

# PLACEMENT BROCHURE



**SPA**  
**DELHI**

## MASTER OF PLANNING (2022-2024) DEPARTMENT OF HOUSING



योजना तथा वास्तुकला विद्यालय दिल्ली

**School of Planning and Architecture, New Delhi**

"An Institution of National Importance"

Under an Act of Parliament (Ministry of HRD, Govt. of India)

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Introducing a dynamic and ambitious group of **22 STUDENTS**, passionately studying the intricacies of **URBAN & RURAL HOUSING**. With expertise spanning **REALESTATE, PROJECT FORMULATION AND FINANCE, POLICY MAKING, LAND MANAGEMENT, AND TOWN PLANNING**, this team brings a comprehensive understanding of the multifaceted challenges facing modern cities. Whether it's conducting comprehensive market research, **DEVISING INNOVATIVE HOUSING STRATEGIES, OR OPTIMIZING PROJECT FINANCING STRUCTURES**, our students possess the skills necessary to drive success in the ever-evolving landscape of urban development. Their innovative ideas and dedication to sustainable urban development make them the ideal choice for any organization seeking **FRESH PERSPECTIVES AND EFFECTIVE SOLUTIONS**.

Let's shape a future where urban spaces radiate vitality, inclusivity, financial viability, and prosperity, while prioritizing healthy living environments.

**Institute & Course**



**Words from the Experts**



**Course Structure**



**Skills**



**Work**



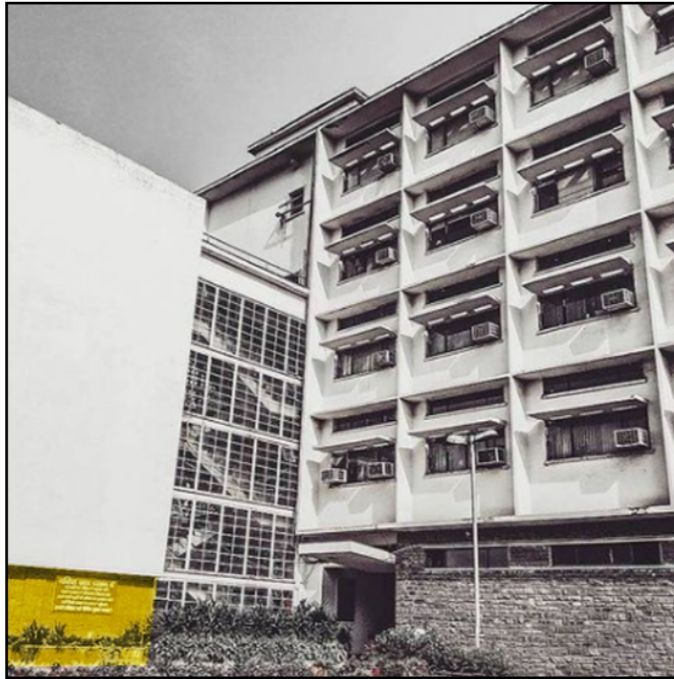
**Student Profile**



**Contact Detail**



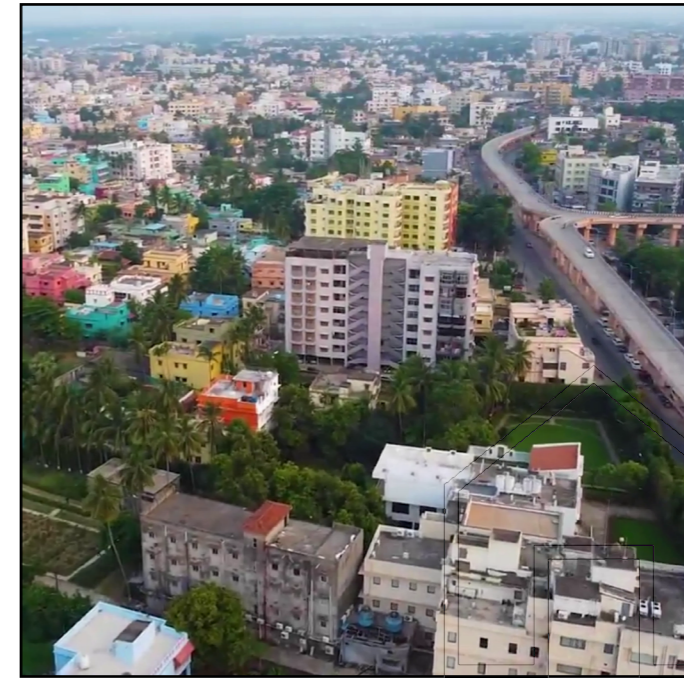
## ABOUT THE INSTITUTE



The School of Planning and Architecture had a modest beginning in 1941 as the Department of Architecture of Delhi Polytechnic. It was later affiliated to the University of Delhi and integrated with the School of Town and Country Planning which was established in 1955 by the Government of India to provide facilities to rural, urban and regional planning. On integration, the school was renamed as School of Planning and Architecture in 1959.

Recognizing the special nature of the fields in which the school had attained eminence, In 1979, the Government of India, through the then Ministry of Education and Culture, conferred on the School of Planning and Architecture the status of "Deemed to be a university". With this new status, the school had broadened its horizon by introducing new academic and extension program and promoting research and consultancy activities. It was recognized as "an Institute of National Importance under an Act of Parliament" in 2015.

## ABOUT THE DEPARTMENT



This program offers comprehensive exposure to various facets of habitat development viz. **elements of housing policy and finance, infrastructure and technology, design and project formulation, real estate and housing markets, disaster mitigation and management, and legislation.** In 1958, the United Nations recommended the creation of the program, which has been updated several times to reflect the latest developments in habitat studies.

Among the many areas of emphasis in India is housing. The National Housing Policy, setting up of NHB, HUDCO, HDFC, the emphasis of the UNCHS, World Bank, and USAID, as well as entry of major public and private corporations and multinational companies are some of its manifestations.



## FROM HOD'S DESK



**Prof Dr. Ruchita Gupta**  
Head of Department, Dept. of Housing

In the Department of Housing, SPA New Delhi we prepare students for City planning which includes planning for both planned and unplanned areas. Projects ranging from Real estate to Slum development are done as part of the Studio exercise. The two-year program (four semesters) includes fieldwork in cities of various sizes - which entails on-ground research, mapping of infrastructure initiatives, interaction with Development Authorities to record the prevailing development norms and policies, interaction with various stakeholders, and finally, the exercise is concluded by identification of gaps and preparing plans for the future. The third semester studio is on Housing Project Formulation and Design where the focus is on Real Estate Housing Market in various big cities of India. Sites are identified based on the spatial trajectory of city level residential Real Estate growth, and geographical factors. As per the overall housing scenario and macro and micro housing market studies, a housing project is formulated on the selected sites. The students present the most viable housing project, considering the market study, site analysis, product mix, facilities provided and the financial feasibility in terms of NPV and EBITA of the same. Various construction techniques including Green technology and materials are studied in detail. The entire study is backed with financial feasibility by calculating the project life cycle cost and making the project technologically and financially workable. All the studios are backed by theory subjects which include among others planning theory and techniques, planning legislation, finance, housing policies and programs, real estate, land and community participation.

## FROM PROFESSOR'S DESK

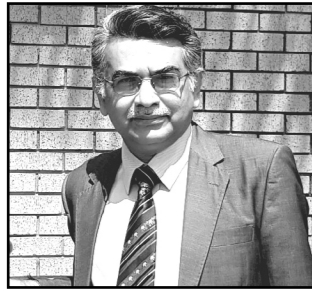


**Prof Dr. P.S.N. Rao**  
Former Director, SPA Delhi; Professor, Dept of Housing

"The School of Planning and Architecture, New Delhi ( SPA - D) is an apex premier educational institution imparting education at the undergraduate, post graduate and doctoral levels in architecture, planning and allied fields. It is an " Institution of National Importance" under an Act of Parliament, Ministry of HRD, Government of India. The School has 12 Departments of studies and has been in existence for over 75 years now. In addition to teaching, the School also undertakes research and consultancy assignments and has MoUs with several national and international organizations. Students who graduate from this institution acquire a deep, wide and varied understanding of issues related to architecture and planning and are equipped with state of the art skills to serve the real world industry as well as government organizations. SPA alumni are today placed well not only in India but also in various countries and are performing extremely well. I wish to assure the prospective employers that students from SPA-D will be able to perform and excel in the tasks assigned to them."



