

KALKAJI

- The area is predominantly residential
- known as the ‘Electronics Hub’ of the city
- Kalkaji was created to accommodate refugees
- Kalkaji is situated in close proximity to various shopping complexes that include its own ‘Kalkaji Market’, ‘Nehru Place’ also

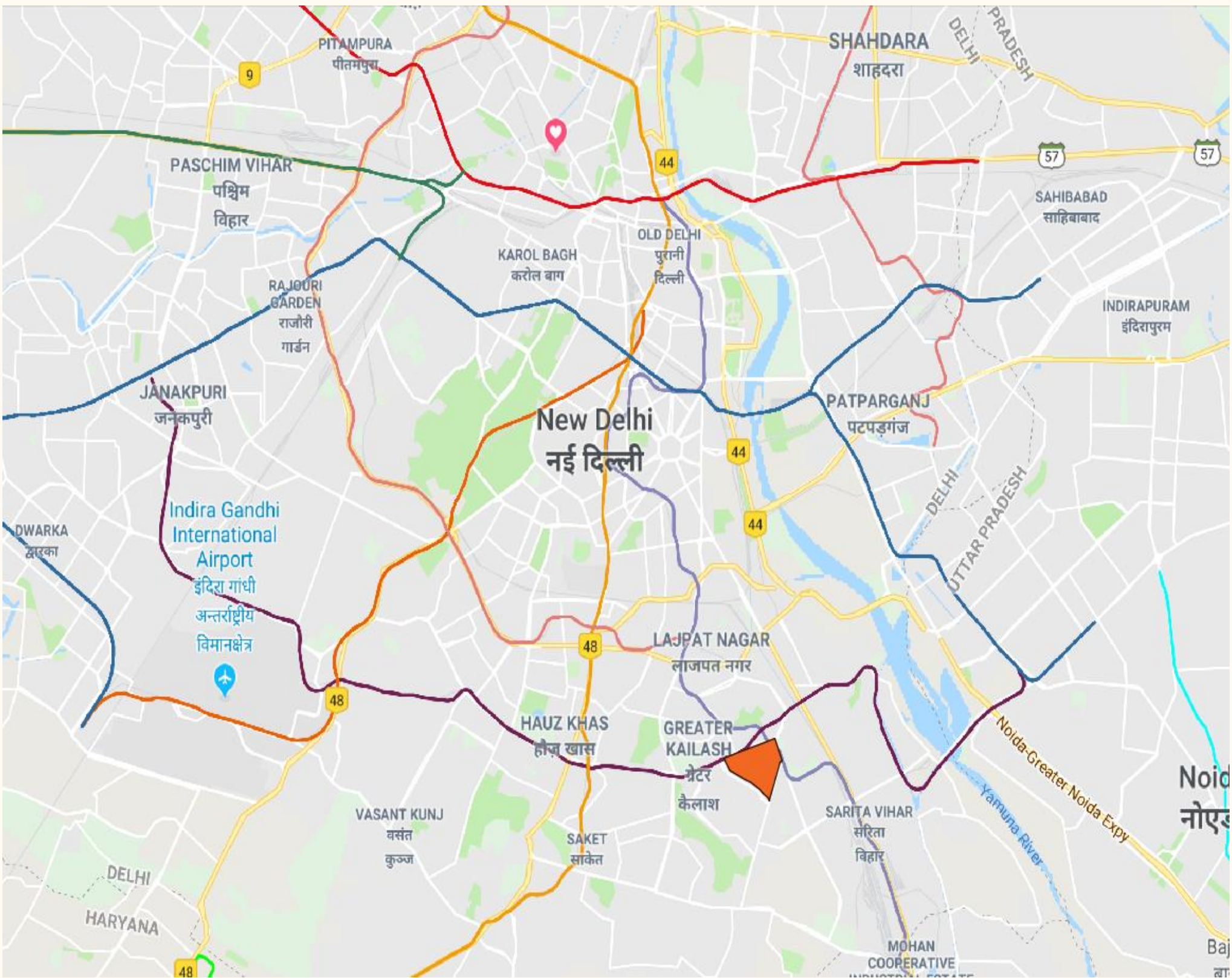
HOUSING TYPOLOGY



- Kalkaji, was a planned residential colony which mostly consists of plotted housing. It also has group housing and a small slum pocket.
- Kalkaji area has varying plot sizes ranging from 90 sq. m to 180 sq. m.
- Block DD , whish has lesser density with bigger plot sizes, and colonies like Block B, Block C have densities between 350-550.

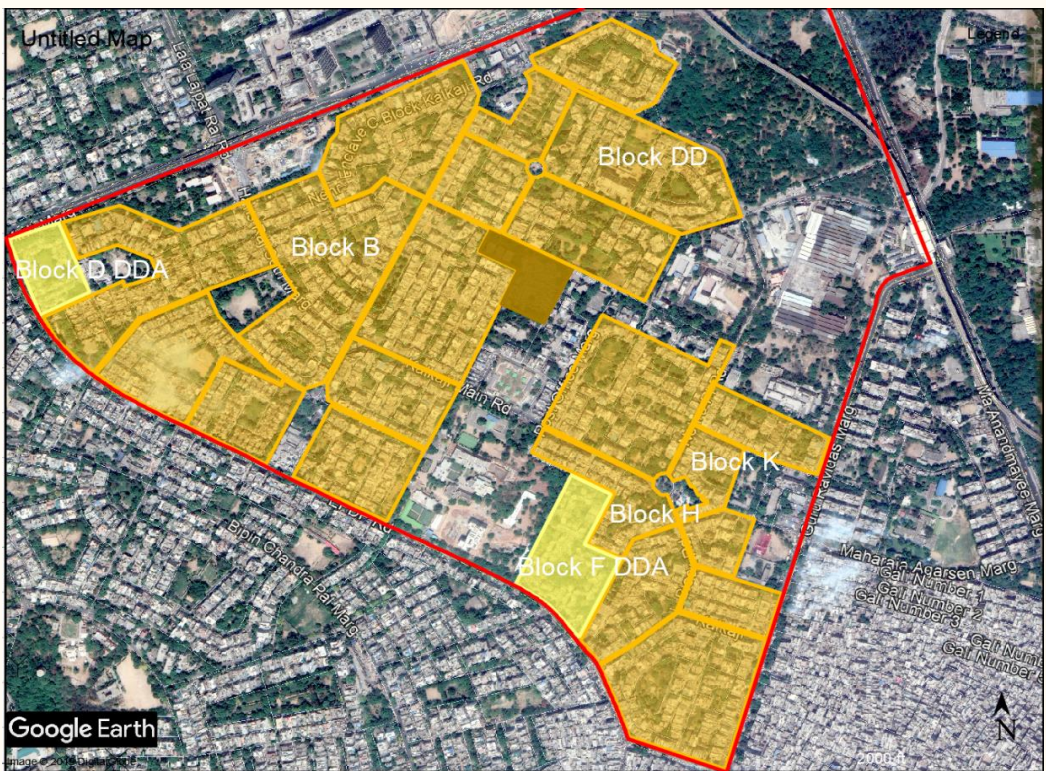
CONTEXT

CONNECTIVITY



Kalkaji is easily reachable from the **Nizamuddin Railway Station** situated just **6.7 Kms** It is **19 minutes** away and the **Indira Gandhi International & Domestic Airports** situated just **22.7 Kms** or **45 minutes** away. The **New Delhi Railway Station** is located just **14.2 Kms** away and the **Old Delhi Railway Station** is situated just **20 Kms** away

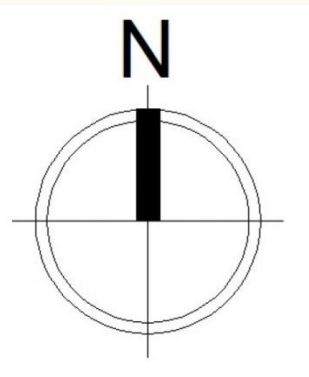
Key map



Kalkaji total area: 110 ha

- Boundary
- Arterial road-45m
- Primary collector road 30-40m
- Secondary collector road 18-24m
- Metro line (violet)

- Residential plotted housing
- Residential group housing
- Slum pockets



CIRCULATION

- The major roads are present along the sides of the area
 - GURU RAVIDAS MARG
 - SUDARSHAN MUNJAL KALMARG
 - KALKAJI MAIN ROAD
 - POST OFFICE MARG
- Area is well connected to the metro by **Govind puri metro station**

Sub colony	Total area(ha)	DU/ha	Person s/ha	Avg plot size(sqm)
DDA flats Block D	3.47	55	249	120
DDA flats Block F	3.23	58	261	140
Block DD	7.94	67	272	150
Block B	5.59	80	361	125
Block H	2.48	97	438	110
Block K	4.45	74	335	130

