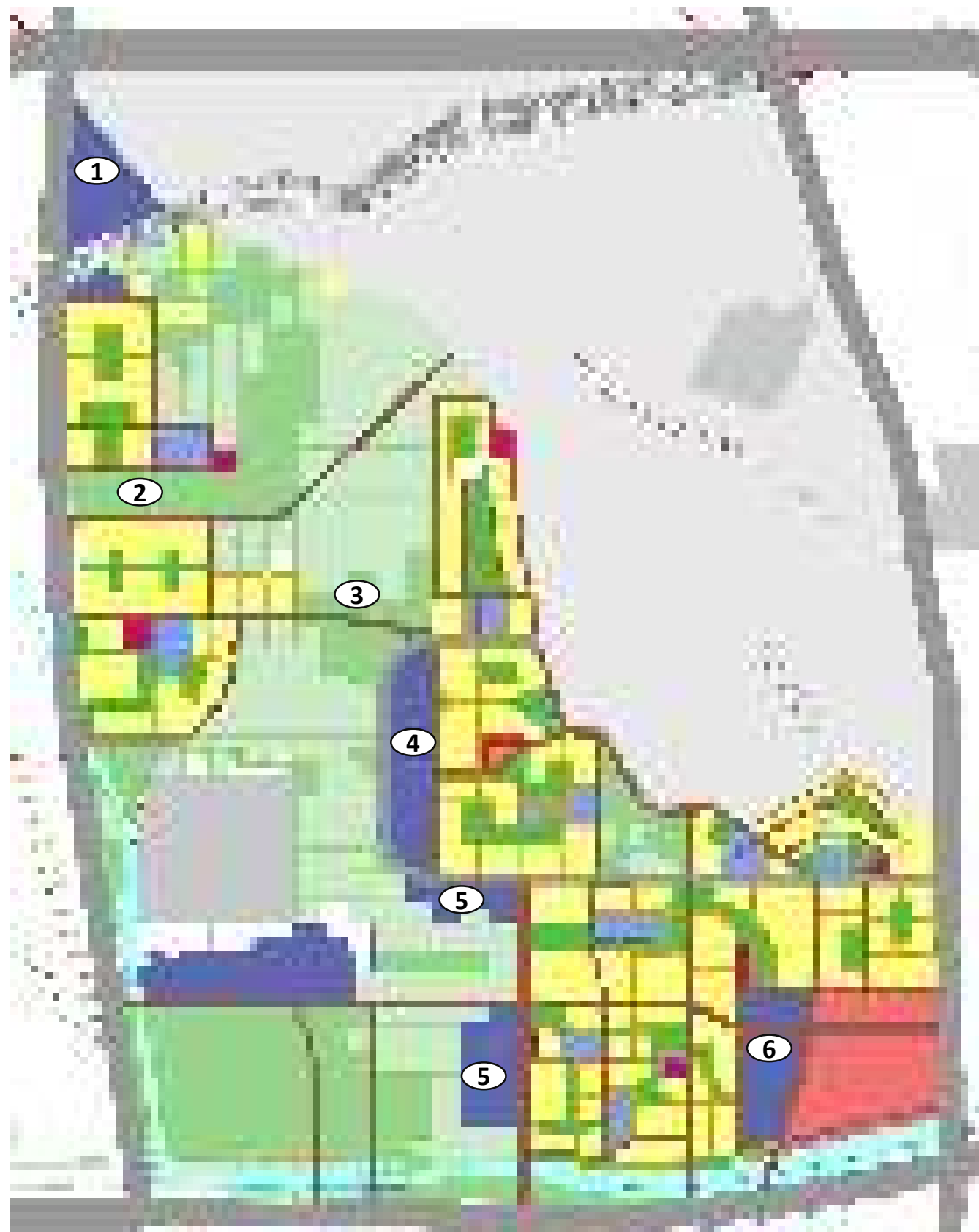
STRUCTURE DIAGRAM



KEY IDEAS

- 01** Strengthening the green-blue network using the sector's existing green assets like **Forest Land** and integrating them with MPD Greens
- 02** Making interlinkages and defining major vehicular networks within the site.
- 03** Placing district and community facilities closer to major ROWs for better accessibility
- 04** Understanding the edge conditions to define '**Character Zones**' of proposed neighbourhoods
- 05** Proposing a variety of built typologies ranging from detached, semi detached housing to walk-up and tower typologies.
- 06** Three distinct '**Character Zones**' with Low, Medium and High Densities respectively

PROPOSED SCHEMATIC LAYOUT PLAN



- LEGEND
- PUBLIC AND SEMI-PUBLIC FACILITES
 - NEIGHBOURHOOD FACILITIES
 - NEIGHBOURHOOD PARKS
 - NEIGHBOURHOOD FACILITIES
 - CONVENIENCE SHOPPING

- 1** SOCIO- CULTURAL CENTRE
- 2** DISTRICT PARK
- 3** COMMUNITY PARK
- 4** DISTRICT HOSPITAL
- 5** COMMUNITY HOSPITAL/ SERVICES
- 6** MULTI-PURPOSE PARK, SPORTS, OTHER COMMUNITY SERVICES

BREAK-UP OF GROSS RESIDENTIAL LAND (125.61Ha)

Net Residential (55% of Gross Residential)	69.09 Ha
Land for Neighbourhood facilities, green and roads (45% of Gross Residential)	56.52 Ha

FAR AND BUILT-UP CALCULATIONS FOR NET RESIDENTIAL

DESCRIPTION	AREA
Net residential area	69.09 Ha
Built-up Area (FAR 2)	1381710 Sq.m.
Additional EWS Built-up (15% of the net residential built-up area)	207256.50 sqm
Total Built-up Area	1588966.50 sqm

Assumption
Average size of DU – 100sqm
Size of EWS – 32 sqm.

POPULATION CALCULATIONS

DESCRIPTION	
Estimated Population	91,322
Existing Population +VILLAGE ABADI	16,971
LDRA	12,652
Total Population (including existing)	1,20,946



8 NEIGHBORHOODS
(13,000 population / neighborhood)

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NEIGHBOURHOODS & BLUE GREEN NETWORK



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WALKABILITY

Making pedestrian and cycling interlinkages between neighbourhoods through community greens, that also integrate with Neighborhood Greens through a continuous 6m pedestrian/ cyclist only network.



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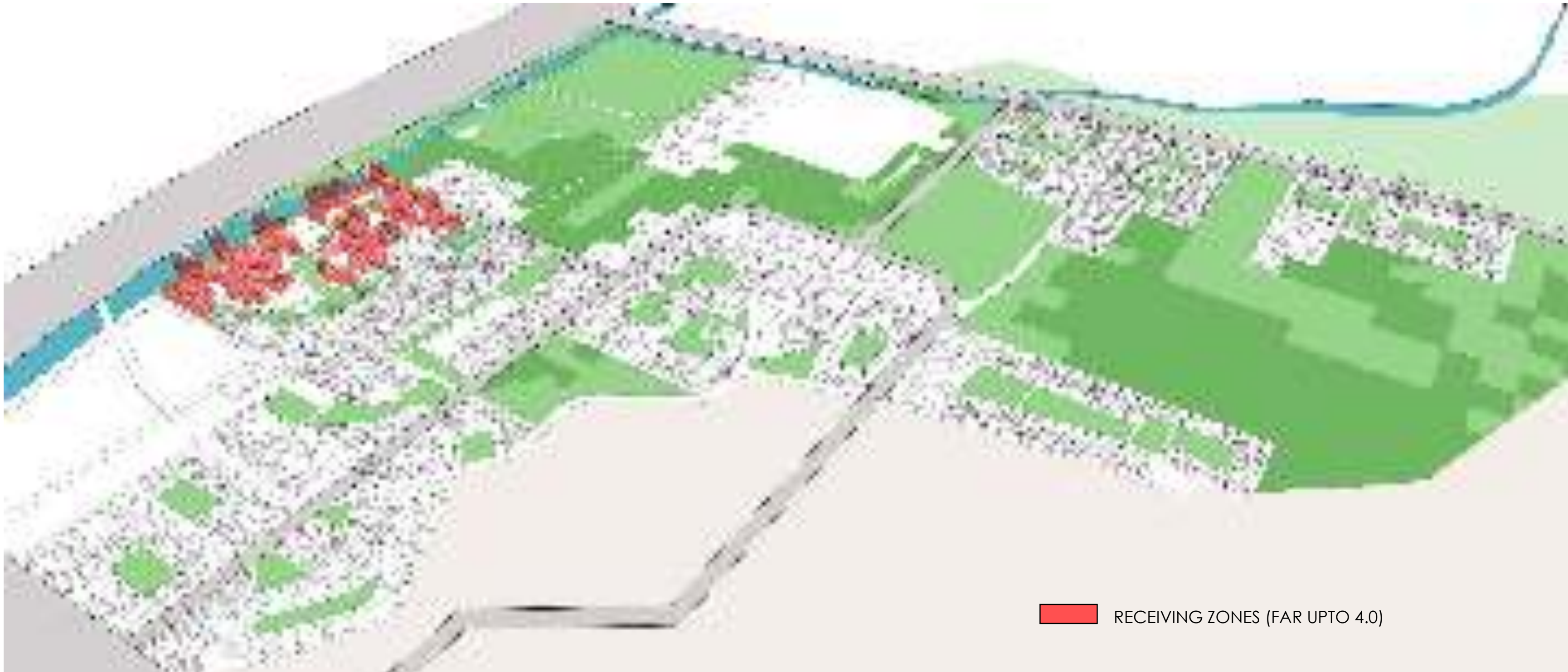
DISTRIBUTION OF AMENITIES

Locating the Neighbourhood facilities within 500m walking distance in all neighbourhoods and providing access to District and Community facilities from major ROWS.