# THE FACULTIES



## **Prof Dr. P.S.N. Rao**

Former Director, SPA Delhi; Professor, Dept of Housing

Ph.D- SPA Delhi, (Housing); M.Plan (Housing); Cert. A. App, Cert. U. Mgt.; B.E. (Civil)

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## **Prof Dr. Ruchita Gupta**

Head of Department, Dept. of Housing

Ph.D: IIT Roorkee: M.Plan (Housing), SPA New Delhi; B. Arch: Dr. B. R. Ambedkar Marathwada University, Aurangabad

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## **Harshita Deo**

Assistant Professor, Dept of Housing

M.Plan (Urban Planning), SPA New Delhi; B. Arch: Faculty of Architecture, Gautam Budh Technical University, Lucknow

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## **Rashi Gupta**

Assistant Professor, Dept. of Housing

Ph.D: Amity RICS Noida; M.Plan (Housing), SPA Delhi; B. Arch: National Institute of Technology, Hamirpur

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## **Vinod Sakle**

Visiting Faculty, Dept. of Housing

Architect & Town Planner, Retd. Additional Commissioner Planning, DDA

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## **Sanjay Saxena**

Visiting Faculty, Dept. of Housing

Urban Planner, SPA Delhi; LLB, DU; PG Diploma in Ecology & Environment, Indian Institute of Ecology & Environment, New Delhi, PG Diploma in ADR from ICADR, Nalsar University

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## **Dr. Sailesh K. Agrawal**

Visiting Faculty, Dept. of Housing

Executive Director at Building Materials and Technology Promotion Council (BMTPC)

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## **Dr. Akshaya Kr. Sen**

Visiting Faculty, Dept. of Housing

Joint General Manager (Economics) at Housing and Urban Development Corporation Ltd. (HUDCO)

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## **Chitra S. Jain**

Visiting Faculty, Dept. of Housing

Vice President (Central) NAREDCO Mahi

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## **Rita Battacharya**

Visiting Faculty, Dept. of Housing

General Manager at National Housing Bank (NHB)

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## **Dr. Jai Ballabh Gildiyal**

Visiting Faculty, Dept. of Housing

M.SC. D.PHIL, Geology/Earth Science, General GIS Analyst

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# COURSE STRUCTURE

## SEMESTER 01

### Integrated Studio

Work on preparing the outline development plan of the city

### Socio economic base for Planning

Strategies considering the economic, social, and cultural factors that shape a community

### Infrastructure & Transport Planning

Designing systems and networks to facilitate the movement of people, goods, and services

### Housing & Environment Planning

Preserving and improving the natural and built environment.

### Planning history & theory

Preserving and improving the natural and built environment.

### Geo-informatics in Planning

Theory on Geo-Spatial data

## SEMESTER 02

### Studio I

Housing Option and Strategy : Bhubaneswar

### Housing Policies

In-dept understanding about the policies of housing

### Housing Standards Design and Projects

Understanding various standing present stands across world and

### Urbanization and Land Management

Various land management models followed across India.

### Material Technology and Infrastructure

Learning about advance material present in industry including 3d printing and Cradle to cradle concept.

### Housing Finance and Project Formulation

Methods like NPV & IRR, looking at policies and their relation with finance .

### GIS Application in Housing

## SEMESTER 03

### Studio II

Project Formulation and feasibility studies

### Real State and Housing Market

Exploring the trends of real state in market and identifying feasibility of project.

### Informal Slum Housing And poverty

Looking at unorganized sector of housing

### Disaster and Settlement

Exploring role of housing in disaster management

### GIS Application in Housing

Advance GIS Applications

### Inclusive Participation and Communication

How community can be involved in process of policy making

## SEMESTER 04

### Thesis

Solving the problem related to housing .

### Housing Legislation and Governance

Laws in relation to housing

### Global Perspective on Housing

How different countries are tackling problem of housing

### Housing & Environment

Looking on sustainability aspect of housing

# CURRICULUM



# EXPERTISE

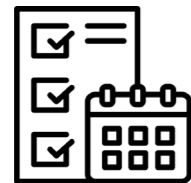
**1** Comprehensive expertise in **HOUSING, R.E.R.A., T.O.D., T.P. SCHEMES, PPP MODELS.**



Understanding of **REAL ESTATE MARKET DYNAMICS & PROPERTY VALUATION.**

**2**

**3** Financial acumen for **FEASIBILITY STUDIES, FINANCIAL MODELING,** and securing funding sources.



Proven track record in **PROJECT FORMULATION AND MANAGEMENT.**

**4**

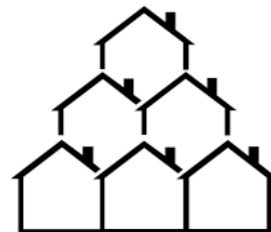
**5** Expertise in **URBAN LAND MANAGEMENT,** including land use planning and infrastructure development.



Engagement in **POLICY MAKING** and advocacy for affordable housing and sustainability.

**6**

**7** Expertise in **AFFORDABLE HOUSING.**



# TECHNICAL SKILLS



# PAST RECRUITERS



... **MANY MORE**



# OUTLINE DEVELOPMENT PLAN PARBHANI, MAHARASHTRA

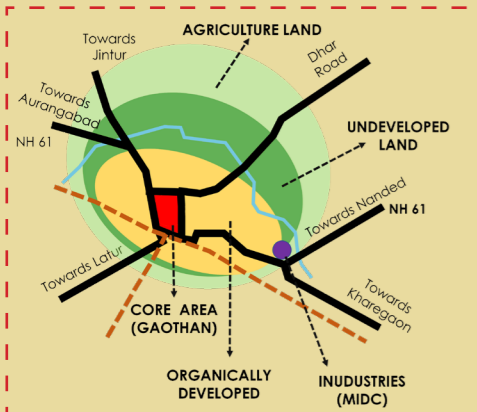
Under the provisions Maharashtra Regional and Town Planning Act, 1966 Contents of Development Plan are:

- Proposals of zoning for various purposes
- Designation of land for public purposes
- Transport and Communication
- Water supply, drainage etc.
- Sites for community facilities
- Sites for industries
- Preservation, conservation proposals of natural sceneries
- Preservation of features of historical, natural, architectural, heritage interest
- Proposals for flood control etc.
- Development Control & Promotion Regulations

CITY OVERVIEW	
Study Area : Municipal Boundary Area	57.76 SQKM
Number of Census Wards	57
Population (Lakhs) (2022)	366700
Residential Area (Ha)	984
Net Residential Density (pph)	186
Gross Residential Density (pph)	373

### EXISTING URBAN FORM

The city has concentrated commercial in the core area, with organic developed settlements around it, majorly in the north.



Parbhani is a city in Maharashtra state of India. It is one of the municipal corporations in Aurangabad division and administrative headquarters of Parbhani District. It is one of the largest cities in Marathwada region

### Vision

2042 for Parbhani is to achieve a sustainable, growth driven economy which acts as a magnet for education and provides employment opportunities, affordable housing for a better quality of life.

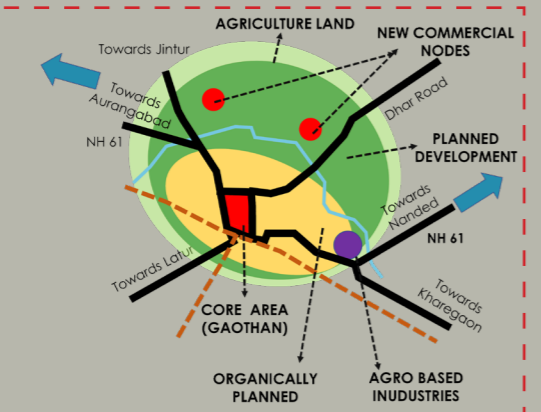


### Quality of Life

- Tourism & Heritage
- Agro Industries
- Sustainable Transport System
- Affordable Housing for All
- Open green spaces
- Employment Opportunities
- Equitable Infrastructure

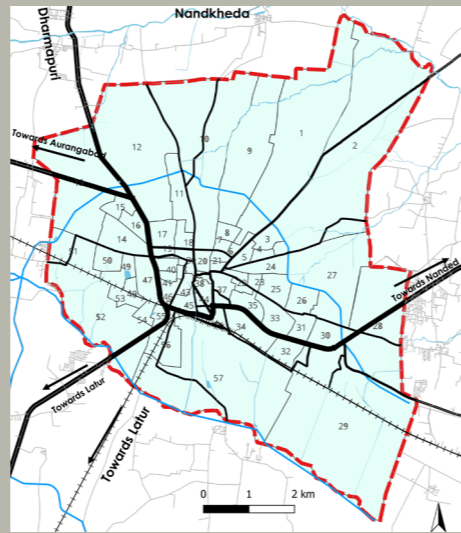
### PROPOSED URBAN FORM

The new commercial nodes and industries giving rise to potential points of economic growth in the city.