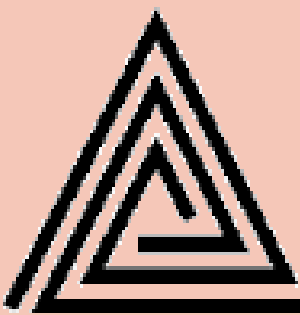
AREA APPRECIATION - KALKAJI

Amanpreet, Janhvi, Harsha, Aatish, Jishnu, Sachin, Gayathri

SCHOOL OF PLANNING AND ARCHITECTURE

B.PLANNING
1st YEAR ,
2nd SEM

SHEET
NO

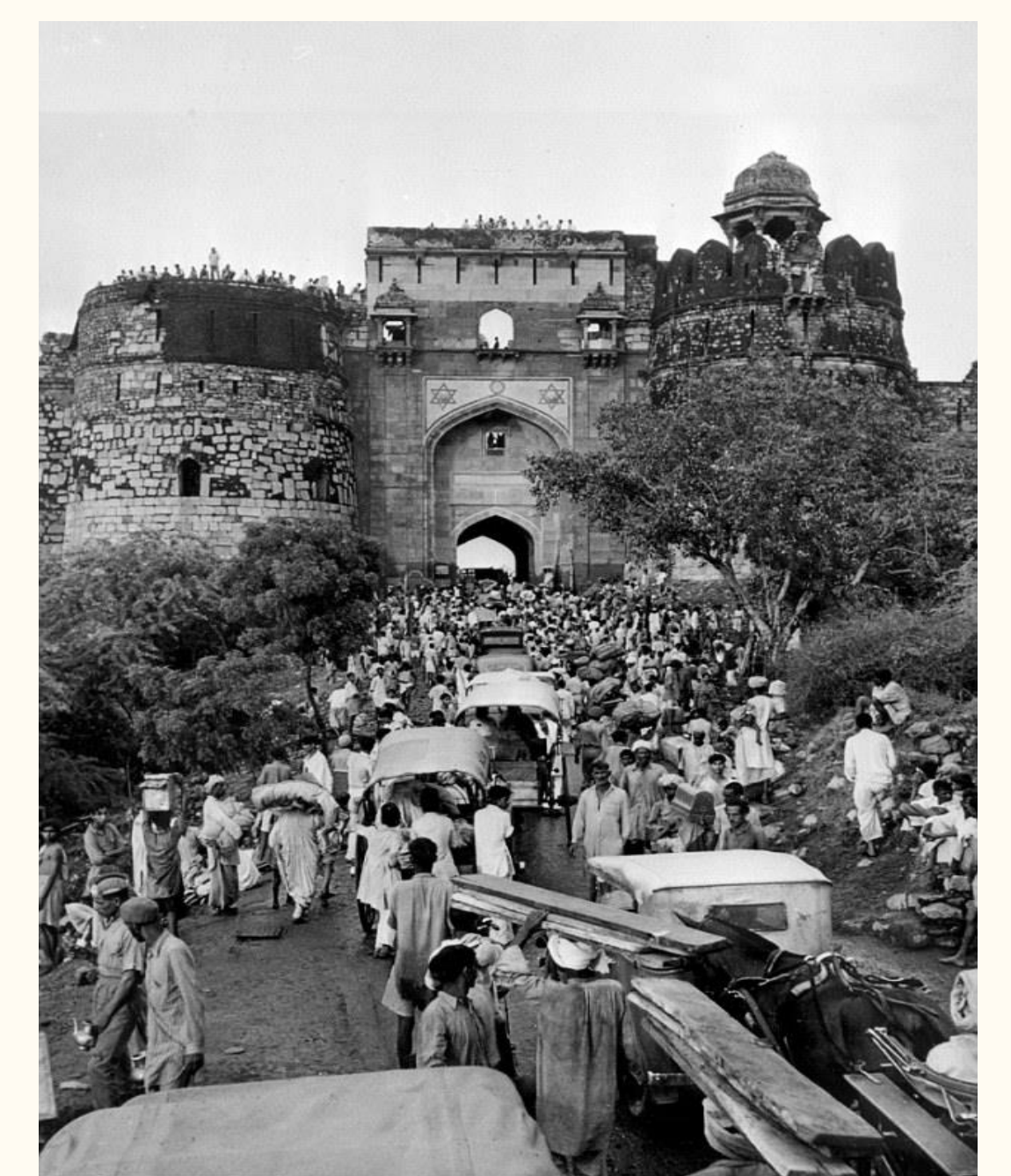


HISTORY

- There are several large rehabilitation colonies developed by the Ministry of Rehabilitation to provide accommodation for the displaced people after the independence of the country.
- After partition, thousands of refugees took shelter in **Purana Qila**.
- Later on they have got allotted in kalkaji, Malviya nagar and so on.
- Urban development of Grater Delhi mentioned that refugees set up their industries in kalkaji and Malviya nagar with monetary help from government, (government loans and concessions helped them to set up small scale industries.
- The ministry of rehabilitation extended facilities for establishing such industries to refugees in kalkaji.
- About 25 industries were allotted to them.

Source:

Distinctive Citizenship: Refugees, post colonial State in India's partition (RAVINDER KAUR)



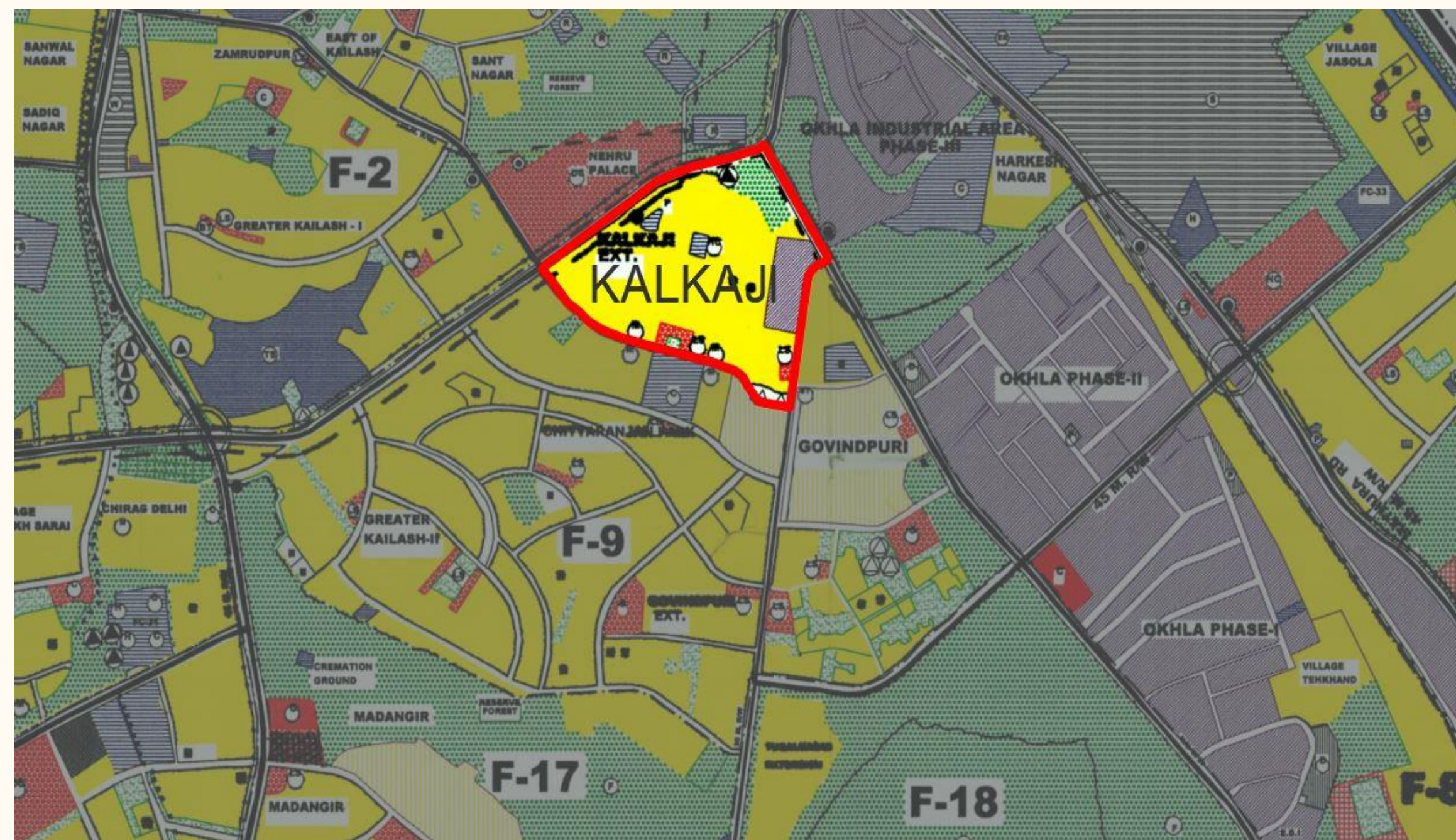
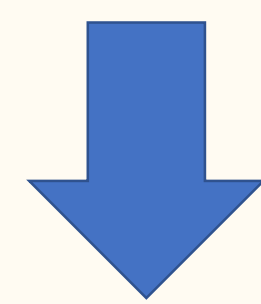
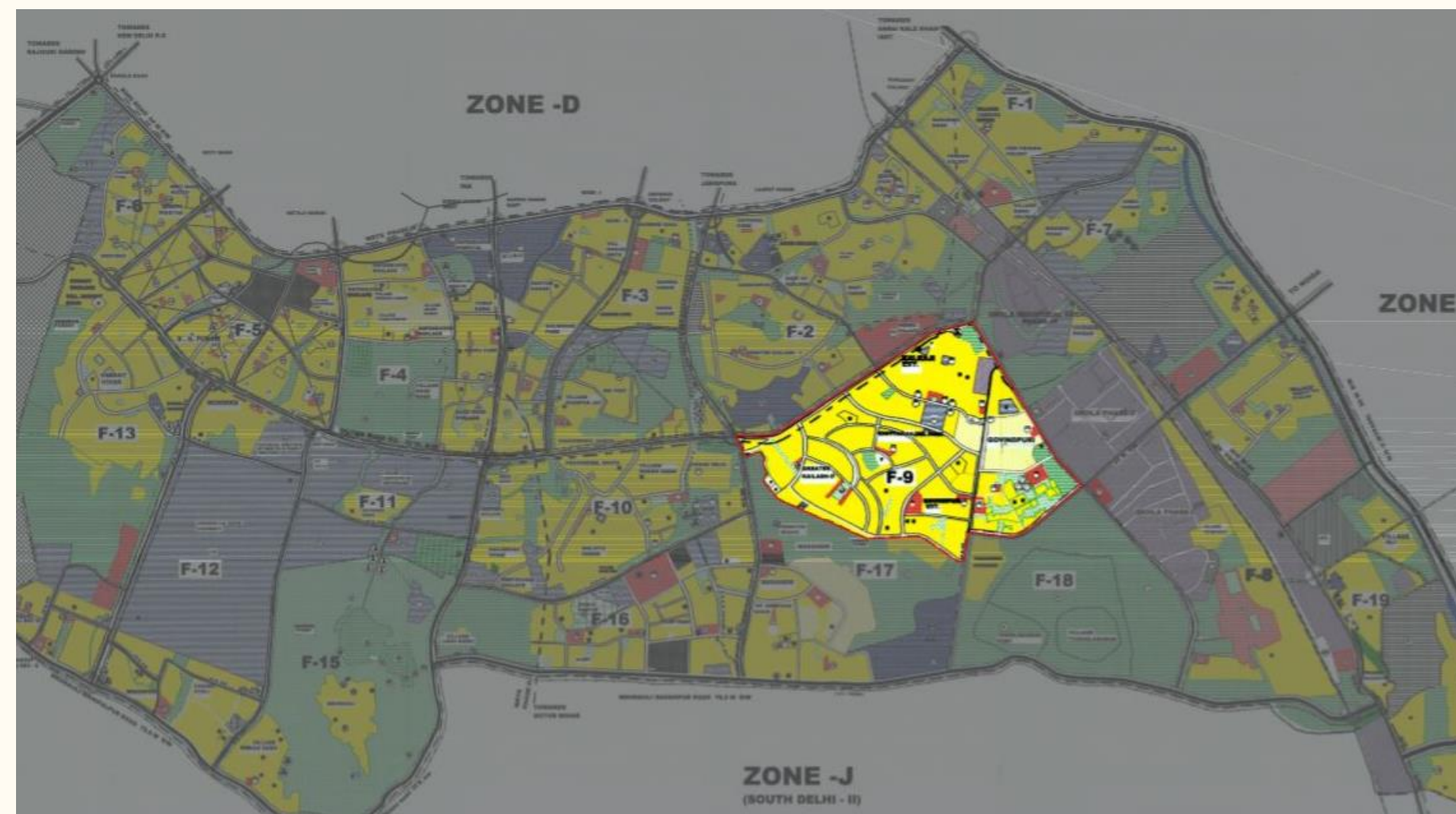
MPD 1962



MPD 2001



MPD 2021



- ❖ Zone-F covers an area of 11958 ha, it is situated towards south of ring road from Dhaula kuan to Maharani Bhag, In the east it is bounded by the river Yamuna and NH-2 by-pass.
- ❖ Zone “F9” is situated towards south-east, Okhla industrial area in the east, Lotus temple in the north

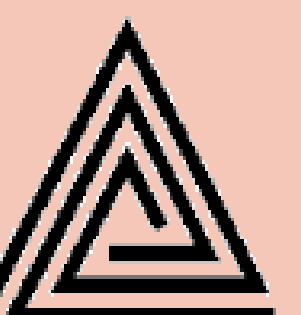
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1962

PLOT COVERAGE	COVERAGE ON EACH FLOOR
upto 250 sq m	60%
250 sq m - 500 sq m	50%
500 sq m - 1200 sq yards	40%
above 1200 sq yards	33.50%

2001

AREA OF PLOT (IN SQ. M)a	MAX GROUND COVERAGE	FAR	D U'S	MAX HEIGHT(M)
below 50	75	150	1	8
50-100	66	180	2	11
100-250	60	160	3	11
250-500	50	140	3(4)	11
500-1000	40	100	5(7)	11
1000-1500	33.33	83	5(7)	11
1500-2250	33.33	83	7(10)	11
2250-3000	33.33	83	9(13)	11
3000-3750	33.33	83	11(16)	11
above 3750	33.33	83	13(19)	11

2021

AREA OF PLOT	NO. OF UNITS	FAR	NO. OF D U'S
below 32	90*	350	3
32-50	90*	350	3
50-100	90*	350	4
100-250	75**	300**	4
250-750	75	225	6
750-1000	50	150	9
1000-1500	40	120	9
1500-2250	40	120	12
2250-3000	40	120	15
3000-3750	40	120	18
above 3750	40	120	21

MASTER PLAN

PLOT COVERAGES ACOORDING TO 1962, 2001, 2021

MPD	Minimum Plot size (sq.m)	Maximum Ground coverage (%) for 100-250 sq.m. plot size	F.A.R for 100-250 sq.m. plot size	Height (m)	No. of dwelling units for 100-250 sq.m. plot size
1962	66	60	-	2 floors	-
2001	32	60	175	11	3
2021	32	75	300	15	4

After comparing the masterplan norms for the plotted housing , it is clearly observed that.