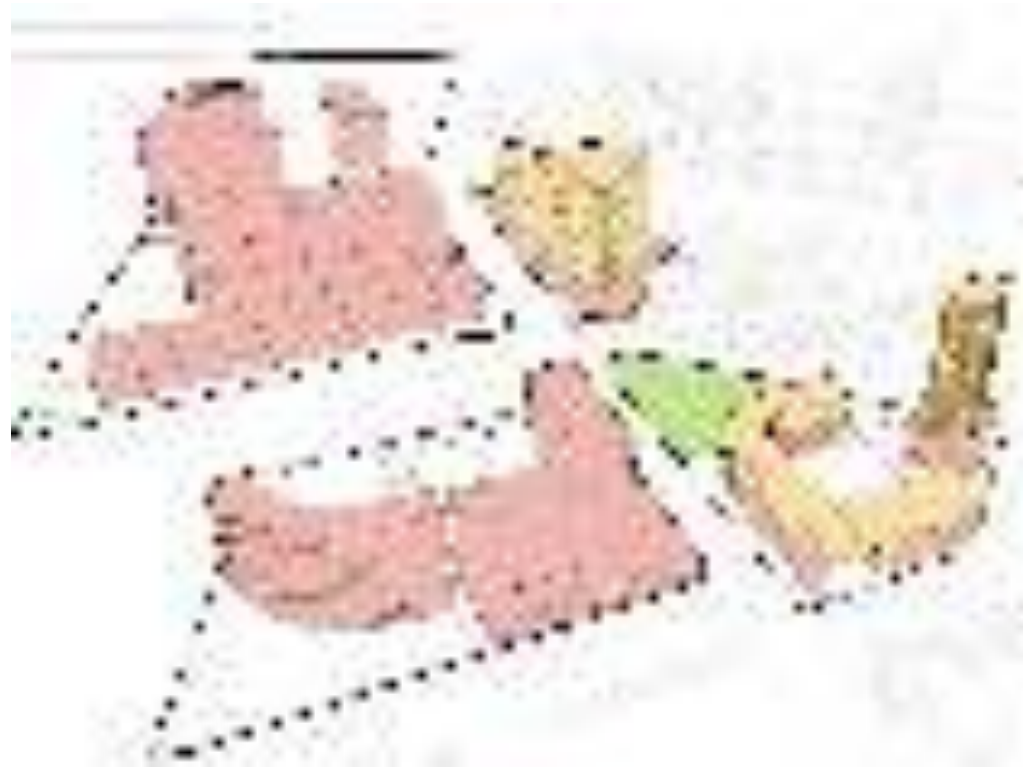
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VARIABLE FAR RECEIVING ZONES



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VARIABLE FAR & VERTICAL MIX SCENARIOS



WITH FAR 2



WITH VARIBALE FAR



WITH VARIBALE & VERTICAL MIXING

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ZONE N SECTOR 20



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LOCATION AND CONTEXT IN ZONE-N

Zone - N



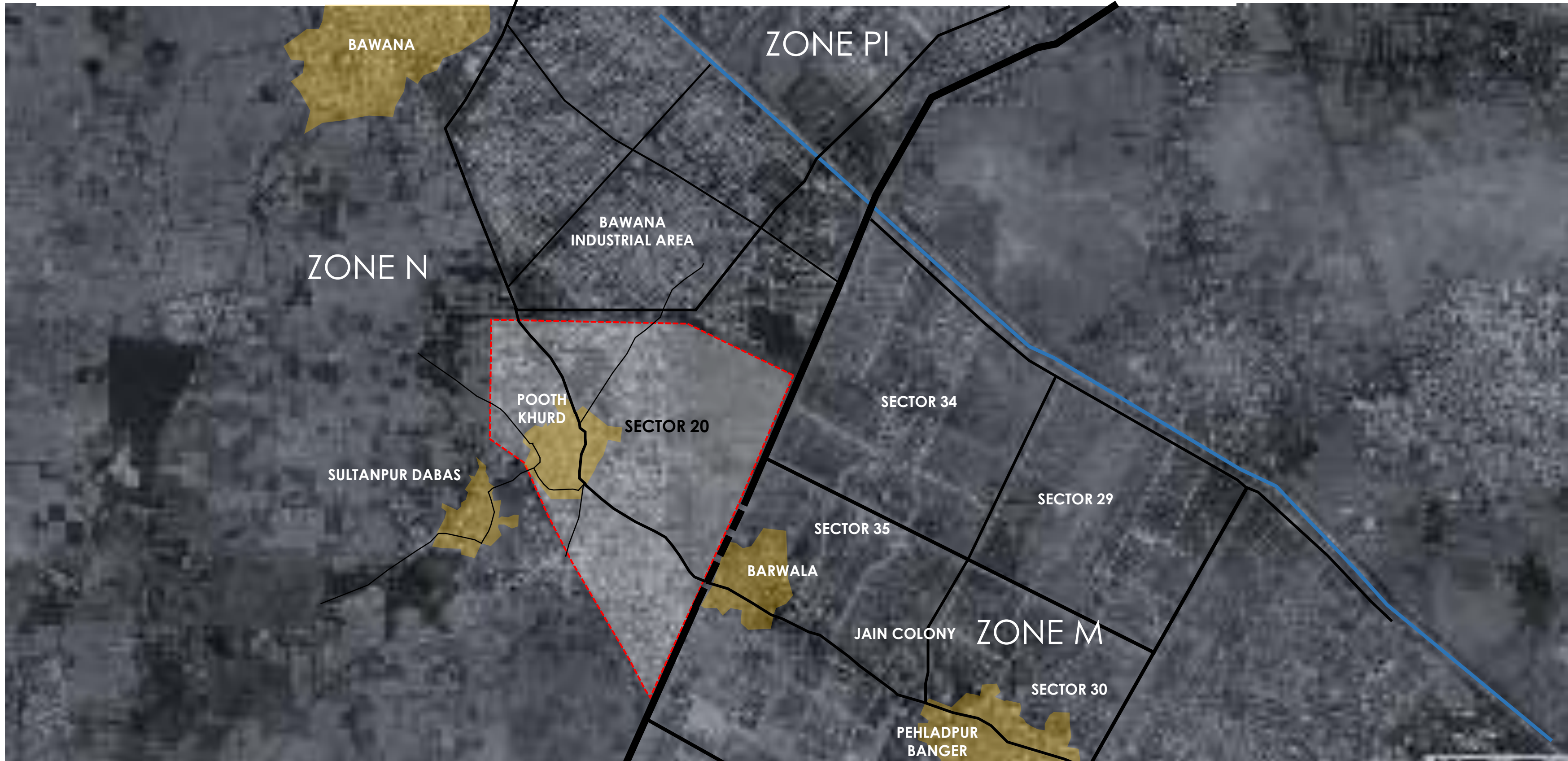
Sector area (N-20 380/121 Ha)

High potential for vertical mixing and commercial development

- Presence of a big **laldora and extension** and existence of the **Bawana industrial area**
- One side of sector falls on the **UER II (100mt)** and southern sides on 45mts ROW.
- **Phase IV of the Delhi Metro** proposed to cross through the sector 20 and pass into the Bawana Industrial area.

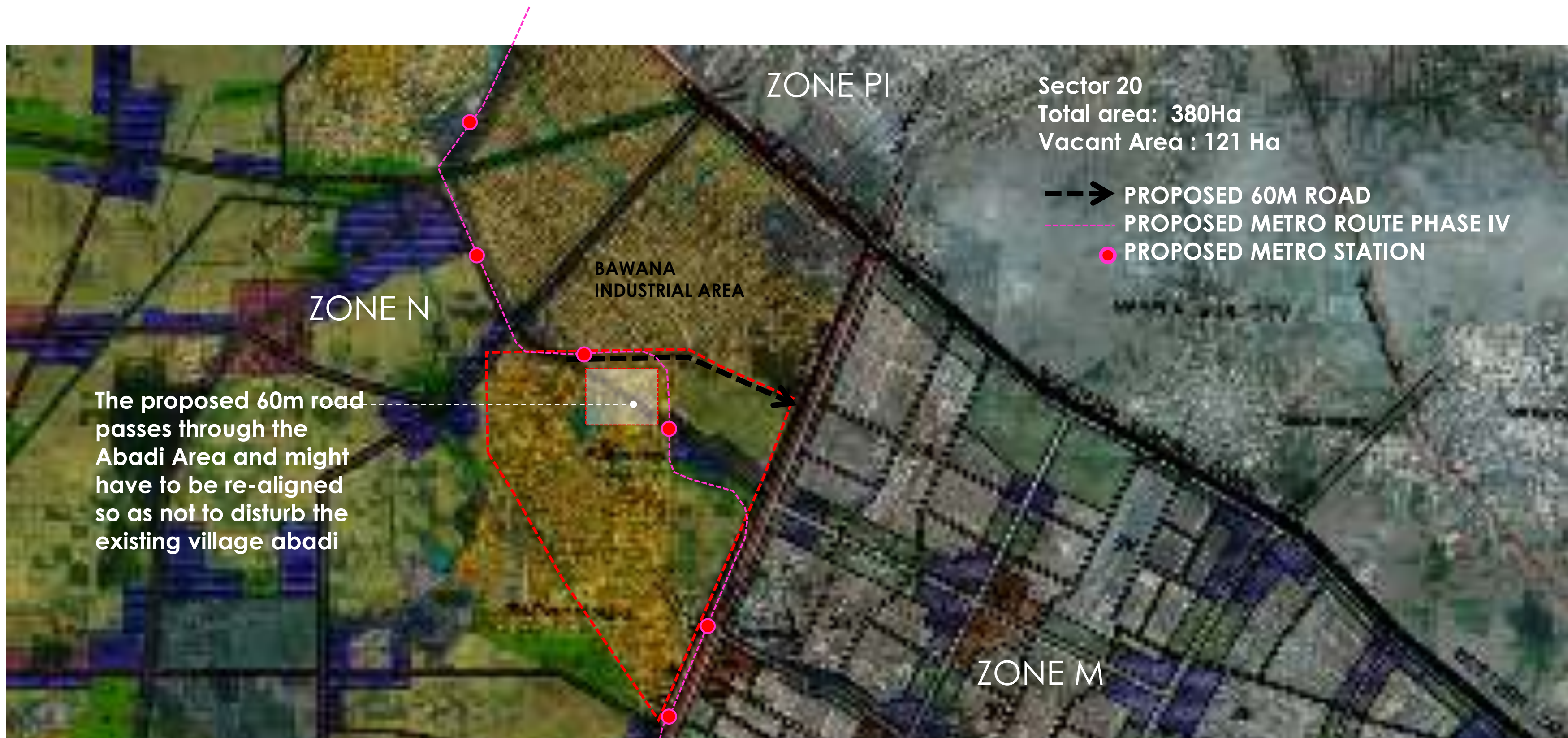
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SECTOR CONTEXT