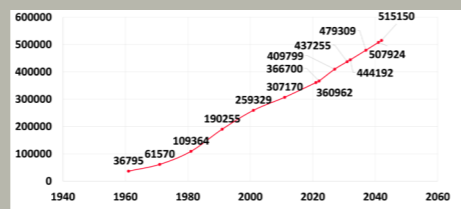


Various city level analysis were incorporated for the preparation the proposed land use plan.

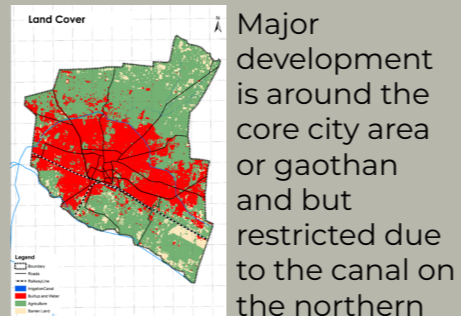
### Parbhani Municipal Corporation Boundary



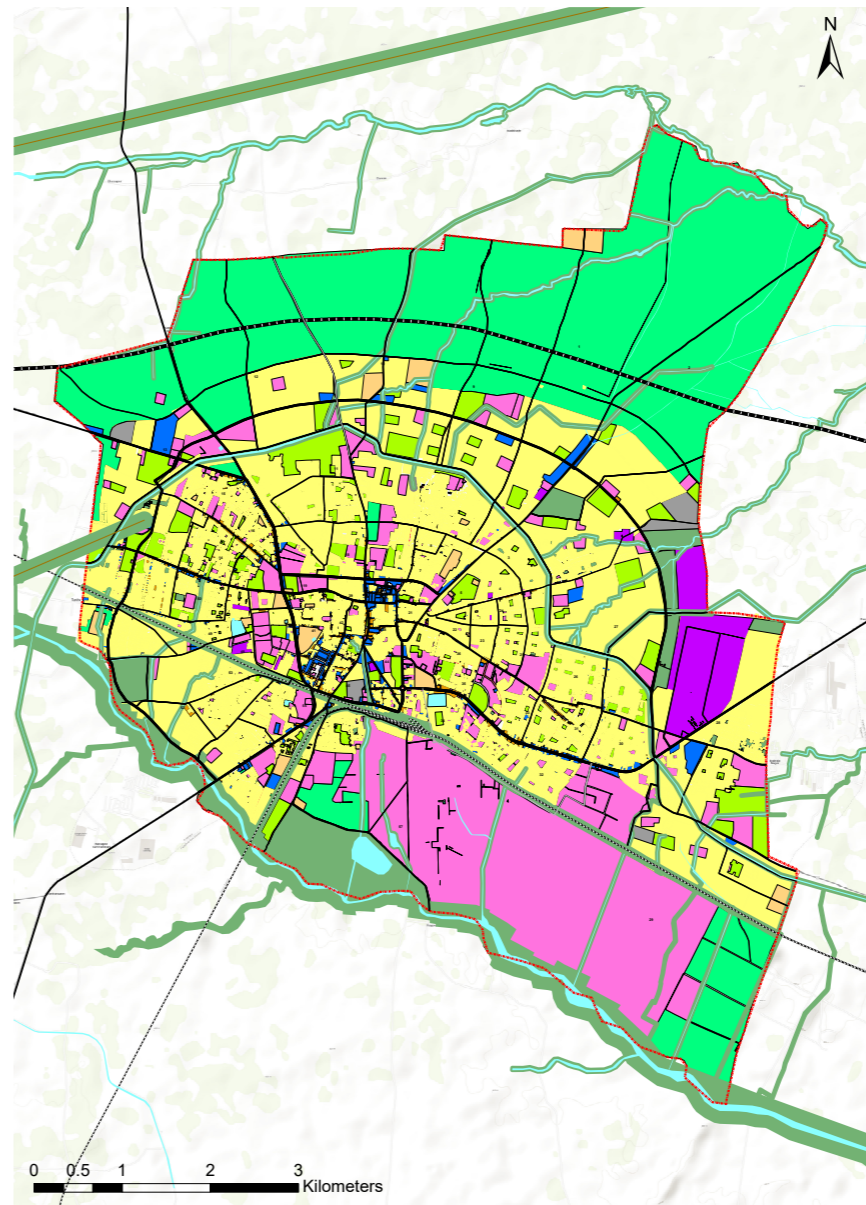
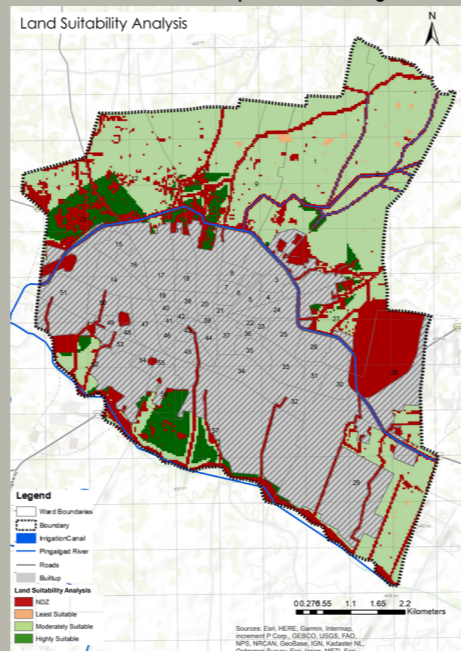
### Population Projections



### Land Suitability Analysis



Major development is around the core city area or gaathan and but restricted due to the canal on the northern part of city.



Affordable Housing for All 2042, catering the demand for the existing and projected population along with provision of all physical infrastructure – water, drainage, sewerage and electricity, as per standard and improving the overall quality of life.

### PROPOSALS FOR HOUSING : Brown & Green field developments

- For new development planning fixation of density norms based on carrying capacity analysis.
- As per URDPFI guidelines, Developed area density for Large cities (Population-5 Lakh- 10 Lakh) is 125-175 PPH.
- Considering average density to be 150 PPH.
- Gross Residential Density= 2 x Net Residential Density

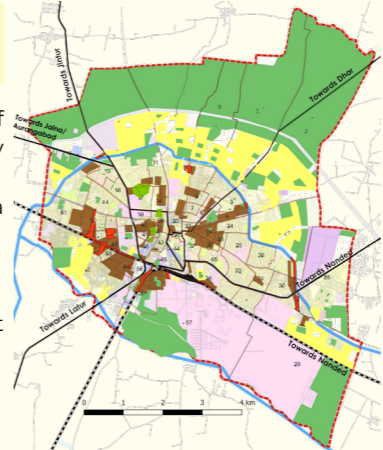
### HOUSING DEMAND ESTIMATION

**DEMAND**

Housing Stock: 70,656  
Total Households Size: 71,902  
Households: 5.1  
HH size : 5.1  
HH size 2042 : 4.9 (Projected)

**SHORTAGE**

Absolute Shortage: 1,246  
Houseless Household dated: 108  
Dilapi- dated: 3,257  
Non Servicable: 3,340  
Conested: 24,467



Housing Need (2042): 62,714

DECONGESTED HOUSES: 9,955 (50%)

RELOCATING FOR DILAPIDATED: 3,257 (100%)

IN-SITU DEVELOPMENT NON-SERVICABLE HOUSES: 1,922

RELOCATION: 990

EXTRA HOUSING NEED (TREND): 46,590 HOUSEHOLDS

Gross Residential Density = 300 PPH  
Gross Residential area required = 760 Ha

### Proposed Landuse Plan

- Highly suitable land towards the South side of railway line is part of the Marathwada Agricultural University which is why no development can be proposed in that area.
- The highly suitable land in northwest region has potential for developing residential areas since it has high entropy value for existing landuse as well.
- Concept of **infill development adopted** - development of vacant parcels within previously built areas that are not devoid of existing infrastructure services.