- Due to rise in population over thee years, the FAR and the ground coverage have clearly increased over the MPDs.
- The minimum plot size has decreased over the years due to the same reason of increase in population.

Target of master plan on plotted housing

1962' on the second floor— divided plotted housing into row, detached and semi detached

2001— the plotted houses have been permitted to build 'barsati

.2021 – in view of limited availability of land and increased requirement of housing and plotted housing should be discouraged

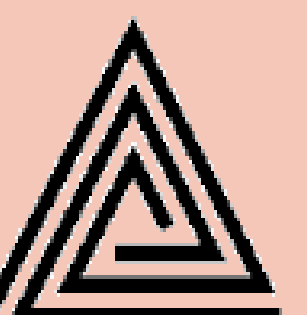
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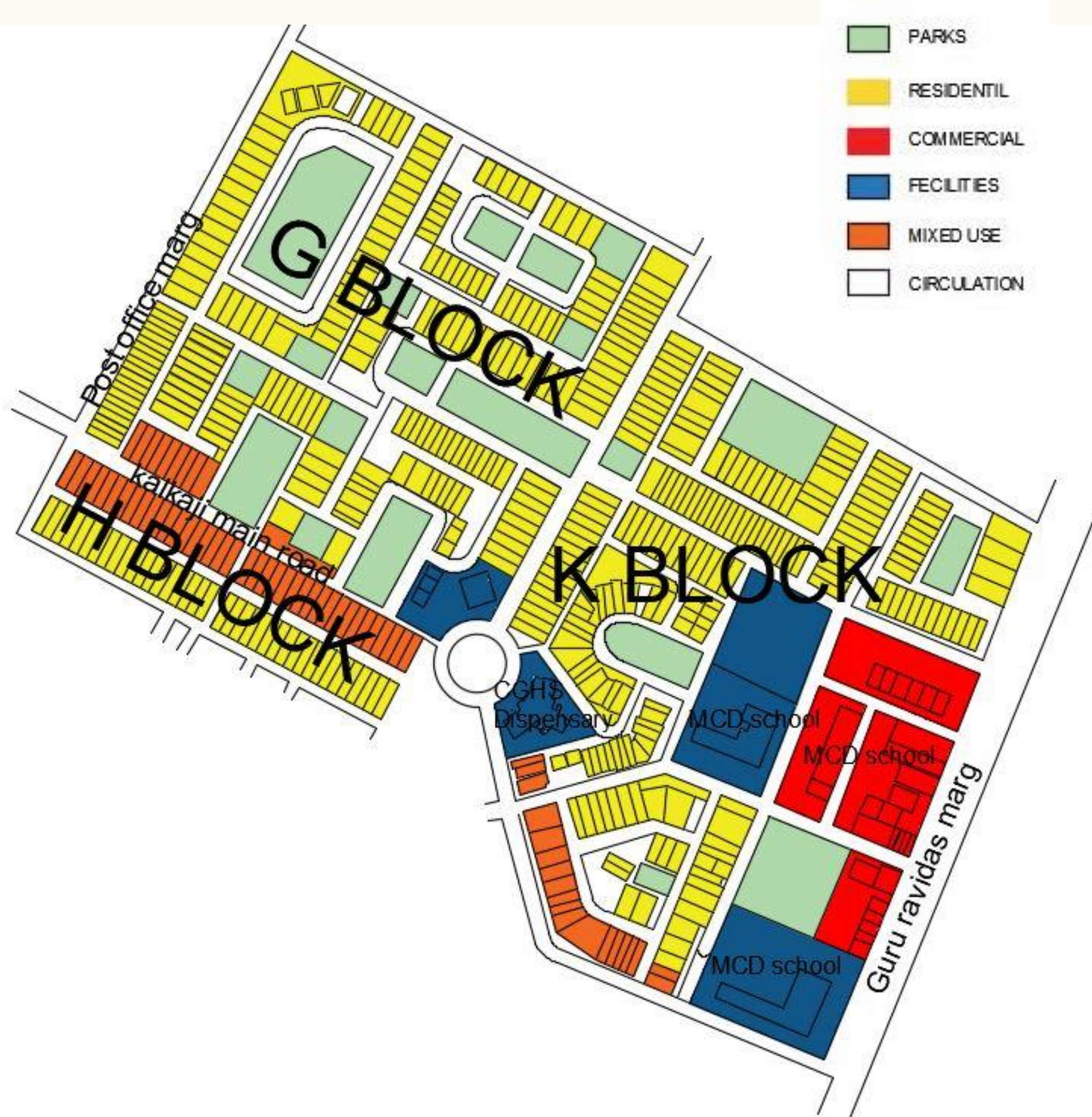
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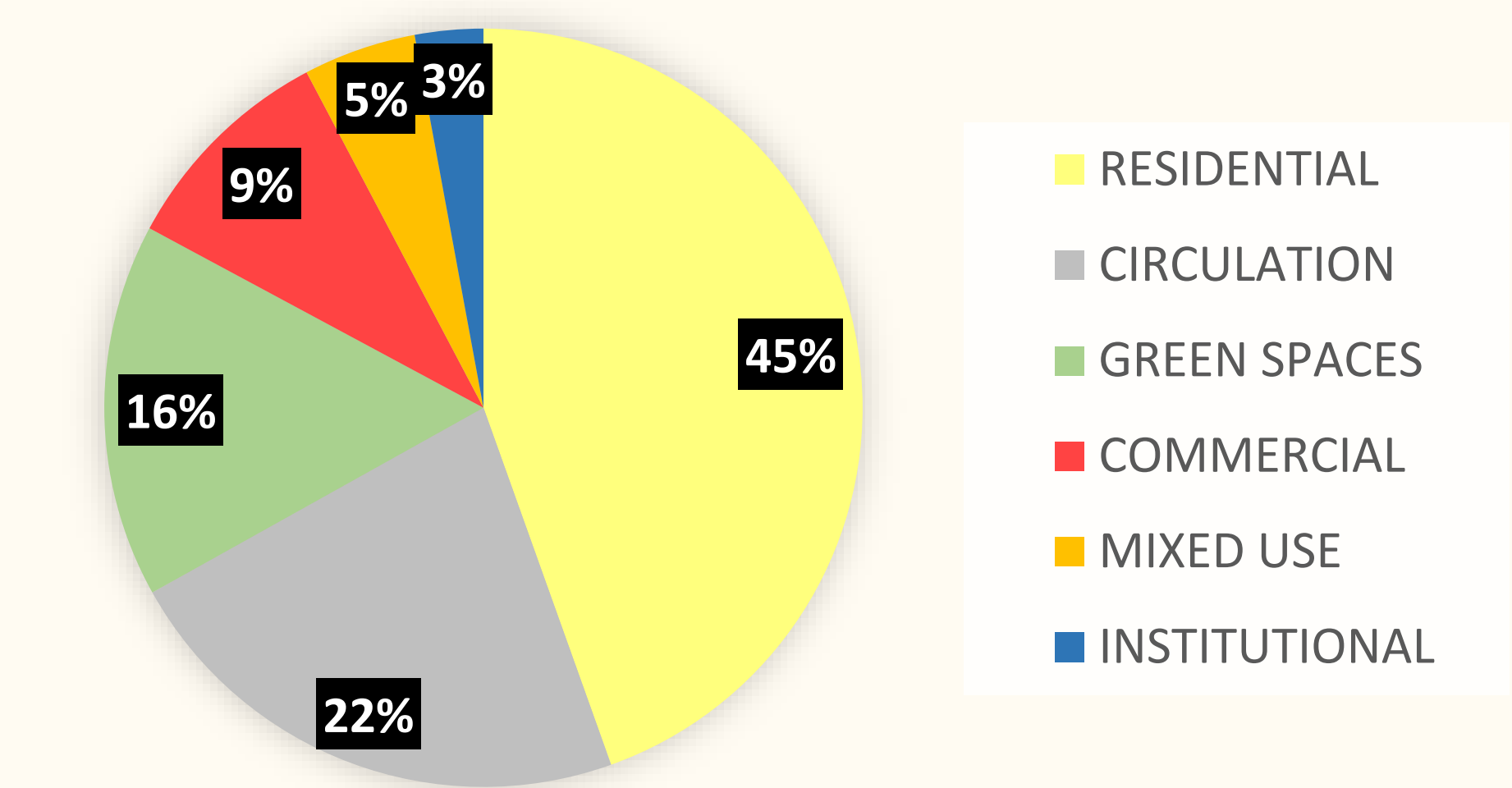
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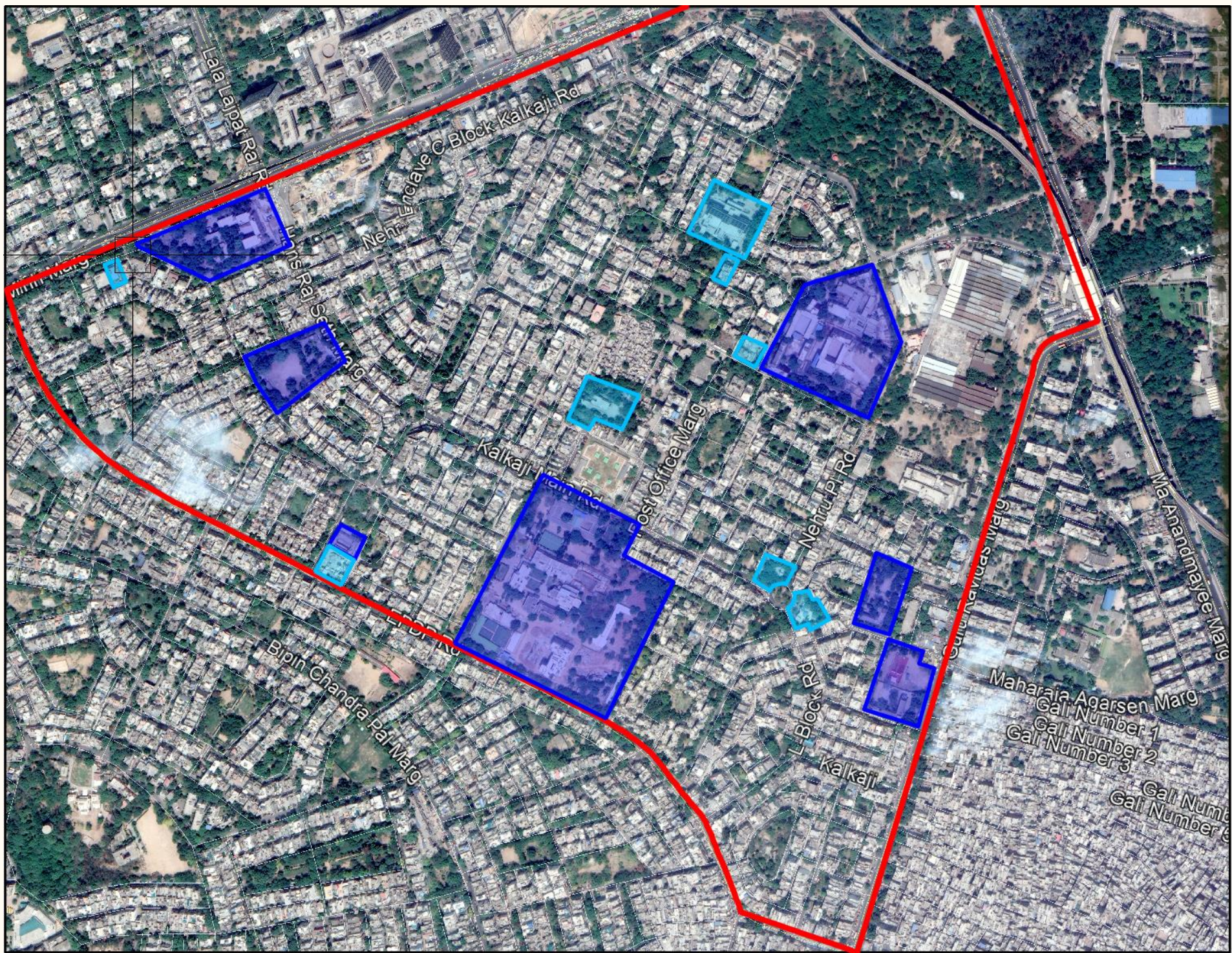
LAND USE & FACILITIES