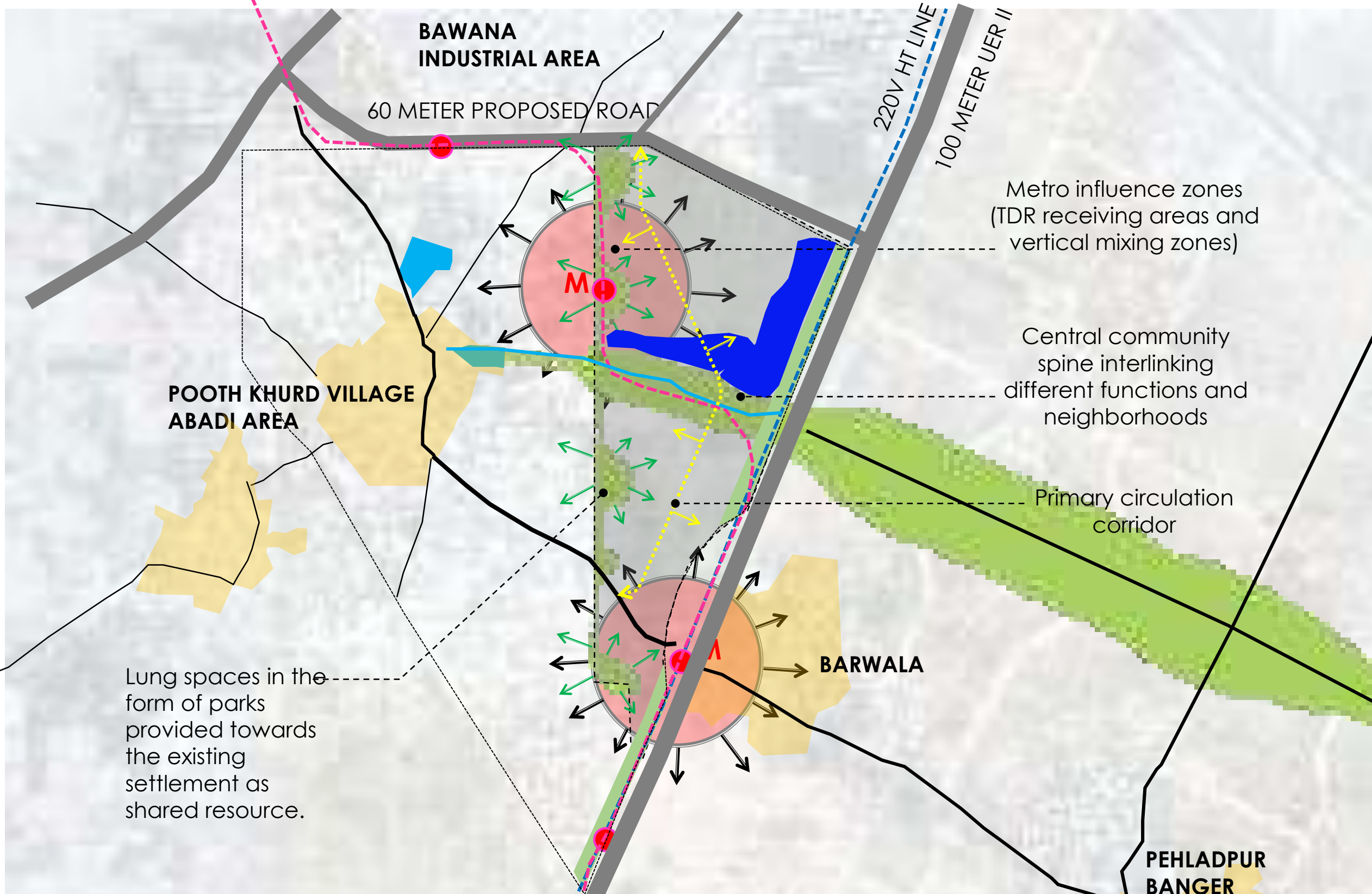
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LOCATION AND CONTEXT IN ZONE