Existing town density - 63.48 pph  
Projected Town density - 89.17 pph

### LEGEND

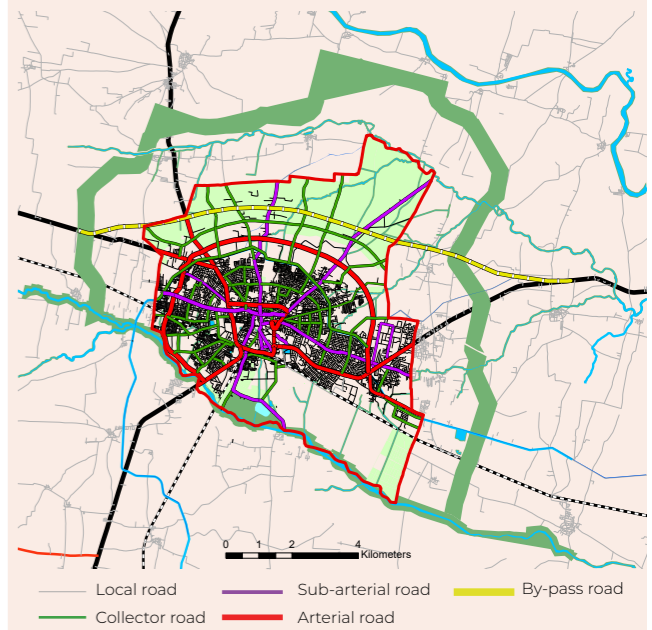
- ROAD HIERARCHY**
- Arterial road
  - Sub-arterial road
  - Collector road
  - National highway
- PROPOSED LANDUSE**
- Residential
  - Commercial
  - Public semi-public
  - Mixed use
  - Recreational
  - Transportation
  - Industrial
  - Utility
  - Water body
  - Agriculture
  - Green spaces

### Achieved Landuse Entropy

- Percentage increase in entropy – 44%
- The entropy has considerably increased as a result of spatial distribution of landuse in respective wards with maximum no. of undeveloped plots.
- Predominant landuse along the major roads area commercial and mixed-use
- In order to cater to the proposed residential areas, commercial landuse is provided along the major roads



### Proposed Road Hierarchy and Blue Green Infrastructure



Road Connectivity		Discription	Area in sq.m.
Proposal	Area (Km.)	Existing Green (2022)	781282
Road widening	22.22	Per capita green available	1.35
By Pass	46.2	Projected population (2042)	515150
Proposed roads	128	Per capita green achieved	14.06
Total	196.42		



## SITE PLANNING GREATER NOIDA, U.P.

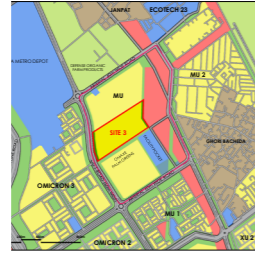
A process of physical planning of a given area for a particular use, based on certain norms, requirements and local considerations.

Site Segments provided were: Group Housing Luxury - 3, Group Housing Industrial - 2, Group Housing Mixed-1



The site selected is located in South Western direction of Greater Noida, Ghodi bachheda. The site area measures 13.53 Ha.

### 1 Proposed Landuse



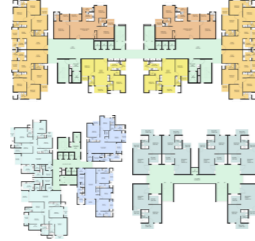
### 2 Designed Site Plan



Density: 600 PPH  
Total Population: 8148  
Avg. Household Size:

Permissible	Area	135867
	FAR	2.75
Achieved	Area	373634
	FAR	2.72
	Area	369840

### 3 Tower Plans

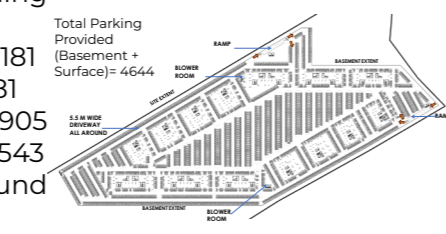


### 4 Water Supply Layout



Number of Dwelling Units: 1810  
EWS (10% of DU)= 181  
LIG (10% of DU)= 181  
MIG (48% of DU) = 905  
HIG (32% of DU) = 543  
Permissible Ground Coverage: 40%

### 6 Basement Parking Layout



### 5 Sewerage Sys-



## AREA APPRECIATION N.C.T. OF DELHI

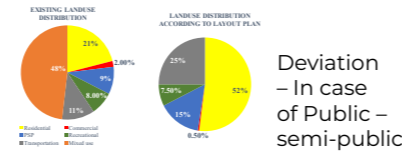
The aim is to understand and contextualize the location of the area in relation to city, zone and area situated. Sites were majorly planned:

Residential colonies - 39  
Industrial estate - 6

### 1 Existing Landuse



### 2 Designed Landuse



Deviation - In case of Public - semi-public  
Study area has enough green cover to cater the public needs but it's likely to fail as the density has been increasing rapidly.

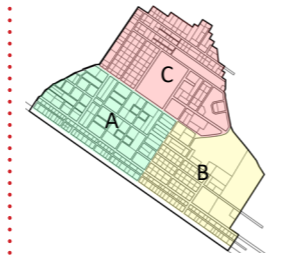
### 3 Built / Unbuilt



### 4 Social Infrastructure



### 7 Zone Division



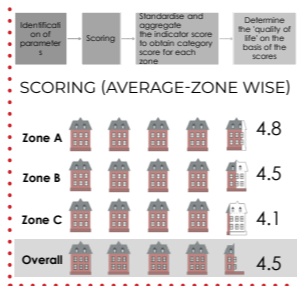
### 5 Road Hierarchy



### 6 Building Height



### 8 Quality of Life



**PATEL NAGAR WEST SITE - AREA CONTEXT**  
Patel Nagar is one of the 3 sub-division of the West Delhi District in India. It falls under Zone -B. West Patel Nagar falls under MCD-North.

## HOUSING STRATEGY BHUBANESWAR, ODISHA

### AIM OF STUDY :

To determine the housing options and strategies for the city of Bhubaneswar, its outgrowths and the adjoining villages in the study area within the state of Odisha.

\* To understand the various housing sub systems present in the study area in terms of evolution, transformation and present status.

\* To determine the shift in housing sectors in terms of ownership, investment and preference after the formation of the new capital Region.

\* To provide affordable housing options to tackle the housing shortages prevailing in every subsystem in the study area in an inclusive manner.

### Real - Estate governing bodies



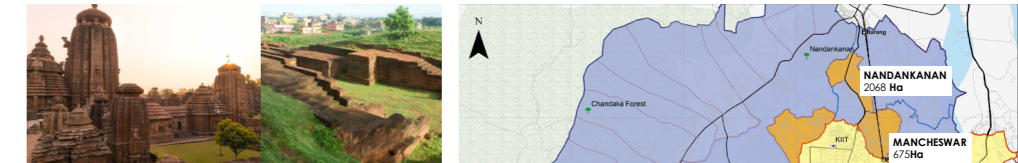
### City's Achievements



Rank 22<sup>nd</sup> (2022-2023)  
1<sup>st</sup> state to provide "Drink from Tap" facility  
Rank 1<sup>st</sup> (2022)

Mapping of housing sub systems studied :

- \* Old city
- \* Urban villages
- \* Public
- \* Private
- \* Co-operative
- \* Employer
- \* Slums and squatters
- \* Unauthorised layouts



City of Temples

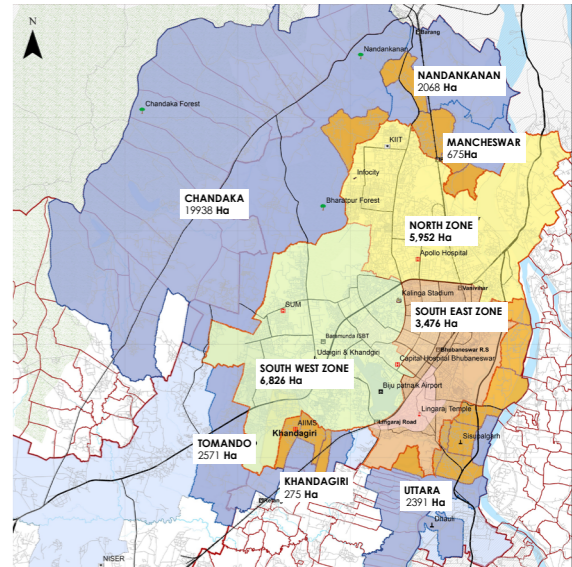
Bhubaneswar is the capital and largest city of Odisha state.

Area - 186 sq. km  
Population - 837,321

Historically and culturally Khordha occupies an important place in the state of Odisha. It was the capital of Odisha from 1568 to 1803. Khordha district is one of the most urbanized district of the state, of which Bhubaneswar and Cuttack are the most populous cities.