Land use Distribution



LAND USE	AREA(HA)	PERCENTAGE
Residential	7.53	44.4%
Recreational	3.78	22.3%
Circulation	2.7	15.9%
Commercial	1.6	9.4%
Mixed use	0.82	4.8%
Institutional	0.5	2.9%



Institutional Health

	college	Primary	Sr. secondary schools
Condition on site	1.02 ha	1.41 ha	6.34 ha
mpd	4 ha	0.8 ha	1.6 ha

- ❖ Kalkaji is a purely residential with the main kalkaji road being a notified commercial street.
- ❖ Majority of the activities observed ranging from retail shops and small offices which get accommodated till G+1 level
- ❖ Kalkaji also have different types of commercial typologies:
 - ✓ Planned commercial area - sadzi mandi
 - ✓ Mixed use market - kalakji main road
 - ✓ Wholesale market - guru ravidas marg

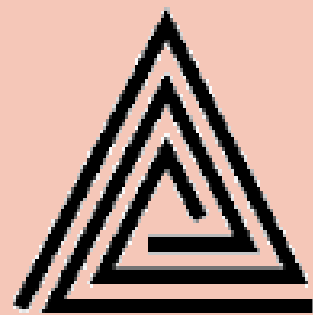
There are total of
Schools : 5
Colleges : 2
Hospitals : 8
Fire station : Nehru place
Condition on site : 8.77 ha
Master Plan Delhi : 6.4 ha