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STRUCTURE DIAGRAM

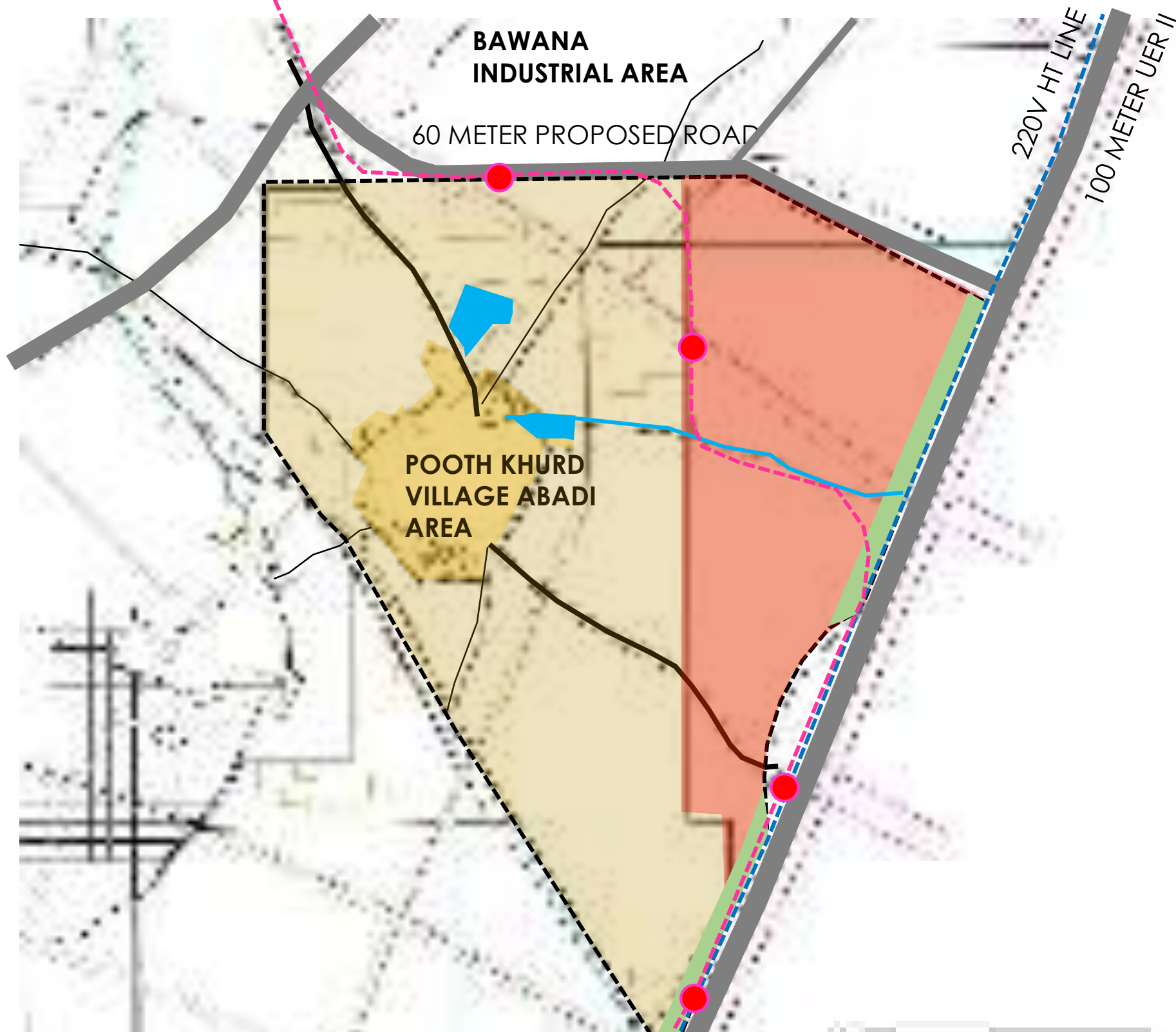


KEY IDEAS

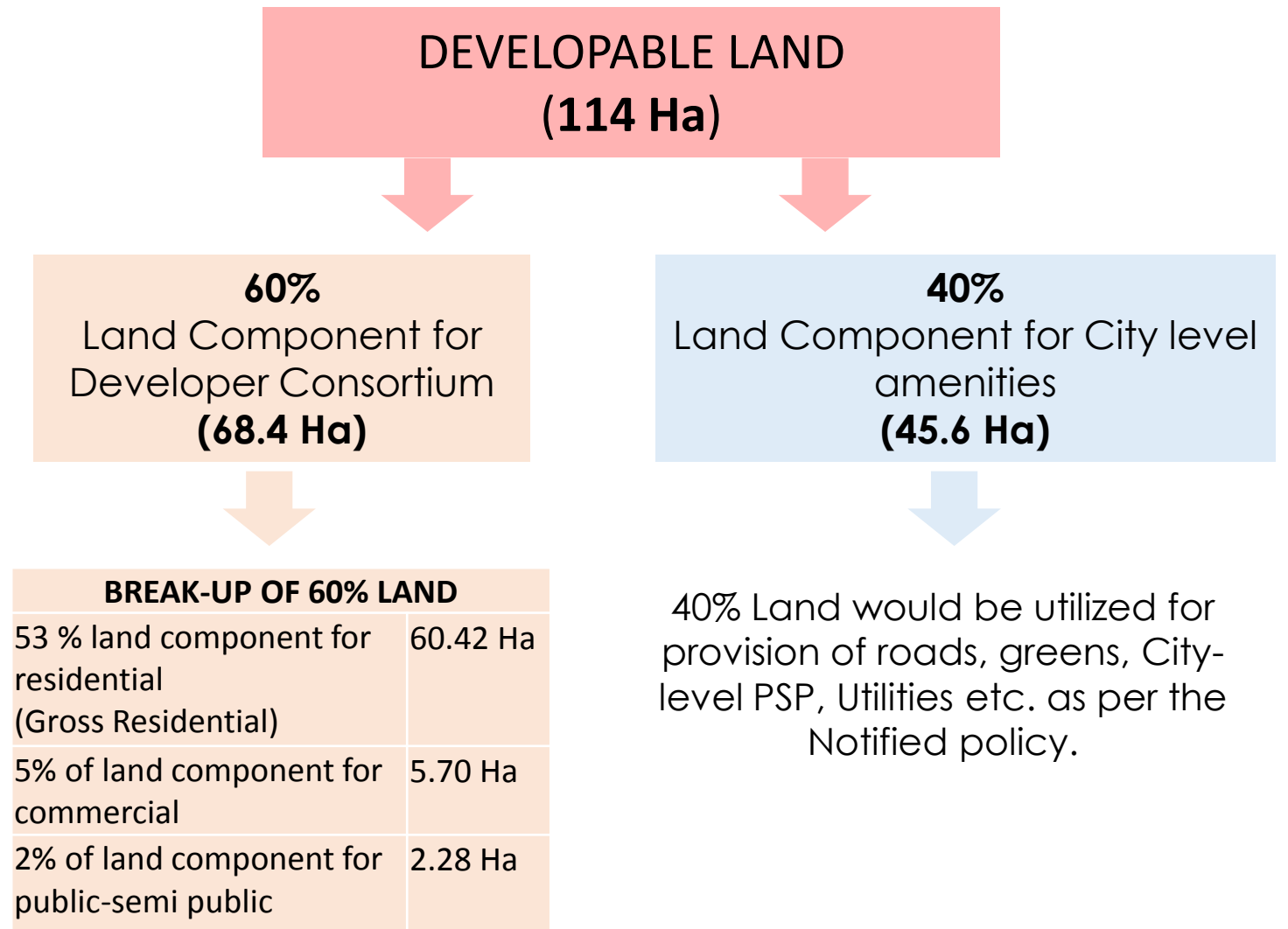
- 01** Reinforcing the natural systems by strengthening the green-blue network within the site.
- 02** Respecting the existing context and promoting an inclusive development through shared spaces.
- 03** Utilizing the potential of proposed metro corridor running through the site to zone high density uses and creating walkable neighborhoods.

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SECTOR- DEVELOPABLE LAND



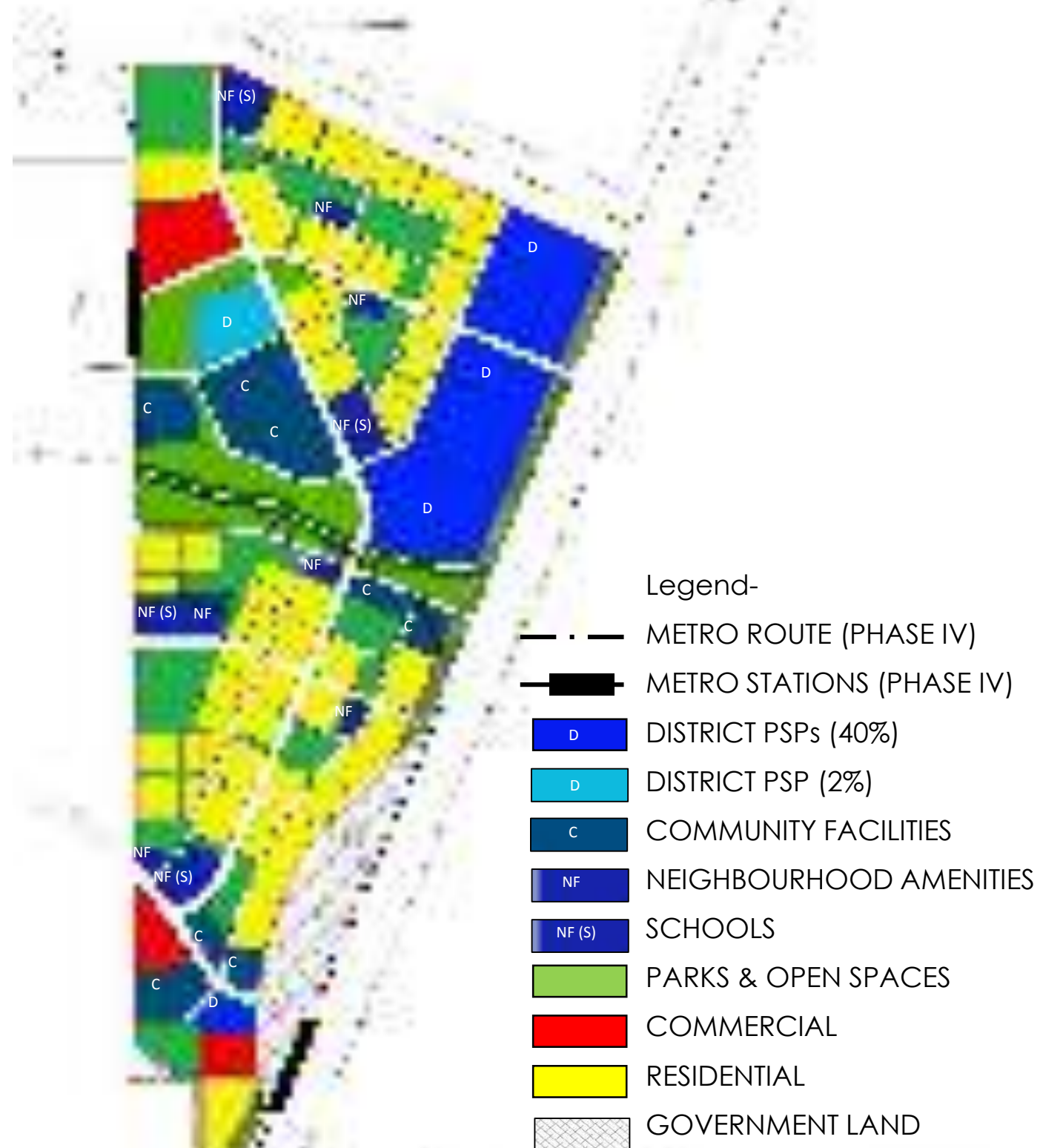
- LEGEND
- Total area: 380Ha
 - Village Abadi Area
 - HT Line and Buffer
 - Developable Land Area: 114 Ha (excl.d.HT Buffer)
 - Existing Nala and Water Bodies
 - Proposed Metro route (Phase IV)
 - Proposed Metro stations (Phase IV)



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PROPOSED SCHEMATIC LAYOUT PLAN

HOUSING & NEIGHBORHOOD GREENS



BREAK-UP OF GROSS RESIDENTIAL LAND (60.42 Ha)

Net Residential (55% of Gross Residential)	33.23 Ha
Land for facilities, green and roads (45% of Gross Residential)	27.18 Ha

FAR AND BUILT-UP CALCULATIONS FOR NET RESIDENTIAL

DESCRIPTION	AREA
Net residential	33.23 Ha
Built-up Area (FAR 2)	6,64,620 sqm
Additional EWS Built-up (15% of the net residential built-up area)	99,693 sqm
Total Built-up Area	7,64,313 sqm

POPULATION CALCULATIONS

DESCRIPTION	
Total Number of Households	9,761
Estimated Population (Developable land)	43,927



4 NEIGHBORHOODS
(11,000 population / neighborhood)

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NEIGHBOURHOODS & WALKABILITY