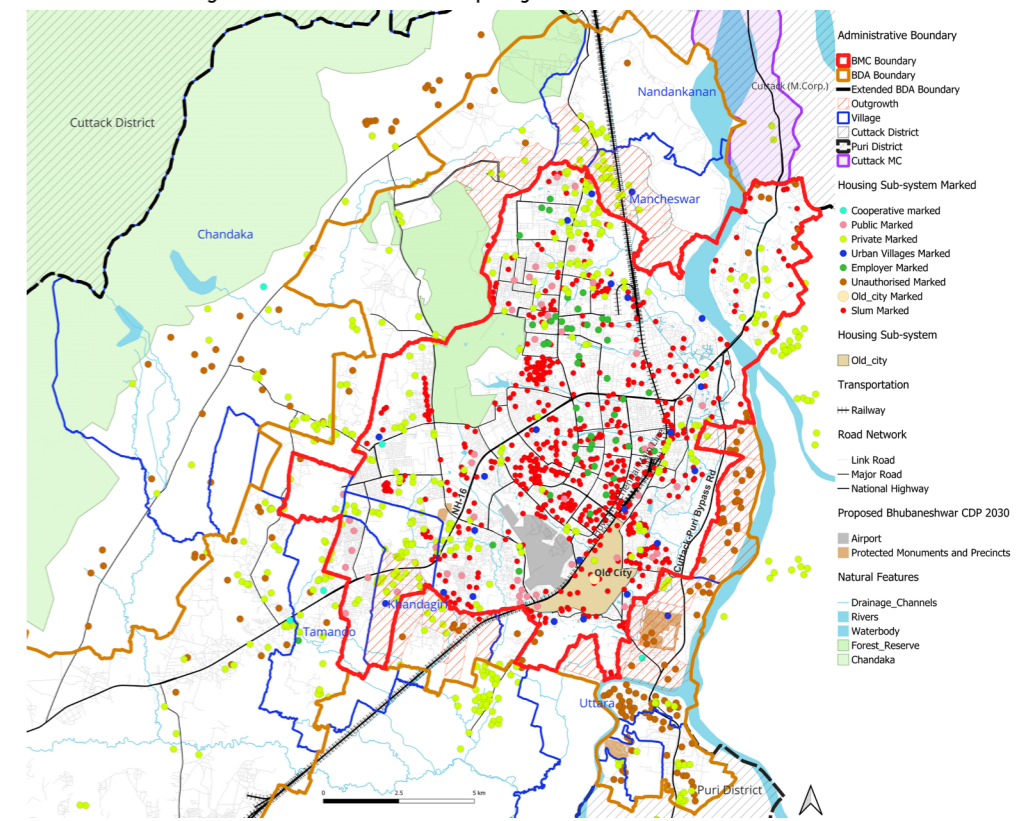
The study was conducted in three various ways as:

1. City - level
2. Housing Sub - system
3. Formulation of Housing Strategy for city as well as sub - system level.

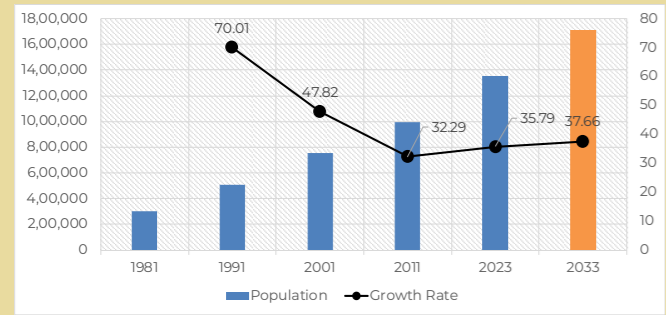


City level study divided was divided into:

- City introduction and Master plan
- Demography and socio - economic profile
- Housing situation and shortage
- Land
- Finance
- Material, technology and manpower
- Physical and social infrastructure
- Development controls and approval process
- Organisation and legislative framework
- Housing policies, programmes and projects



# BHUBANESWAR MUNICIPAL CORPORATION + VILLAGES JOINING BMC + OUTGROWTHS WITHIN BHUBANESWAR BLOCK

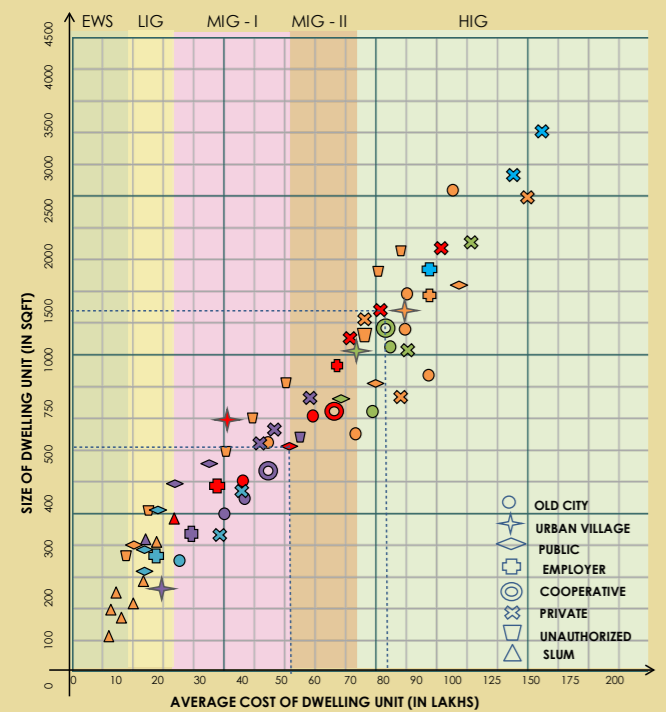


## AFFORDABILITY ANALYSIS OF HOUSEHOLDS

HOUSEHOLDS (By Income Category)	Monthly Income	ANNUAL INCOME (By Income Category)	AFFORDABILITY (By Income Category)	Major Housing options through various sub-systems
H.I.G (10.48%)- 32,915	>1,50,000	>18 Lakh	>72,00,000 (60Amm In)	1- Private - 80 L - 2.6 Cr. 2- Public - 80 L - 1.1 Cr. 3- Unauthorized 78 - 1 Cr.
M.I.G-II (12.05%)- 37,846	1,00,000 - 1,50,000	12-18 Lakh	60,00,000-90,00,000 (50Amm In)	1- Unauthorized 38 - 78 L 2- Private - 56 - 78 L
M.I.G-I (20.61%)- 64,731	80,001 - 1,00,000	6-12 Lakh	38,40,001-48,00,000 (40Amm In)	3- Public - 45- 65 L
L.I.G (24.41%)- 76,666	35,001 - 50,000	3-6 Lakh	16,80,000-24,00,000	1- Private - 28 - 50 L 2- Unauthorized 25 - 35 L 3- Public - 20- 40 L
E.W.S (32.45%)- 1,01,918	15,001-25,000	Upto 3 lakhs	7,20,000-12,00,000	1- Public - 10-18 L 2- Private - 15.5- 24 L 3- Co-operative- 19-23.5 L

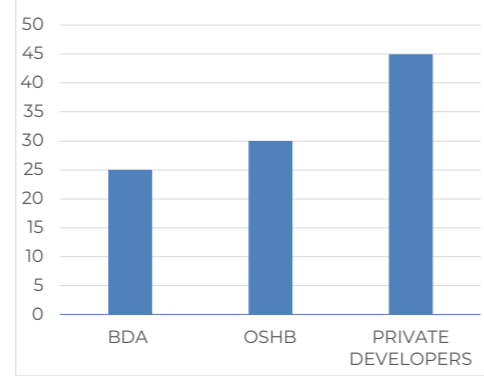
## Housing options in the City

- Availability of Housing Options in this range (325 to 1300 sqft) in majority of Subsystems.
- Lesser options available in smaller DU sizes in Private Subsystem, indicating that lower income groups lack in supply.



- Congestion at the cost slab ranging from Rs.30 lakhs to 65 lakhs. The size of the DUs in this cost slab ranges from 325sqft to 1300 sqft.
- Availability of Housing Options in this range (325 to 1300 sqft) in majority of Subsystems.