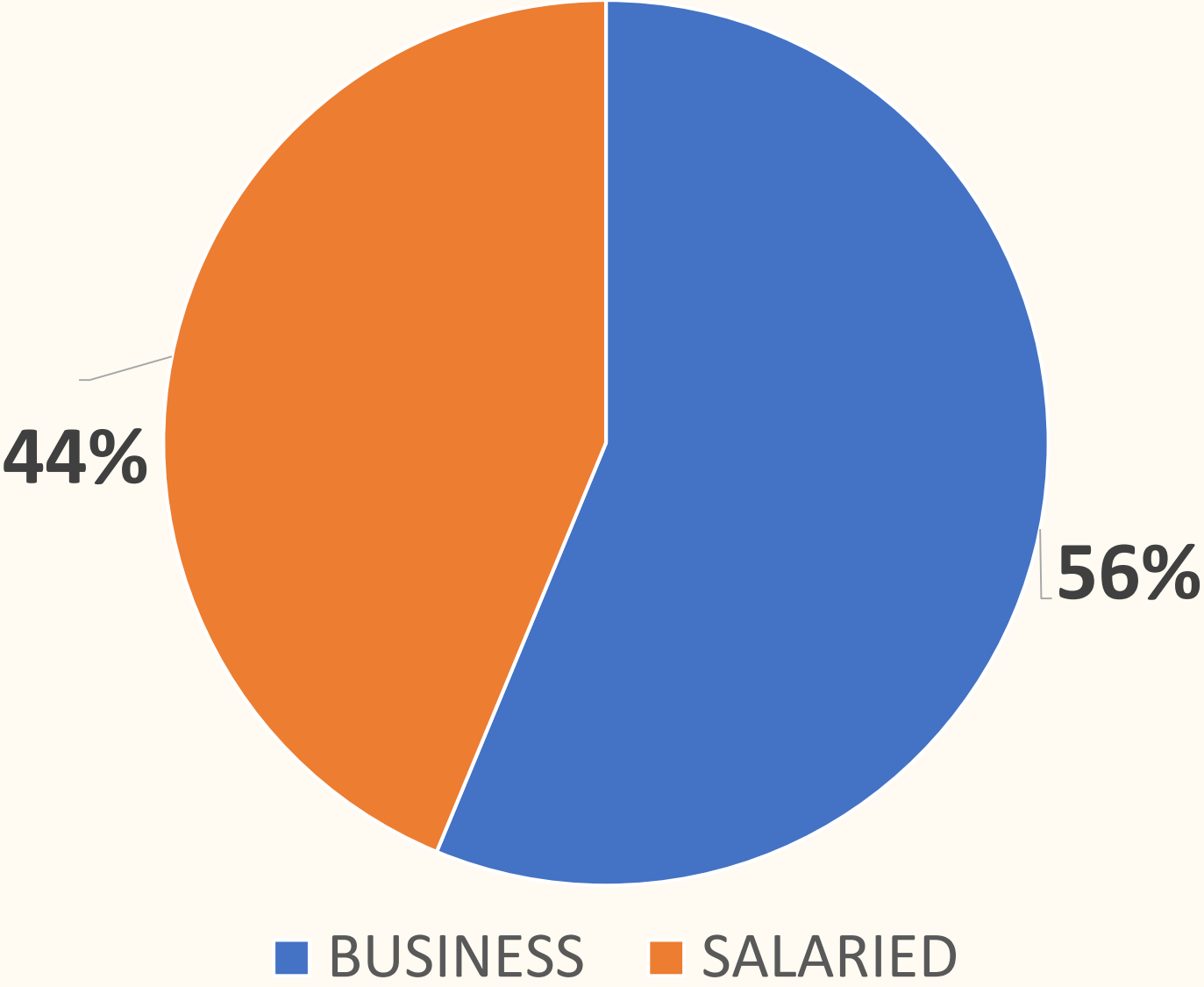
Mixed landuse



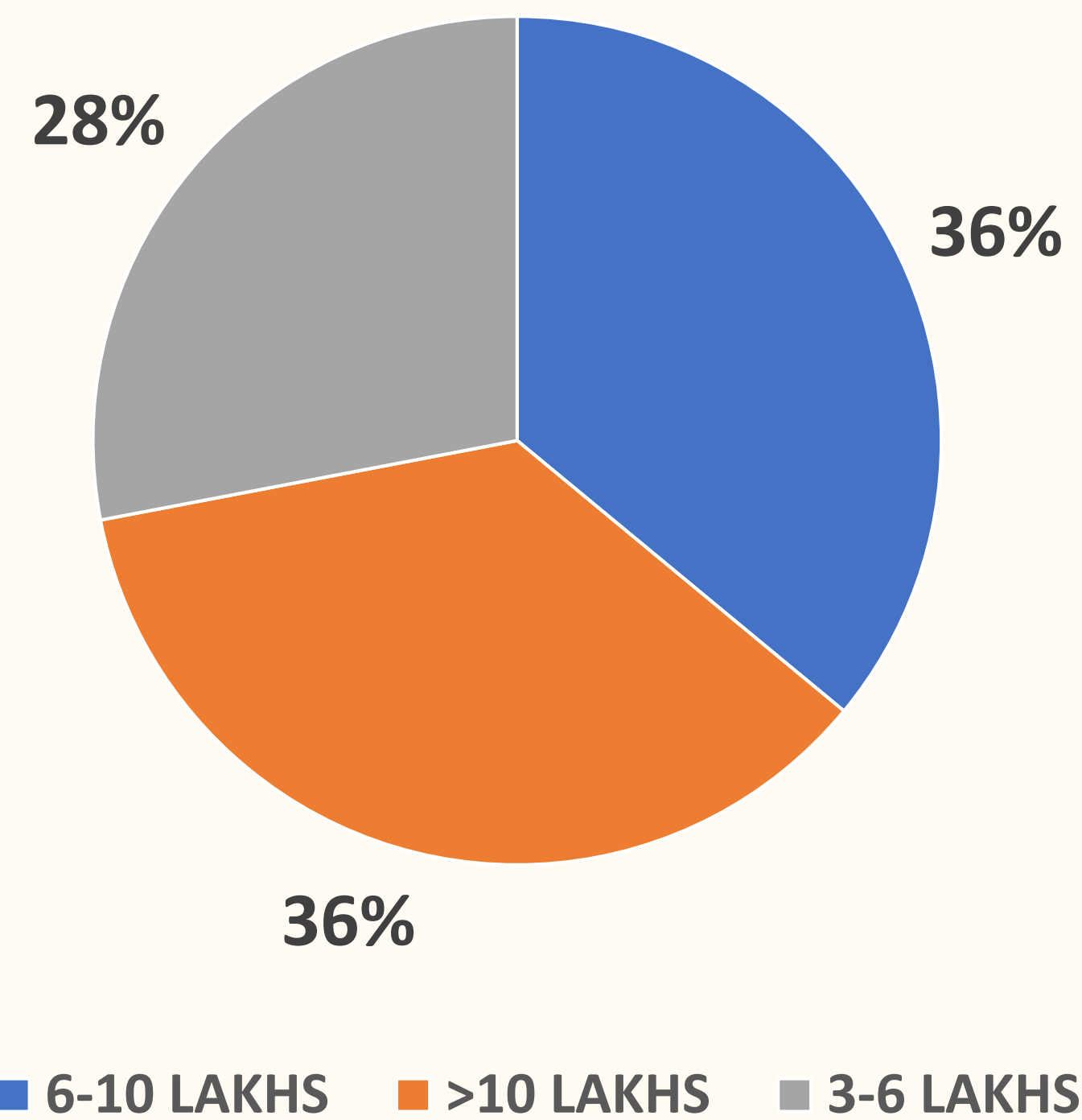
Primary school



OCCUPATION ANALYSIS



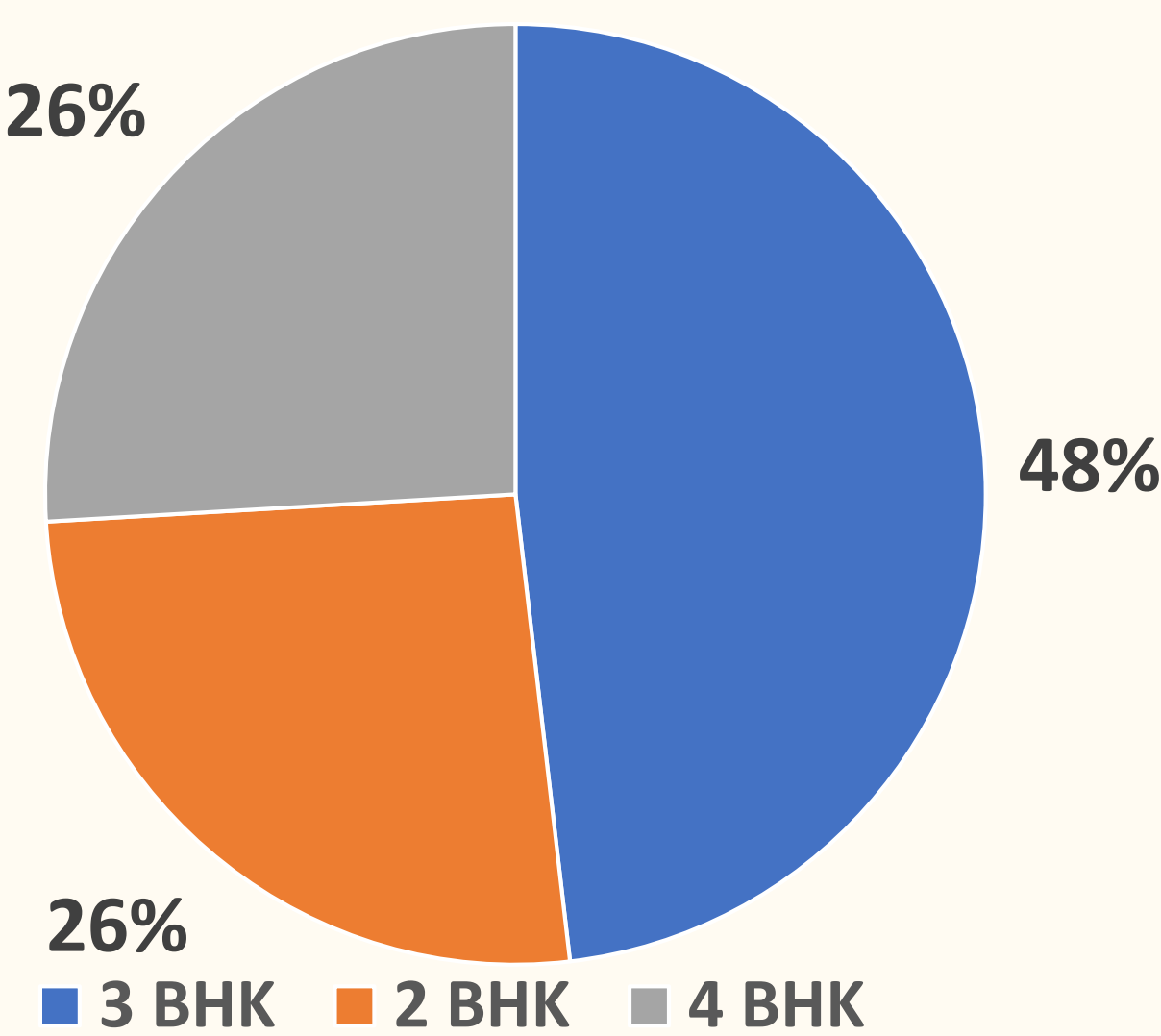
ANNUAL INCOME DISTRIBUTION



- 56% of people have their own business, 44% are for salaried
- 28% of surveyed people are LIG have annual income of 3-6 Lakhs
- Annual income of 6-10 lakhs and >10 Lakhs is equally divided. These comprise MIG group.
- 48% of surveyed people have 3 BHK Flats.
- 2 and 3 BHK have equal Number.

HOUSEHOLD ANALYSIS

FLAT SIZE DISTRIBUTION

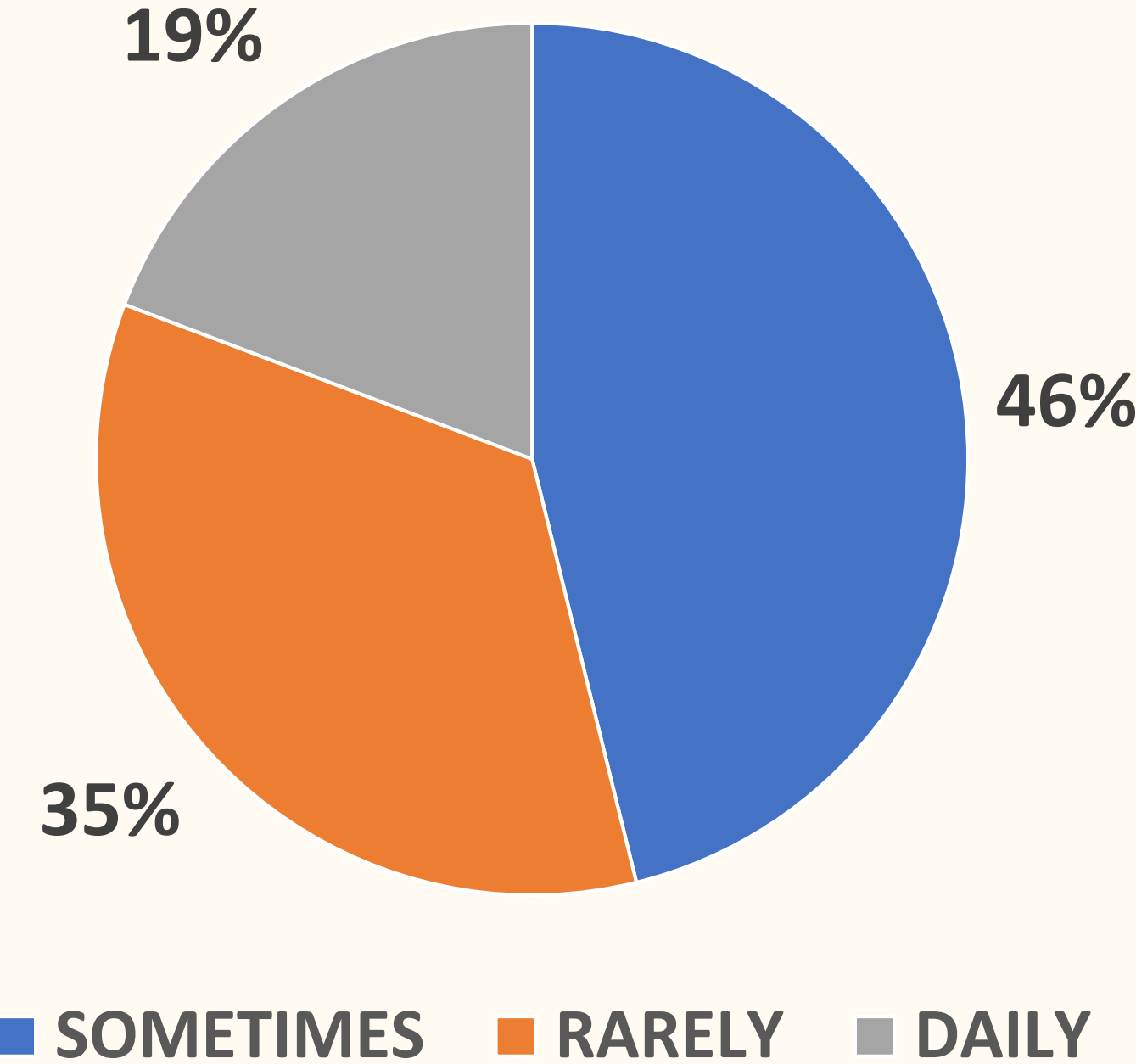


UTILITIES

	ELECTRICITY	WATER	SEWAGE	WASTE DISPOSAL	ENERGY
PROVIDER	BSES	DJB	DJB	MCD/PRI VATE	PIPELINE
PRICE(Rs.)	-	200-300		150	800-1000

- Electricity is provided by BSES (Bombay Suburban Electric Supply
- Water is provided by DJB (Delhi Jal Board)
- Sewage treatment is also done by DJB
- Waste disposal is looked by MCD (Municipal Corporation of Delhi) and also sweepers are hired who collects the waste at a collection point.
- Energy is supplied in the area through Pipelines.

INTERACTION WITH NEIGHBOURS



- Out of the people we surveyed most of them does not interact with their neighbours daily but once in a while.
- old age people get a chance to interact in parks and other places like religious places.
- Concept of social interactions between the neighbourhood is no where to be seen in BLOCK K in Kalkaji.
- 19% of the people interact daily with the people who are living in their own society.