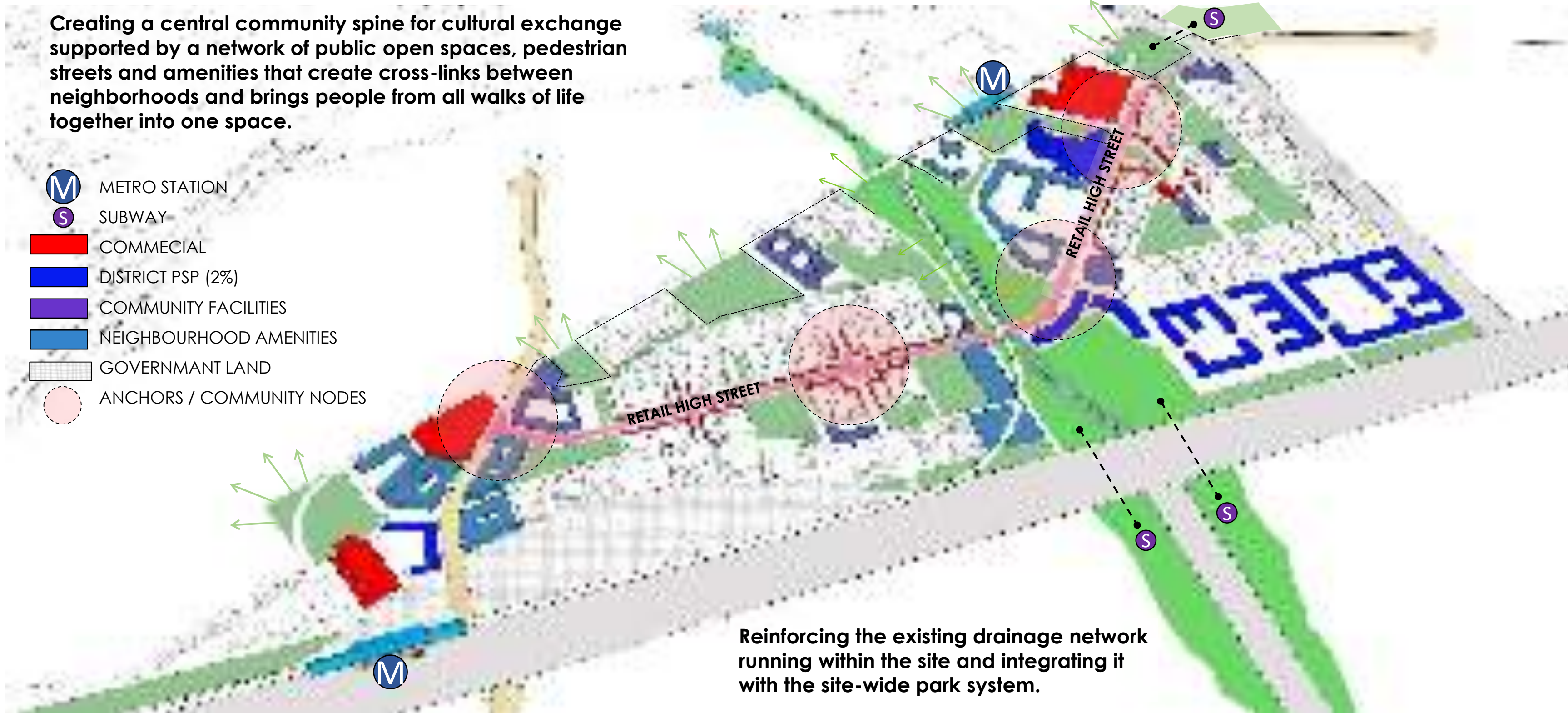


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DISTRIBUTION OF AMENITIES

Creating a central community spine for cultural exchange supported by a network of public open spaces, pedestrian streets and amenities that create cross-links between neighborhoods and brings people from all walks of life together into one space.




-  METRO STATION
-  SUBWAY
-  COMMERCIAL
-  DISTRICT PSP (2%)
-  COMMUNITY FACILITIES
-  NEIGHBOURHOOD AMENITIES
-  GOVERNMENT LAND
-  ANCHORS / COMMUNITY NODES

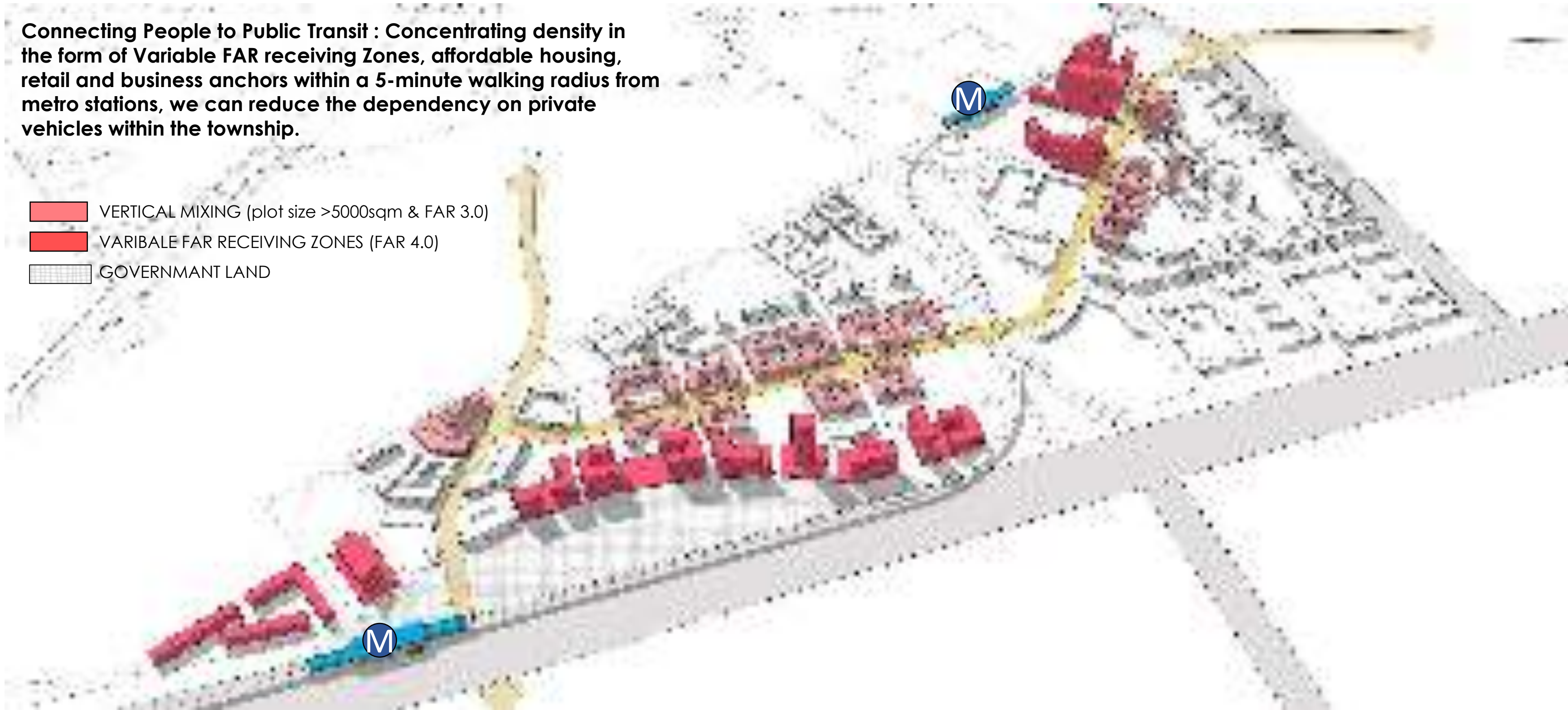


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VARIBALE FAR RECEIVING ZONE & VERTICAL MIXING ZONES

Connecting People to Public Transit : Concentrating density in the form of Variable FAR receiving Zones, affordable housing, retail and business anchors within a 5-minute walking radius from metro stations, we can reduce the dependency on private vehicles within the township.

-  VERTICAL MIXING (plot size >5000sqm & FAR 3.0)
-  VARIBALE FAR RECEIVING ZONES (FAR 4.0)
-  GOVERNMENT LAND



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ZONE L

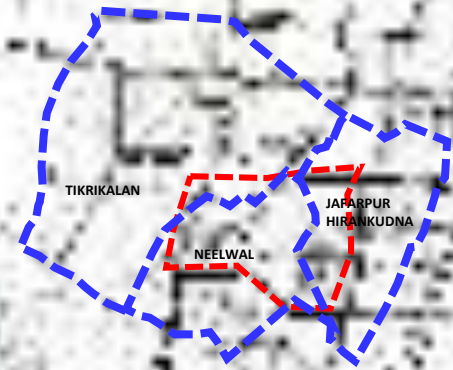
SECTOR 03



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LOCATION AND CONTEXT IN ZONE L

Sector with high Potential for variable FAR receiving and Transit Oriented Development (TOD)



Sector area (L-3-302/210 Ha)

- Strategically located- **UER I (80 mt)** on the one side and **45 mt ROW on other 2 sides.**
- Falls on the major **Existing road.**
- Less built area with a **Lal dora (Neelwal).**
- Existing development in the adjacent sectors supports the potential for commercial development.