## HOUSING OPTION CONTRIBUTION

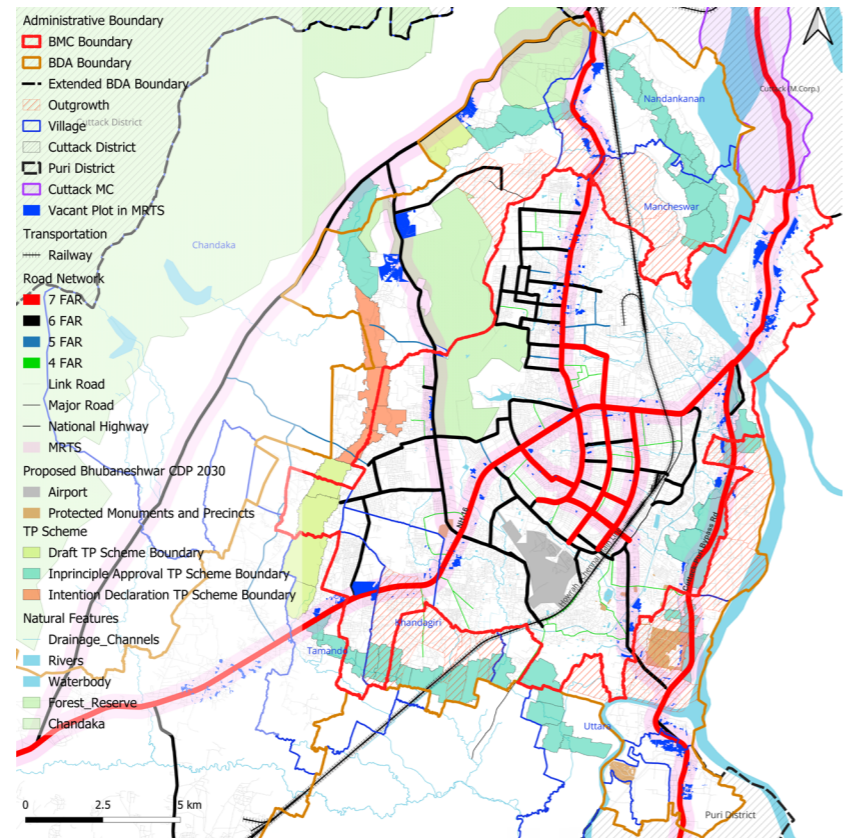


The current scenario indicates towards a major gap between the housing supply and requirement of around 52,588 units in the case of Economic weaker section (EWS) and Low-income group (LIG).

## INCOME WISE OWNERSHIP STATUS OF HOUSEHOLDS ACROSS SUBSYSTEMS

INCOME RANGES	OLD CITY		URBAN VILLAGE		PUBLIC		PRIVATE		EMPLOYER		COOPERATIVE		SLUMS AND SQUATTERS		UNAUTHORIZED COLONIES		TOTAL
	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented	
<3000																	
3001 - 10000	0.12%	0.62%	0.22%	0.13%	0.82%	0.80%							15.17%	10.08%	3.10%	0.32%	32.45%
10001 - 20000									0.69%		0.02%						
20001 - 25000																	
25001 - 30000	0.33%	0.79%	0.70%	0.50%	6.49%	6.49%	2.53%	2.61%	1.06%	0.04%	0.03%		3.06%	1.56%	3.52%	0.27%	24.41%
30001 - 40000																	
40001 - 50000																	
50001 - 70000	1.44%	0.80%	0.40%	0.04%	1.91%	0.20%	4.85%	3.99%	0.34%	0.16%	0.04%		0.86%	0.06%	4.90%	0.41%	20.61%
70001 - 90000																	
90001 - 110000																	
110001 - 130000	0.12%	0.4%	0.22%	0.09%	0.85%	0.13%	3.26%	1.10%	0.72%	0.18%	0.01%		4.49%	0.25%	4.49%	0.25%	12.05%
130001 - 150000																	
>150000	0.26%	0.04%	0.08%	1.86%	3.53%	0.46%	0.29%	0.06%					1.70%		5.07%		10.48%
Total	3.68	2.27	2.85	1.42	0.76	11.93	1.63	16.17	8.34	4.17	0	0.52	0.02	19.69	11.7	17.67	100

## FUTURE PROPOSAL OF CITY



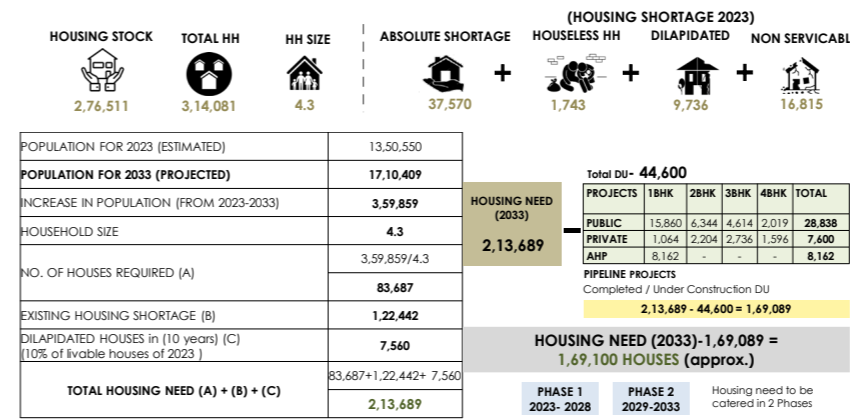
- New development located along the major growth and connectivity corridors (mainly along the TOZ area, roads having high FAR and areas along ring roads where TP schemes) are being implemented, in the city fringes and study area boundary due to cheaper land.
- Redevelopment and redensification occurs in Urban Villages, Slums and old city in order to cater their housing requirement internally.

## VISION

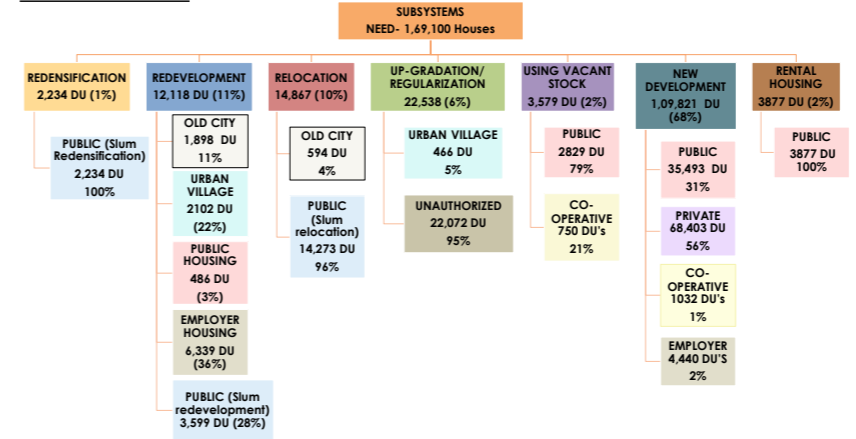
To increase affordable housing options & accessibility to formal and habitable housing to ensure inclusive development of all.



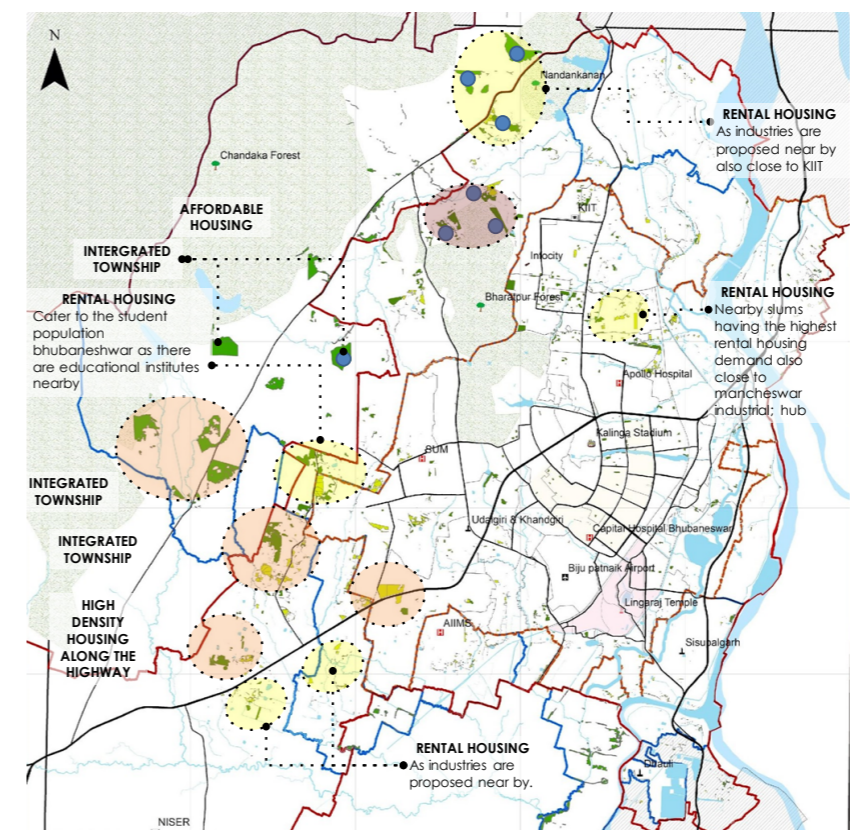
## HOUSING DEMAND FOR BHUBANESWAR - 2033