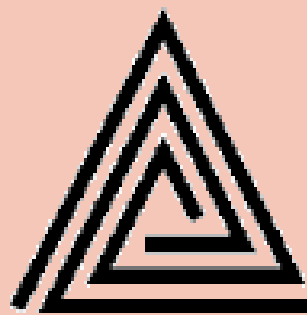
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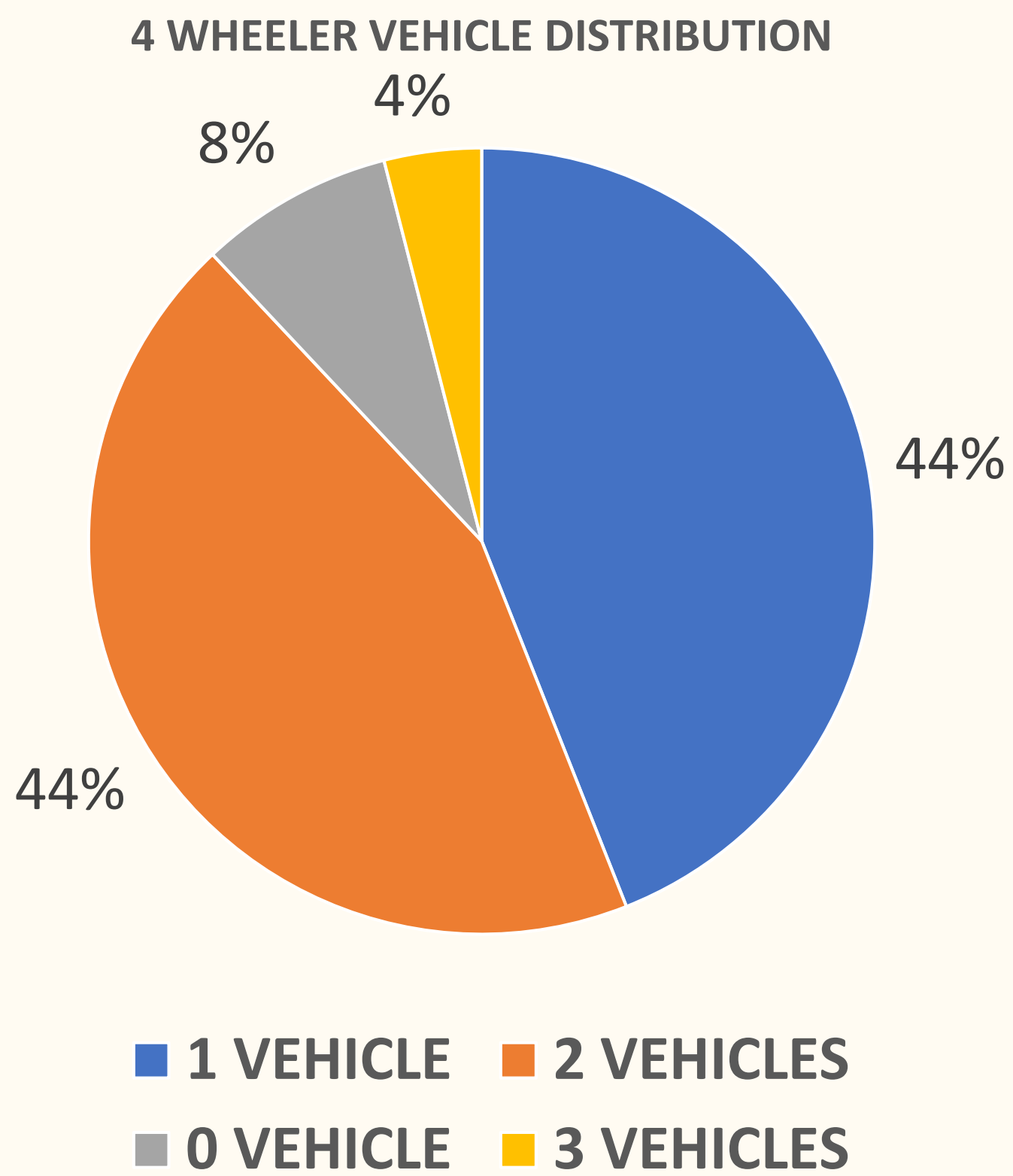
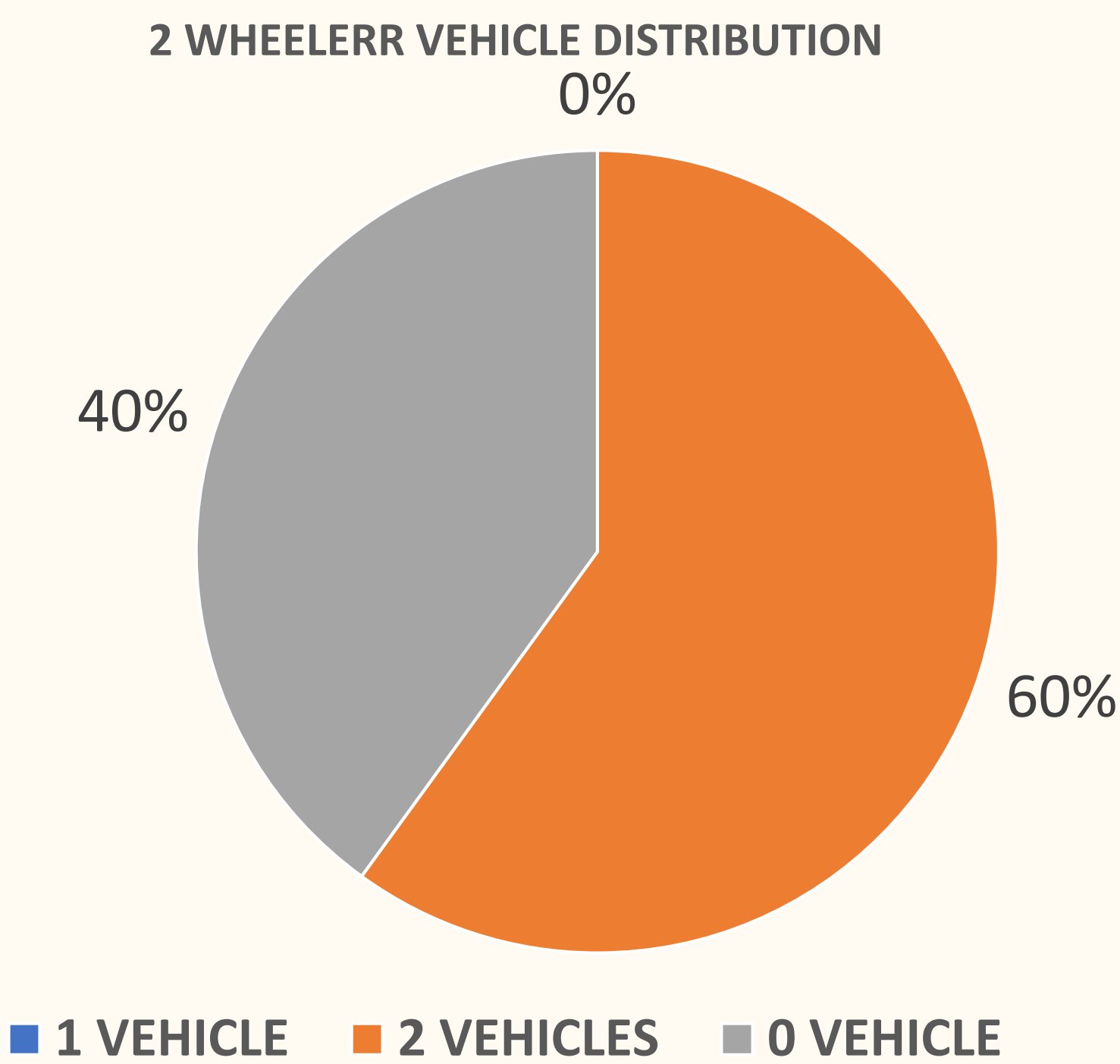
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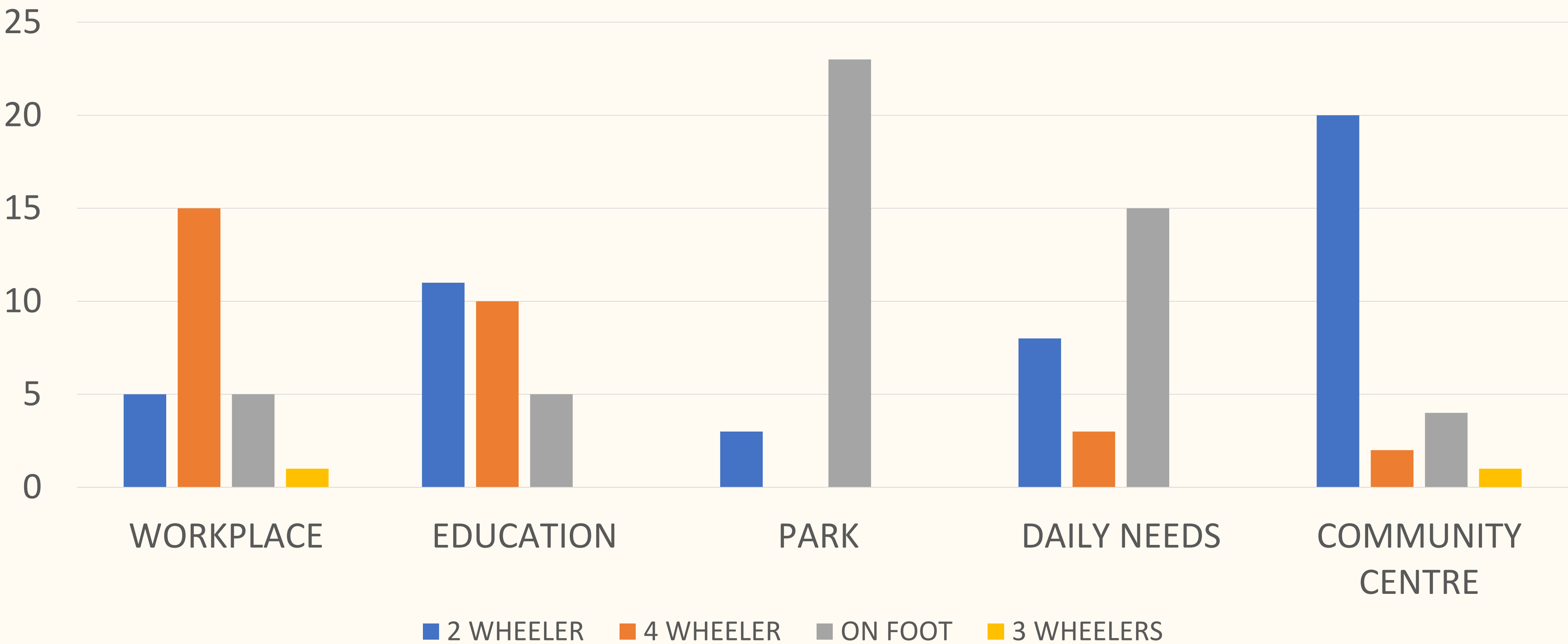
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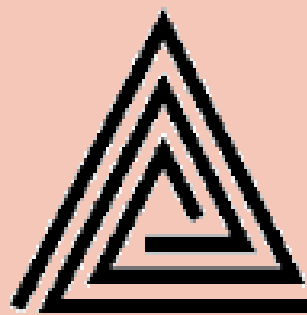
TRANSPORTATION ANALYSIS



distribution mode of transport



- Out of people we surveyed from plotted housing 60% of the people have 2 two wheeler vehicles and 40 % people have 1 two wheeler vehicle which they use mainly for daily need and workplace
- People prefer walking on foot for the daily requirements.



1970 Coming up of Govindpuri colony and whole

1980-90 The industries moved out of Govindpuri converting the area from industrial to residential. The area had since then developed as heavy mixed use area.