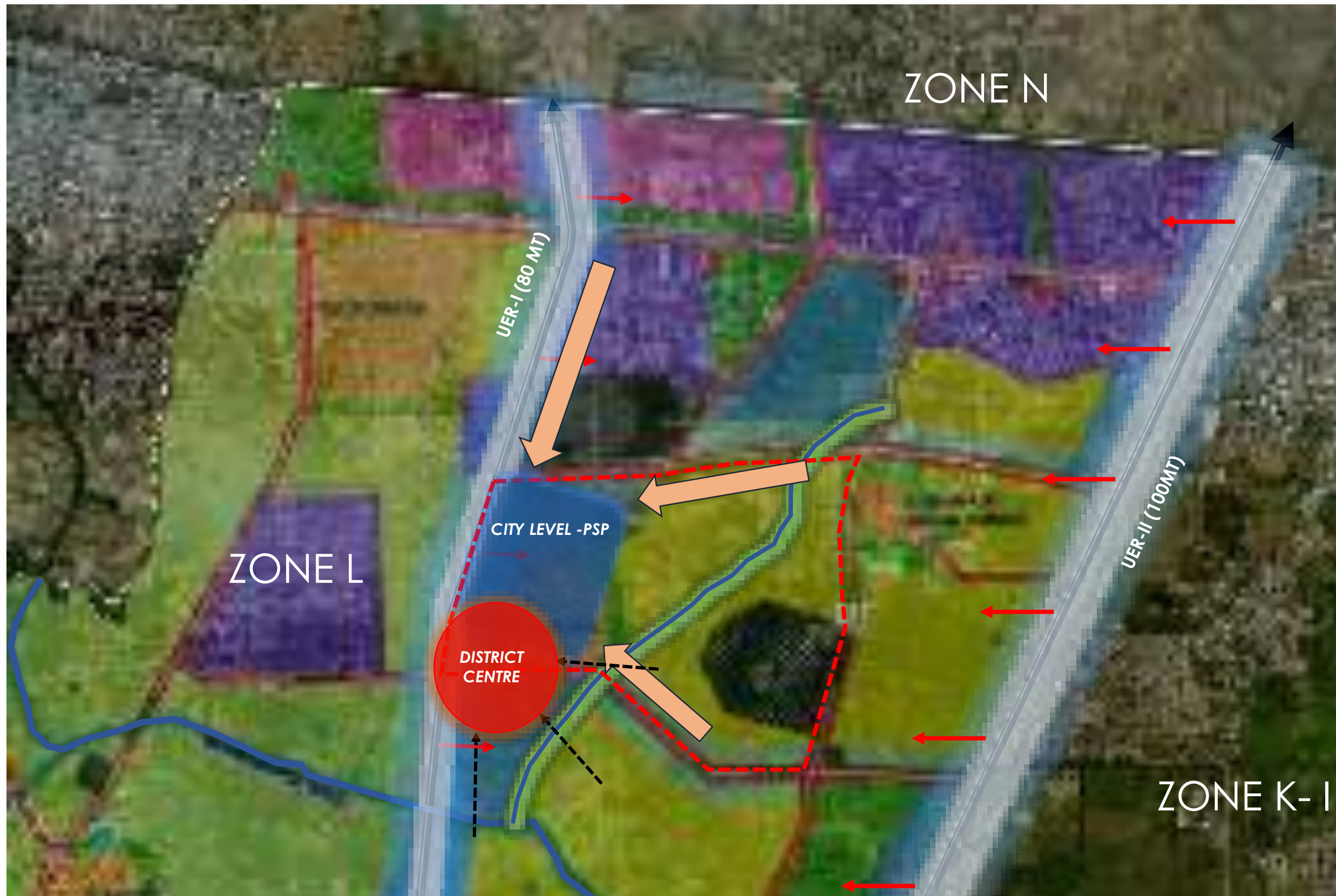
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SECTOR CONTEXT



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SITE OPPORTUNITIES

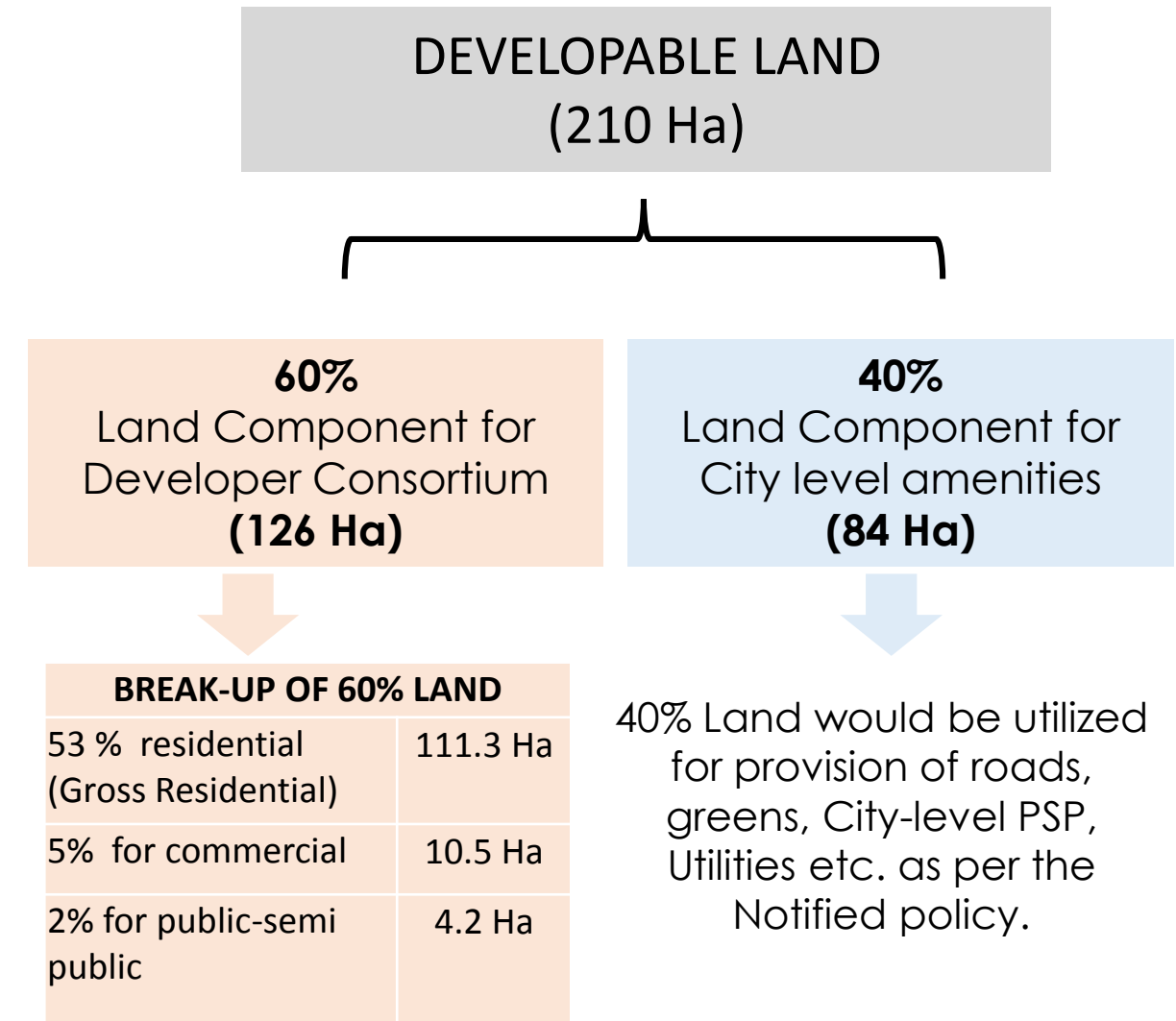
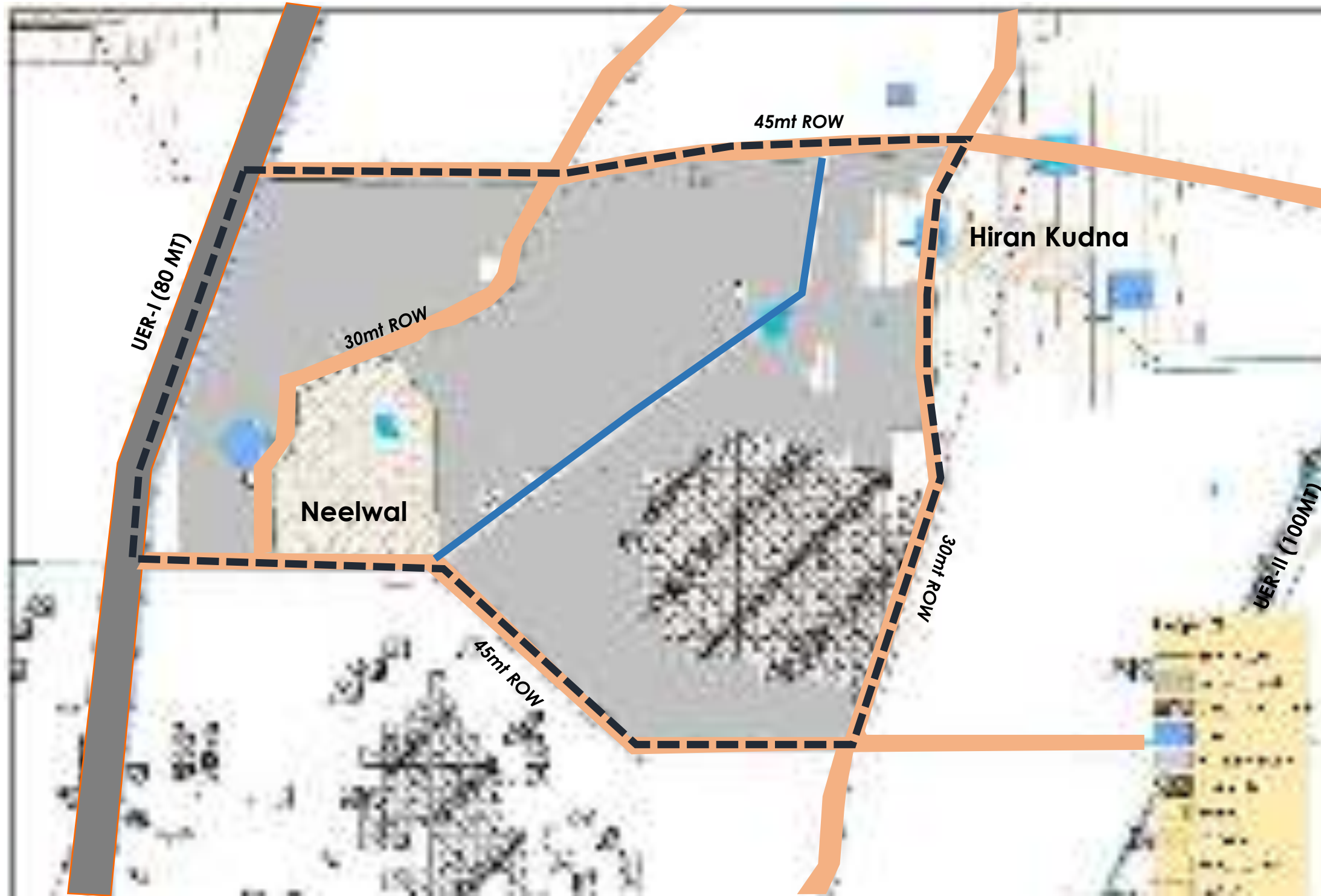