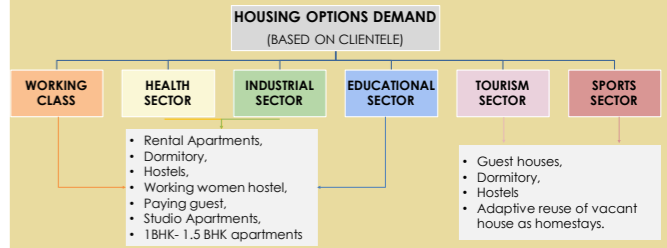
## SUB SYSTEM DISTRIBUTION OF DEVELOPMENT PROPOSAL



## IDENTIFIED NEW LAND FOR DEVELOPMENT PROPOSAL

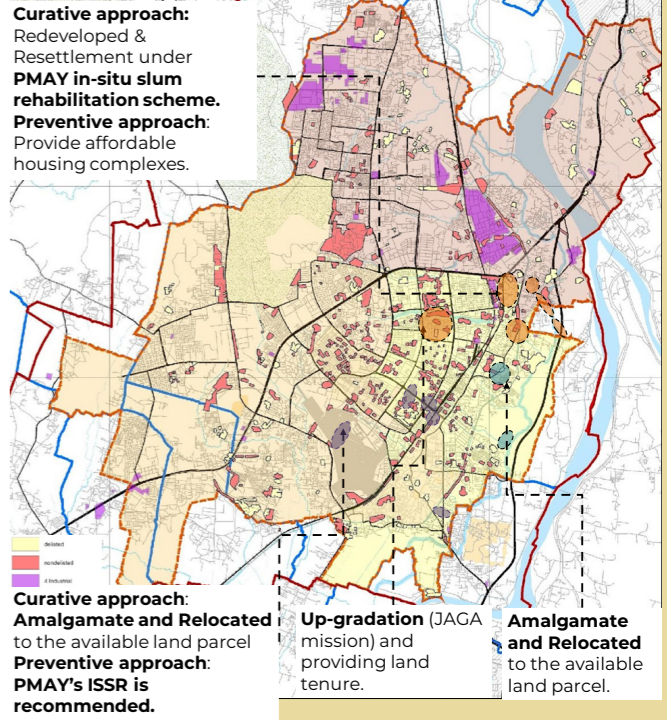


- Need to cater Housing options based on clientele demand for working class, health sector, industrial sector, educational sector, tourism and sports sector.
- Based on demand typologies for rental options and for event based floating population in EWS, LIG income groups.
- The need for increase in supply of housing trend distribution in MIG income group.



- Public housing Sector caters for the income groups earning more than Rs. 60,000 per month, that with affordability of 30 lakhs and above.
- Major percentage Private housing caters to the income groups earning more than Rs. 100000 per month, that with affordability of 60 lakhs and above.

	DU Re-quired	Population to cater	Net Area Required
Relocation	14867	61252	108.7
New Development	109821	452462	1567.6
Rental Housing	3877	15973	61
Total			1737.2



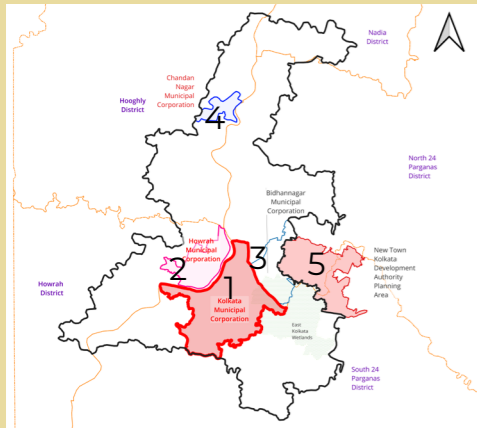
- The major issue of the city is quantum of slum i.e. 36% of city's population is living in slums.
- Frequent natural calamities and Maximum job opportunities.

## PROJECT FORMULATION & DESIGN; *KOLKATA, W.B.* (ongoing studio)

The third semester housing studio programme is **“Project Formulation and Housing Design: Kolkata, West Bengal.”**

The purpose of this exercise is to enable students’ understanding of housing projects, how they are formulated and designed.

The students shall be taking up the city of Kolkata for this exercise, study and understand its housing scenario and finally formulate **housing project comprising of design brief, dwelling unit plan, layout, costing and pricing** etc. for the selected sites.



1. Kolkata Municipal Corporation;
2. Howrah Municipal Corporation;
3. Bidhannagar (Saltlake) Municipal Corporation;
4. ChandanNagar Municipal Corporation;
5. New Town Kolkata Development Authority.

### OBJECTIVES AND EXPECTED OUTPUT OF STUDIO

To comprehend the **housing situation** and **market** in Kolkata.  
To identify **current housing demand** and **market trends**.  
To formulate an **appropriate housing project** that can address the requirements soon.

### METHODOLOGY

1. **DATA COLLECTION:**  
Gather online, library, and case study **data**.  
Visit site, gov’t organizations for information  
Present **city overview**, market, site analysis.
2. **PRELIMINARY PROJECT:**  
Analyze **site**, market, **case studies**.  
Define design goals, details, feasibility.  
Share conceptual site plan.
3. **PRELIMINARY PROJECT:**  
**Real estate** micro markets **assessment**, identifying market forces, **trends**, **user preferences** & prevalent **product mixes**
4. **PROJECT DESIGN:**  
**Masterplans**, unit plans, parking, landscape, elevations, **infrastructure**.
5. **DETAILED DESIGN:**  
Present **sections**, **elevations**, features.  
Include 3D models.  
Draft report with area **calculations**, **feasibility**.
6. **REVISED DESIGN & FINAL REPORT:**  
Summarize project journey.  
Share **final design**, drawings, details, **feasibility**, **cost benefit analysis**.

### Key Facts: Kolkata Metro Area

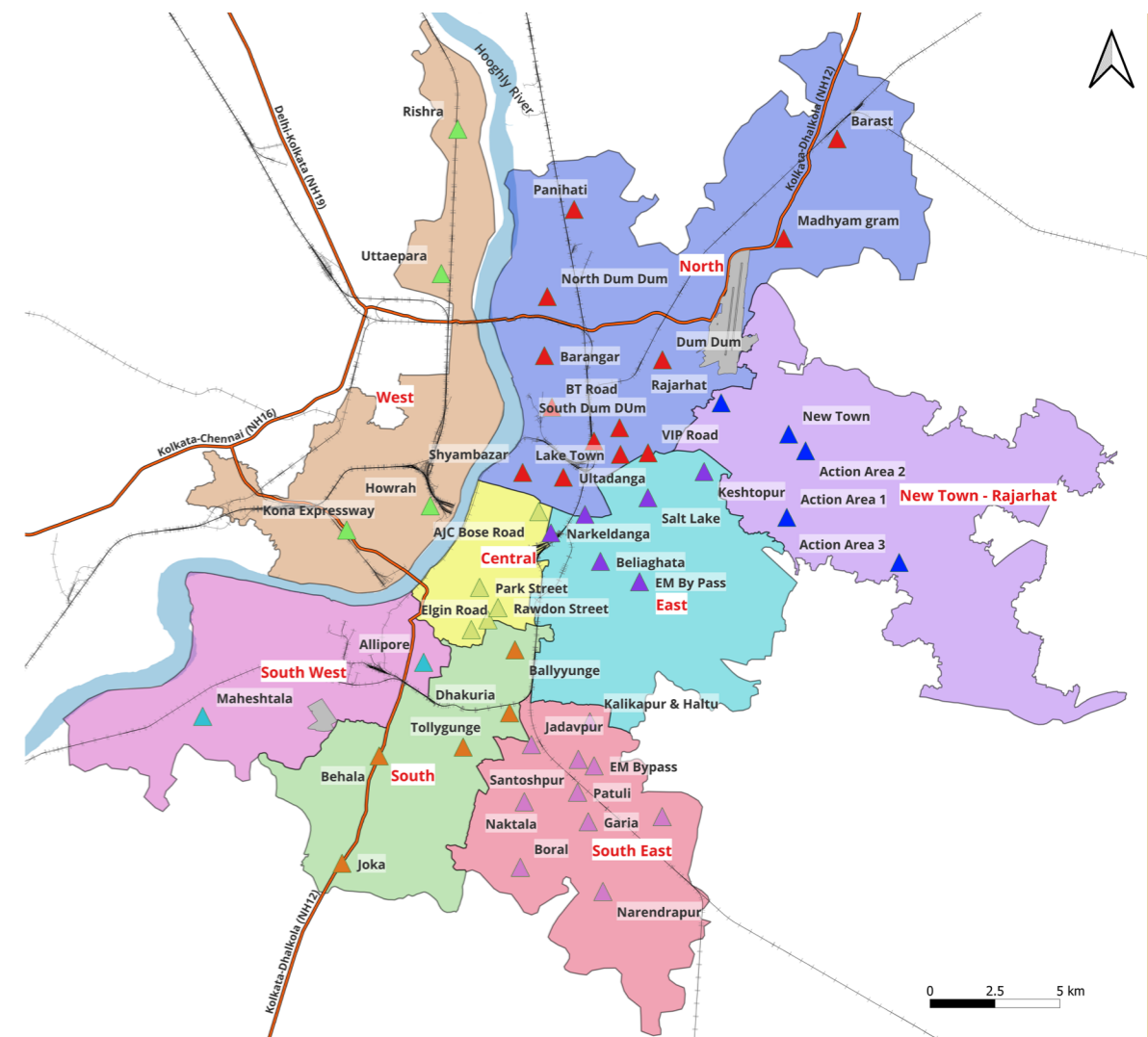
Area Metropolis: **1,480 sq.km.**  
Population as per the 2011 Census: **45,80,544**  
Density of population: **24.76/ sq,km**  
Kolkata 2023 population estimated at **62,00,000**  
Population of Kolkata Approximately: **4.5 million**  
Kolkata’s population as a percentage of total West Bengal population: **14.85%**