2000 Classification of road as a mixed use street.

Evolution of the kalkaji market

Planned commercial

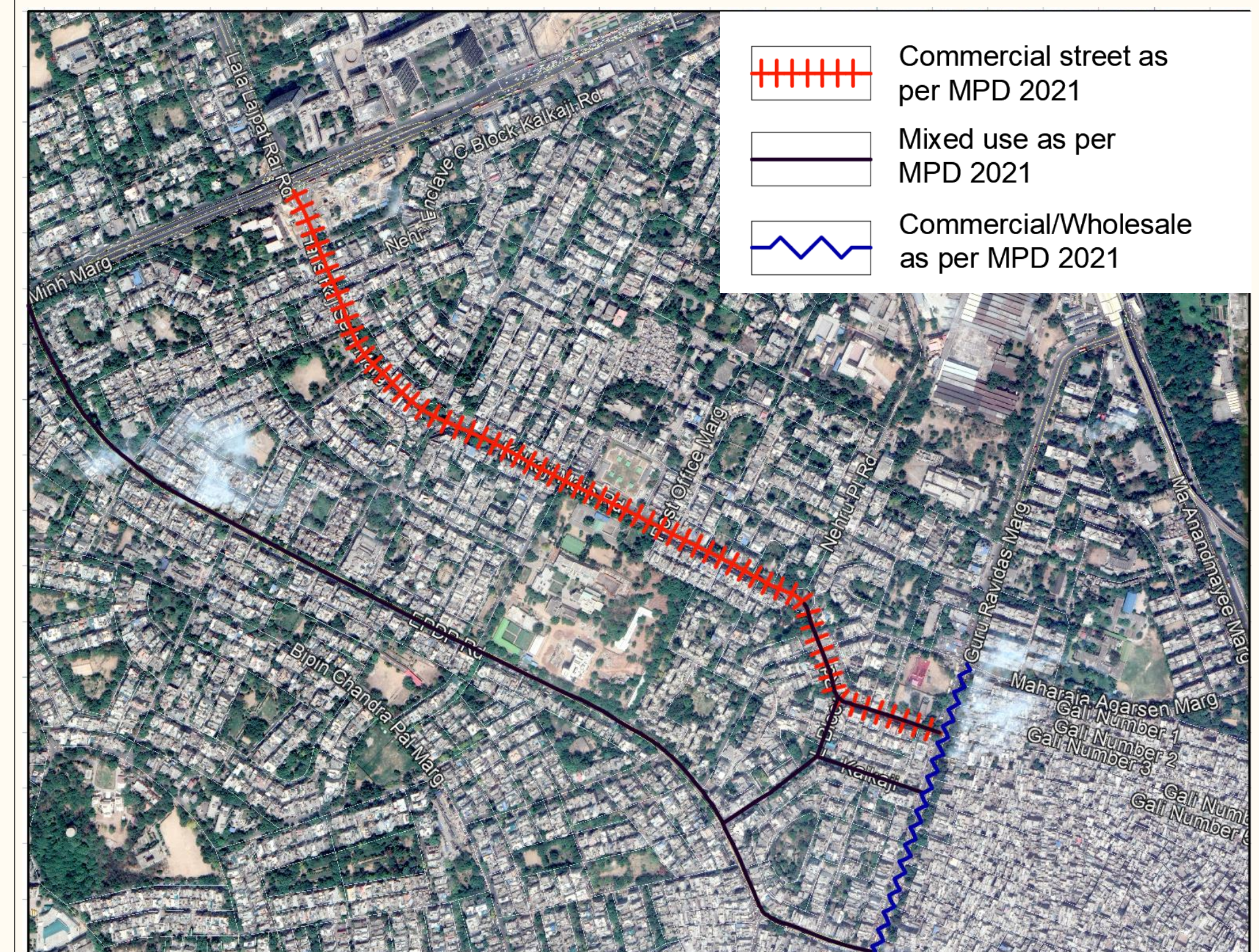


Sabzi Mandi

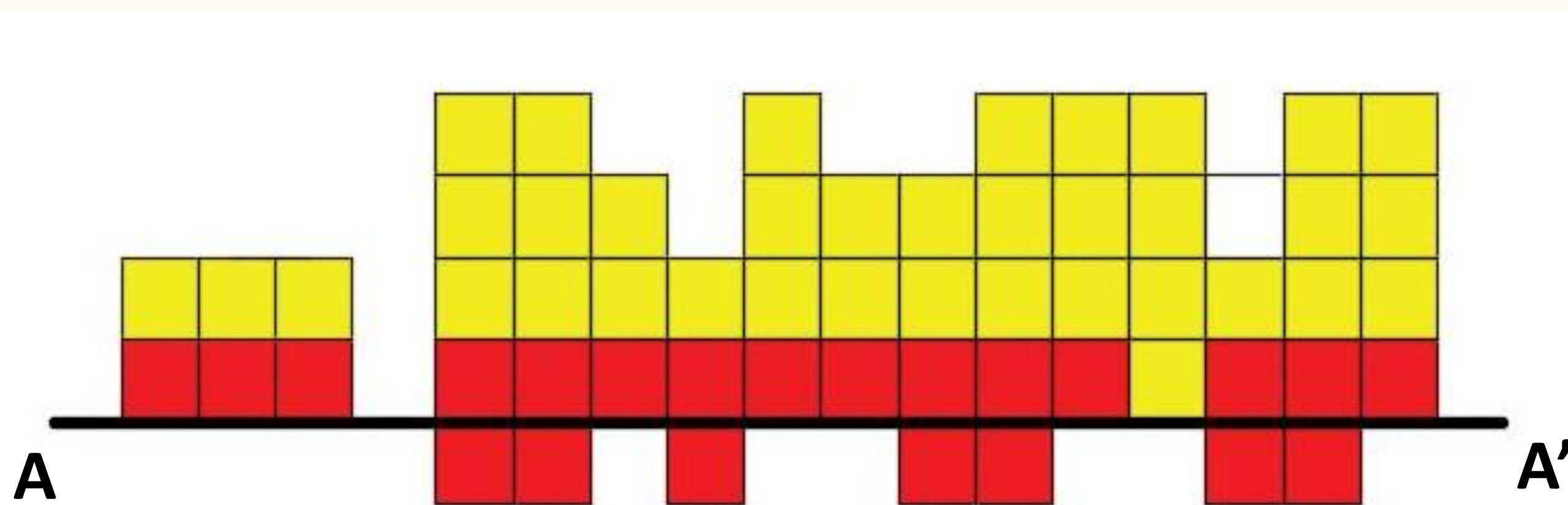
- ❖ This is the planned commercial area situated at the road side of Guru Ravidas Marg.
- ❖ Plot area : 0.8 ha
- ❖ Built up area : 0.8 ha
- ❖ FAR : 1



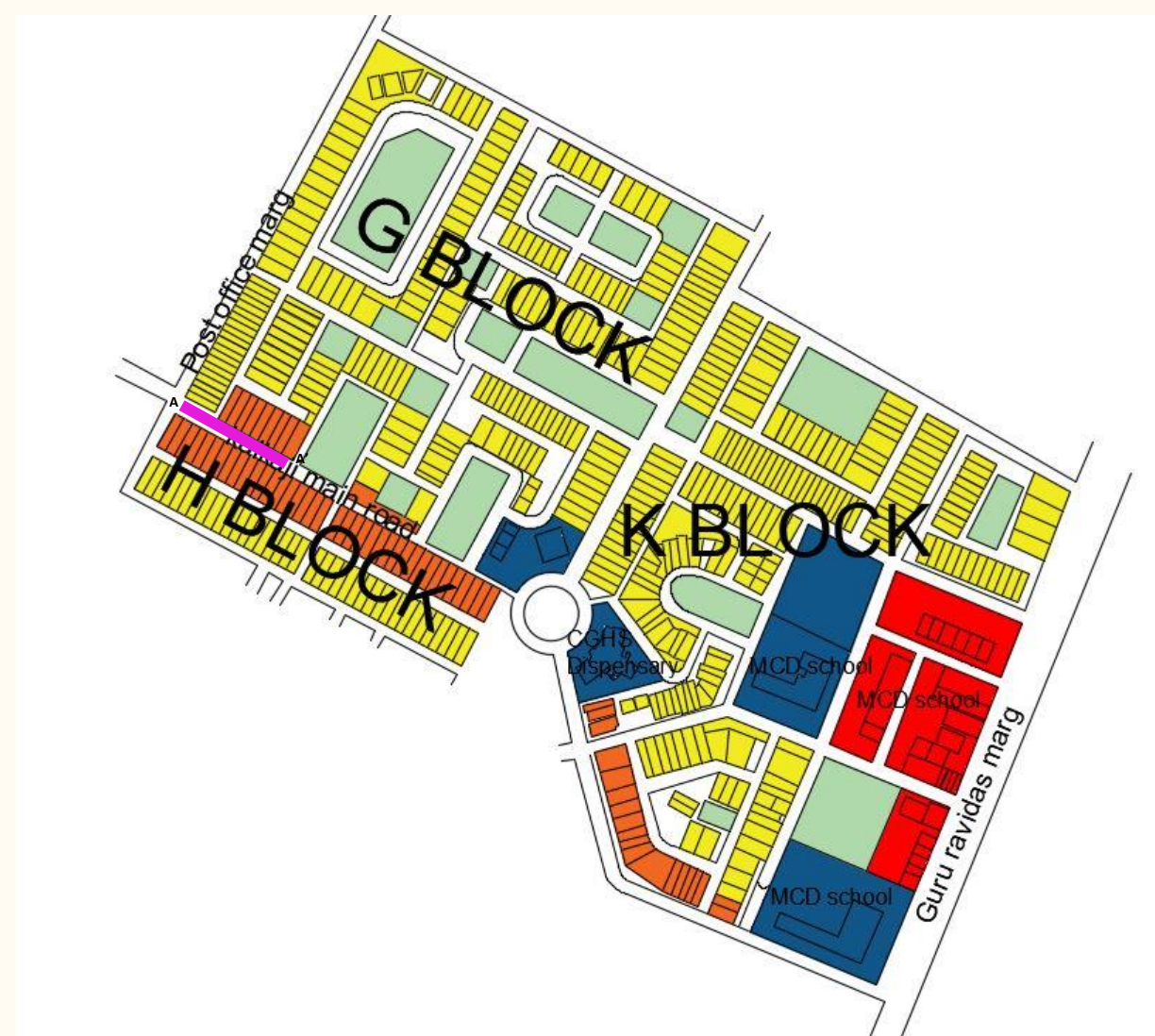
COMMERCIAL



- ❖ The entire Main Kalkaji road was notified as commercial street in zonal plan 2021 (zone-F).
- ❖ The Mixed use streets are
 - Malik ram issar Marg
 - Kalkaji main road , street between Blocks H&G and Blocks E&F.
- ❖ South part of Guru Ravidas Marg was notified as commercial and wholesale market.



Map not to scale



- ✓ Activities taking place are basic facilities like salons, clinics, retail shops, banks, electronics, restaurants etc.
- ✓ Commercial activities only takes place in ground and below ground level.