KEY OPPORTUNITIES IDEAS

- 01** Utilization the potential of Two UER on both side, through the active edges and high density (variable FAR receiving zone) and promoting accessed walkable green
- 02** Strengthening natural systems by creating green-blue network within the site.
- 03** Accessing opportunity for shared commercial development along the UER I.
- 04** Connectivity created opportunity for placing city level public services

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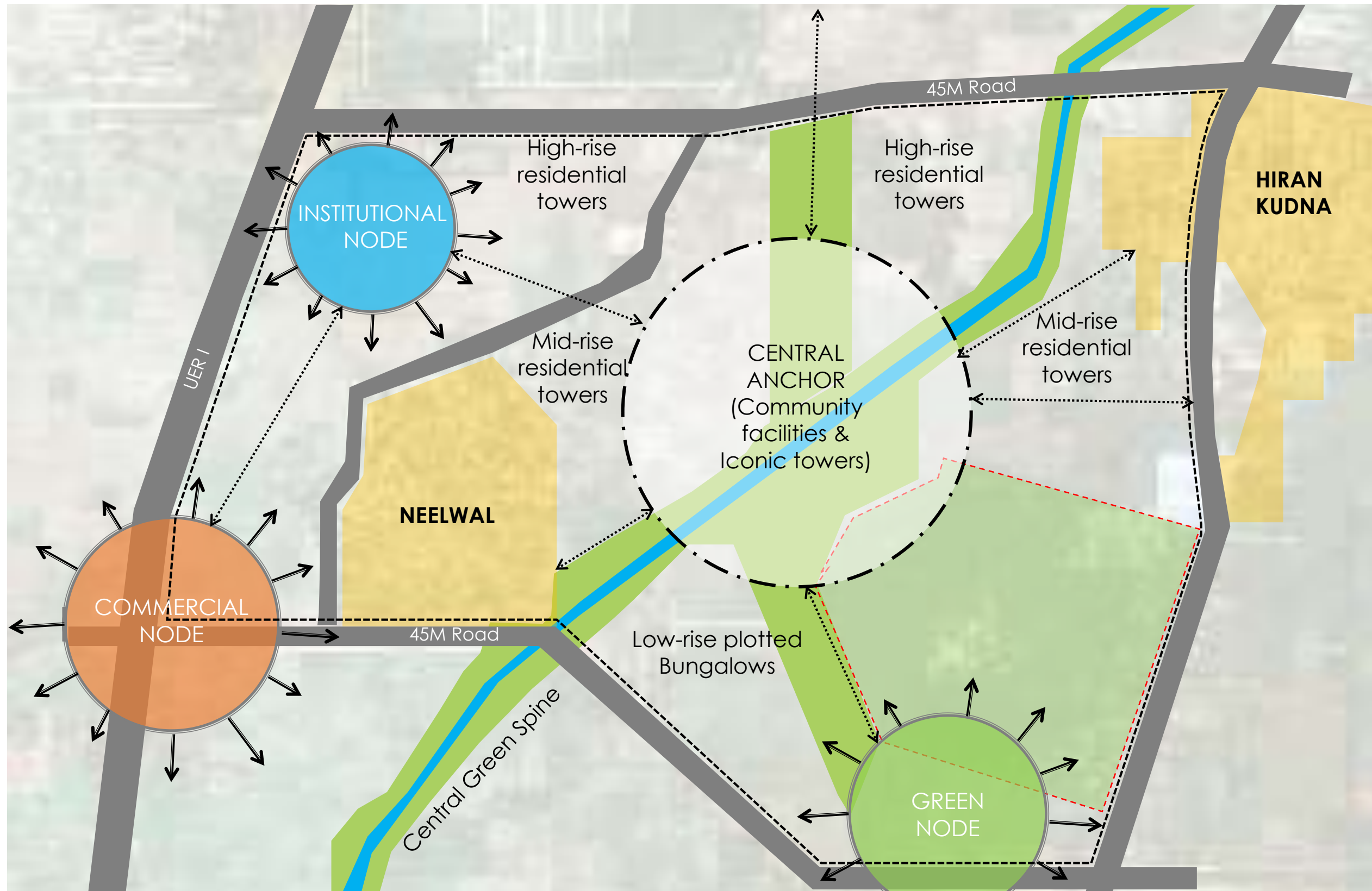
SECTOR- DEVELOPABLE LAND



- LEGEND**
- Total area: 380Ha
 - Village Abadi Area
 - Developable Land Area: 210 Ha
 - Existing Nala and Water Bodies
 - Proposed UER I (80mt Row)

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STRUCTURE DIAGRAM



KEY IDEAS

- 01** Reinforcing the natural systems by strengthening the green-blue network within the site.
- 02** Respecting the existing context and promoting an inclusive development through shared spaces.
- 03** Demonstrating a poly-centric development model.
- 04** Creating walkable & safe neighborhoods.

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PROPOSED SCHEMATIC LAYOUT PLAN

LAND-USE PLAN



- ① ZONAL- Medical college
- ② DISTRICT- Hospital services
- ③ DISTRICT Centre- CBD
- ④ DISTRICT Bus Depot, & Terminal
- ⑤ ZONAL-Religious & Burial
- ⑥ COMMUNITY SERVICES
- ⑦ DISTRICT - PARK

- PSPs
- COMMERCIAL -DISTRICT CENTRE
- RESIDENTIAL
- GOVERNMENT GREEN PSP
- RECREATIONAL (CP, DP)
- EXISTING ABADIES

BREAK-UP OF GROSS RESIDENTIAL LAND (111.3 Ha)	
Net Residential (53% of 55% Gross Residential)	61.22 Ha
Land for PSP facilities, green and roads (45% of Gross Residential)	50.08 Ha

FAR AND BUILT-UP CALCULATIONS FOR NET RESIDENTIAL	
DESCRIPTION	AREA (HA)
Net residential	61.22 Ha
Built-up Area (FAR 2)	12,24,300 sq mt
Additional EWS Built-up (15% of the net residential built-up area)	183645 sq mt
Total Built-up Area	14,07,945 sq mt

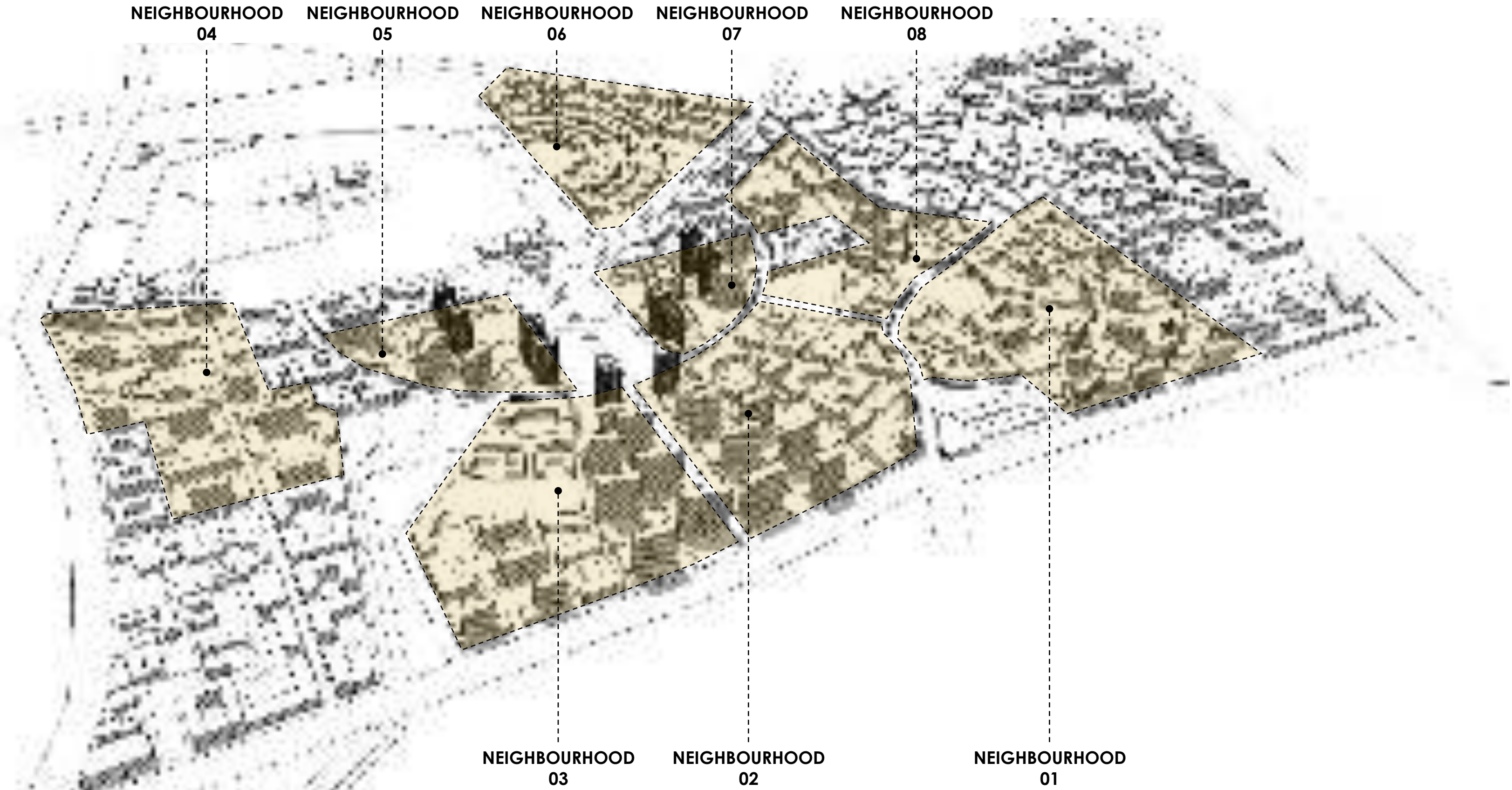
POPULATION CALCULATIONS	
DESCRIPTION	
Estimated Population	80,919
Existing Population +VILLAGE ABADI	6,191
Total Population (including existing)	87,109