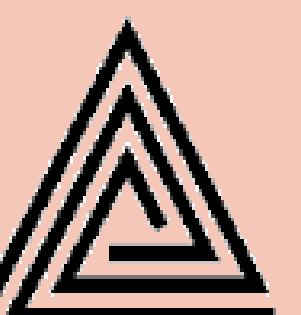
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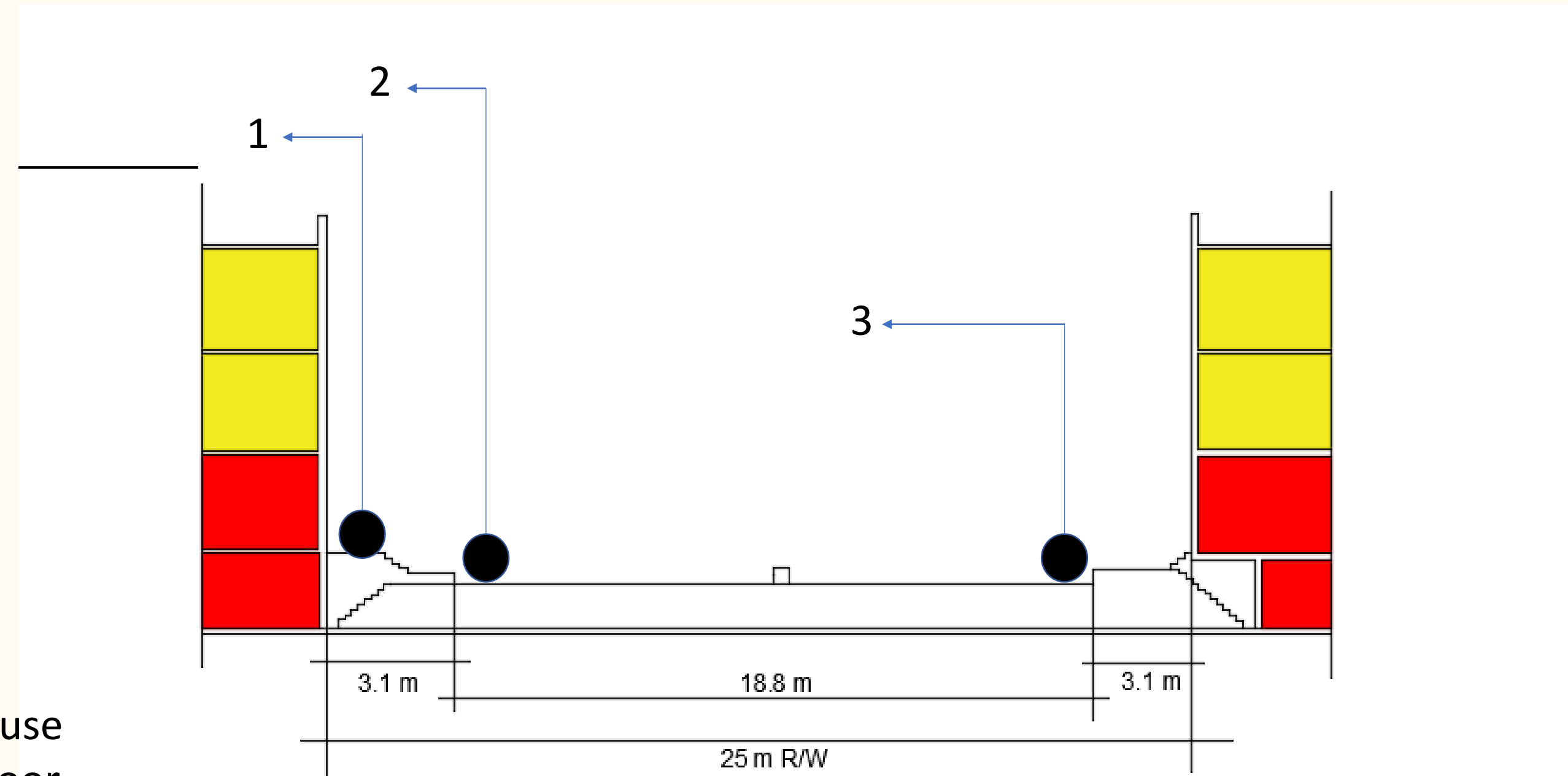
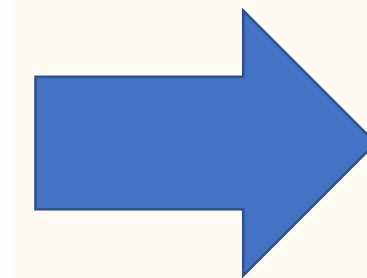
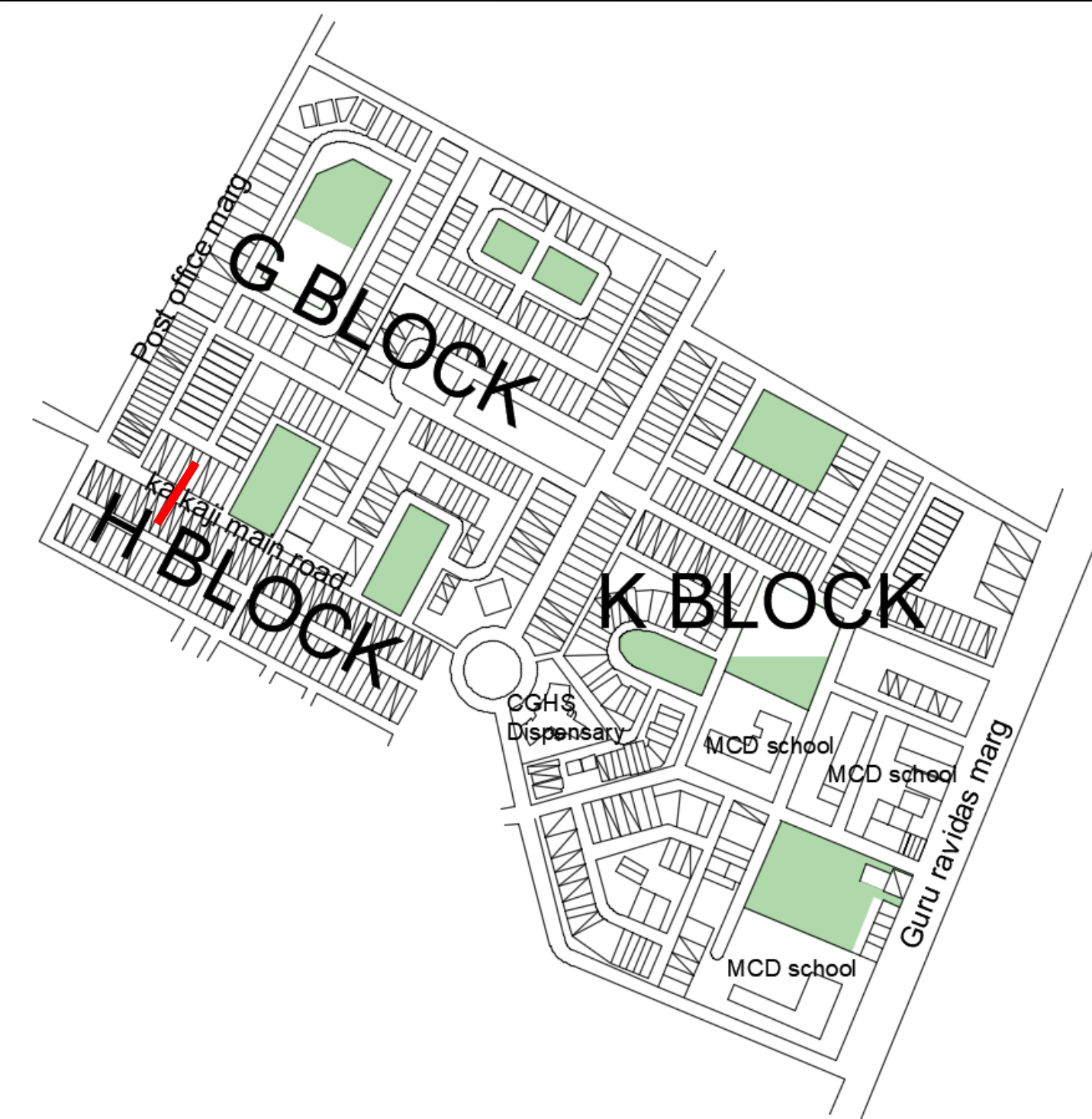
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PARKING



Key map



- Kalkaji road has a combination of medium and high intensity of mixed use
- The stretch between outer ring road and block k has retail at ground floor and offices /institutional activities on ground and upper floor
- Function on top floors attract long term car parking which causes chaos Due to the parking on street edges
- The road stretch lacks services like sufficient public toilets, dustbins, amenities for pedestrians.
- Most of the parking is ,in fact being done on the road which significantly reduces the carriage way width.

- Obstruction on the footpath due to the presence of the street activities there is huge disrupt in the pedestrian movement.
- Long durations of parking on the street reduce usable surface road.
- Intense surface parking
- Heavy servicing due to the presence of the service market causes traffic congestion.



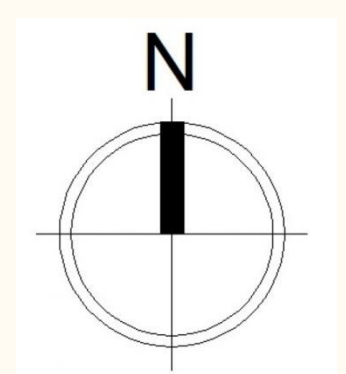
On street parking



congestion



On street parking



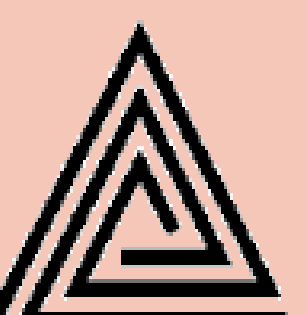
PLANNING STUDIO – 2 AREA APPRECIATION

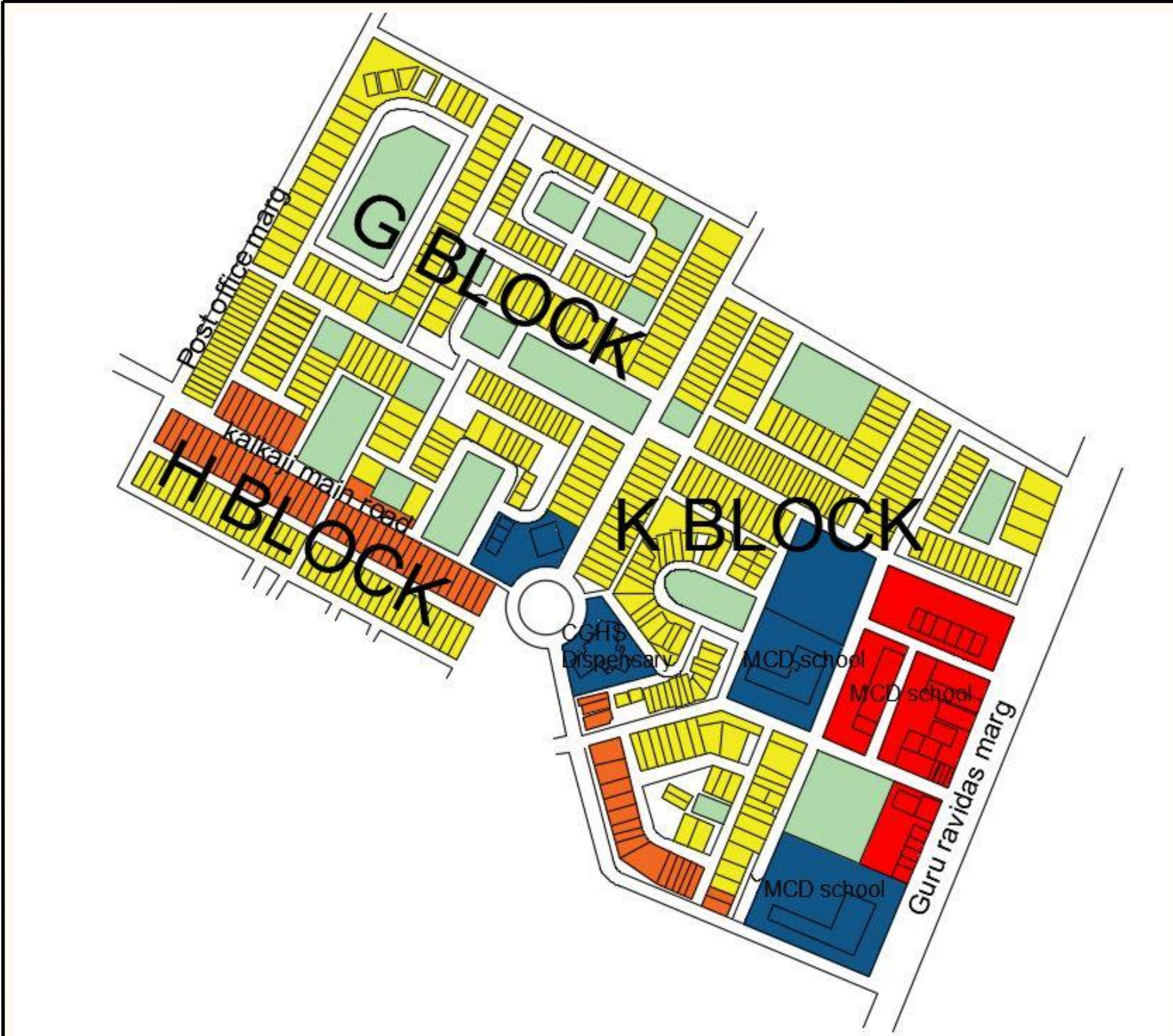
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Kalkaji main road has mixed use on the either sides of the road.

KALKAJI MARKET:

- No consideration for facilities and walkability for pedestrians and hawkers.
- No organized space for parking by different user groups, for the axis of 700 cars parked every day on the main road along with the mixing of different traffic modes.
- Some clauses on mixed use under master plan need to de reconsidered like institutes and gym are high intensity, and attach more parking.

SAFETY ISSUES:

There are no safety issues in the residential area as every block has a secured entrance.

FACILITIES

Kalkaji area has total of 5 se. sec schools and a college.
Every block has their individual neighborhood park and tot-lots.

CONCLUSION

Total area : 17 ha

Total number of plots : 508

Total population : 7808
Population density : 460 pph gross
957 pph net
Average dwelling unit size :4.5
Open space per person :3.48 sq. m
Facility per person : 3.04 sq. m

block	No of Dus
H block	174
K block	329
G block	1232
Total DUs	1735

IMPACT OF METRO CORRIDOR ON POCKER

- Addition of number of floors
- Some of the residential complexes have been converted into PG's, and some of them to commercial and mixed use.
- Increase of land value .
- Facilities like transportation and connectivity have increased.
- Heavy encroachment.
- Increase in traffic congestion.

Key map