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↓

08 NEIGHBORHOODS
16 HOUSING UNITS

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NEIGHBOURHOODS



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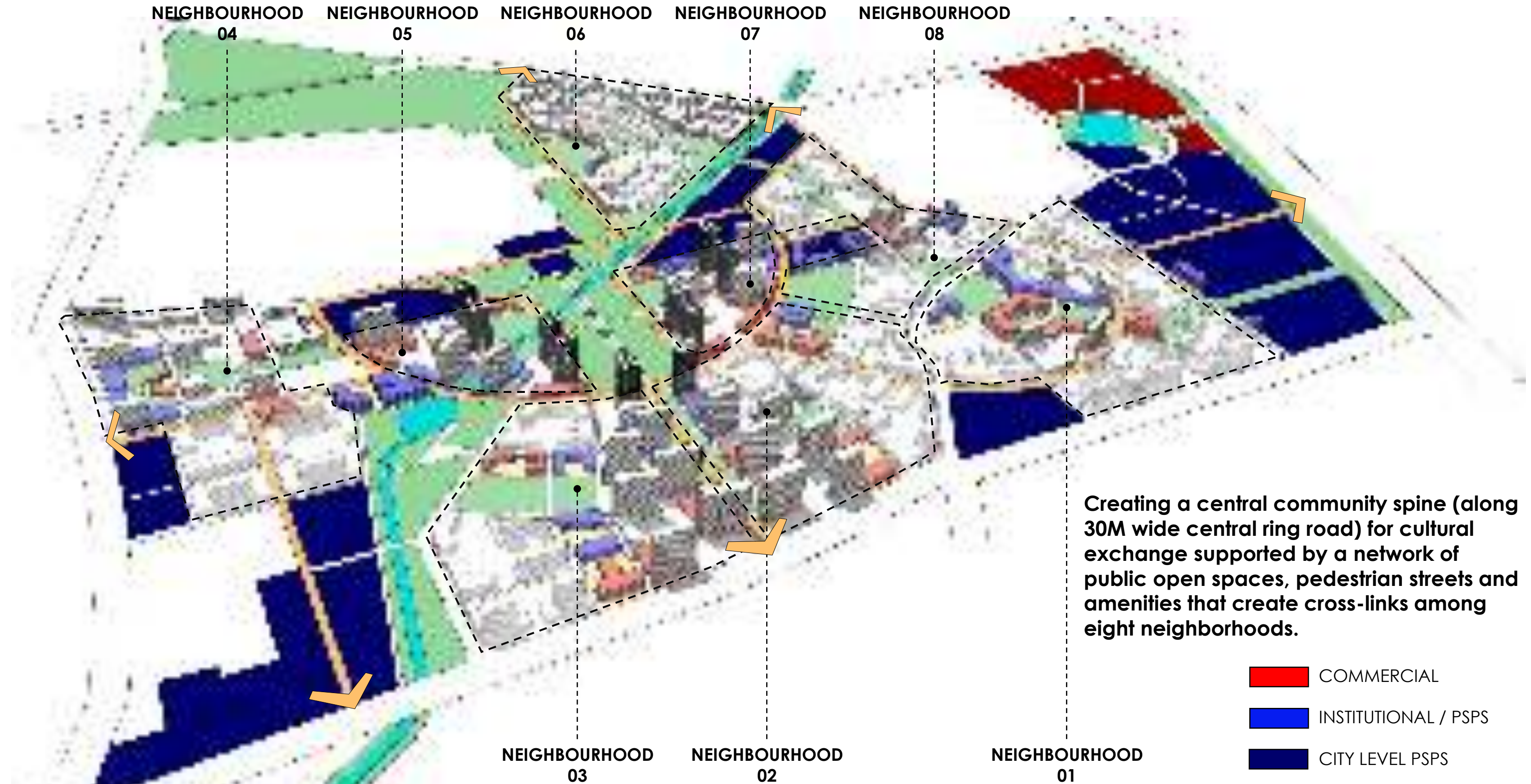
WALKABLE STREETS & BLUE GREEN NETWORK



Reinforcing the existing drainage network running within the site and integrating it with the site-wide park system.

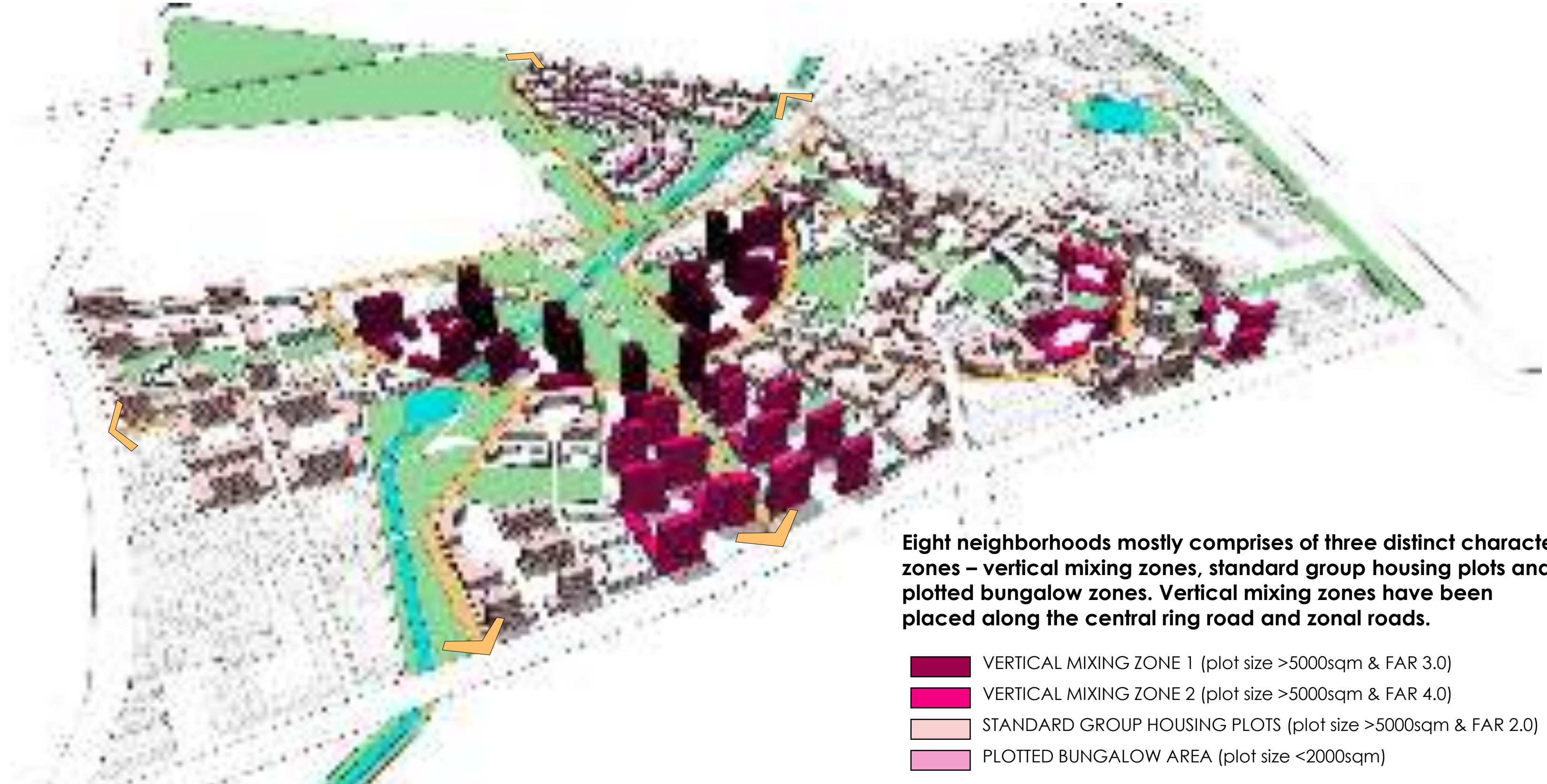
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DISTRIBUTION OF AMENITIES



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CHARACTER ZONES



Eight neighborhoods mostly comprises of three distinct character zones – vertical mixing zones, standard group housing plots and plotted bungalow zones. Vertical mixing zones have been placed along the central ring road and zonal roads.

- VERTICAL MIXING ZONE 1** (plot size >5000sqm & FAR 3.0)
- VERTICAL MIXING ZONE 2** (plot size >5000sqm & FAR 4.0)
- STANDARD GROUP HOUSING PLOTS** (plot size >5000sqm & FAR 2.0)
- PLOTTED BUNGALOW AREA** (plot size <2000sqm)

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