### Notable Townships

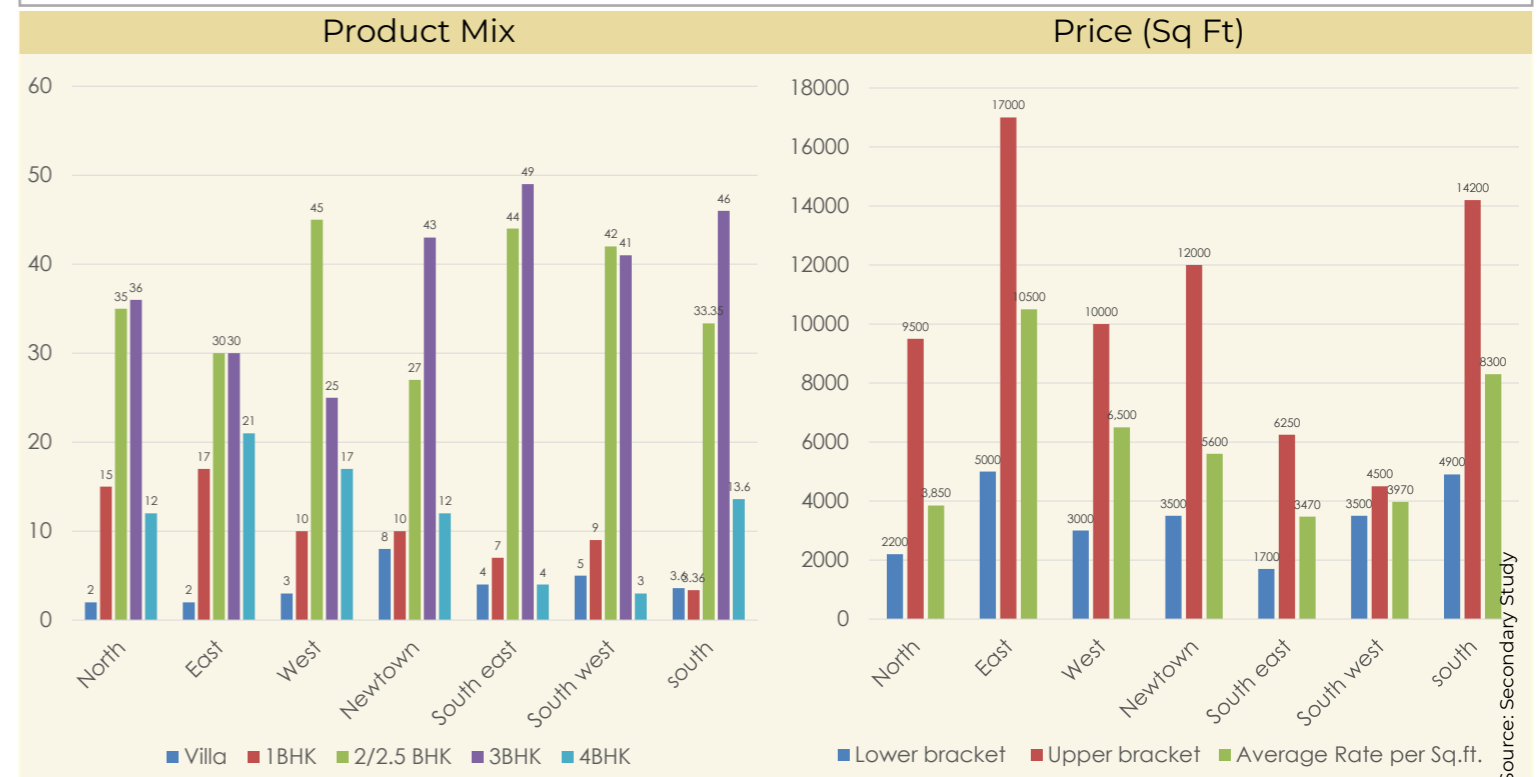
Townships	Area(HA)
New Town	3000
Salt Lake	3350
Baishnabghata Patuli	150
Kalyani	2920
East Kolkata	320
Dhakuni	157
KWIT	150

### Legend

- Prominent Localities
  - ▲ Central
  - ▲ East
  - ▲ North
  - ▲ Rajarhat
  - ▲ South
  - ▲ South East
  - ▲ South West
  - ▲ West
- Transport Network
  - ▬ Aeroway
  - ▬ Railway
  - ▬ NH
- Micro Market Zones
  - Central
  - East
  - New Town - Rajarhat
  - North
  - South
  - South East
  - South West
  - West
- Natural Features
  - Water Bodies



Central:	North:	East:	Newtown:	South:	Southwest:
<ul style="list-style-type: none"> <li>• Saturated,</li> <li>• High ticket Price.</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable Housing,</li> <li>• Better Infrastructure, Excellent Connectivity, Working Population Preference.</li> </ul>	<ul style="list-style-type: none"> <li>• High Housing Demand,</li> <li>• Salt Lake and EM Bypass, Premium Segment,</li> <li>• High Ticket Sizes.</li> </ul>	<ul style="list-style-type: none"> <li>• Newly Developing Smart City,</li> <li>• Major IT Companies,</li> <li>• Employment Hub.</li> </ul>	<ul style="list-style-type: none"> <li>• Diverse Residential Properties,</li> <li>• Upcoming Neighborhoods,</li> <li>• Corporate Offices, Research Institutes.</li> </ul>	<ul style="list-style-type: none"> <li>• Wide Variety of Micro Markets,</li> <li>• Varying Property Rates,</li> <li>• Emerging Affordable Housing Projects.</li> </ul>



# BATCH 2022-24

22 ARCHITECTS

19 CITIES

15 EXPERIENCED

15 GATE SCHOLARS

"We are a batch of 22 professionals, enriching our knowledge into the field of housing, infrastructure planning and real estate market. As a batch we are trained to be quick thinkers, adapt to various work environments and overcome problems by analysing the dynamics in various housing subsystems and preparing strategies for a city. We believe that planners should possess a social responsibility to bring about a change in urban life."



## Darshan Gaggar

GATE SCHOLAR

B.Arch | Priyadarshi Institute of Architecture and Design Studies. (2015-2020)

**Work Experience- 1.5 years**  
- Civiq Infratech, Jorhat (16 months)

**Bachelor's Internship**  
- YRP Design Studio, Ahmedabad (8 months)

**Master's Internship**  
- M3M, Gurgaon (6 weeks)

+91-7745065000 ✉ gaggar.darshan@gmail.com



## Dipsikha Ghosh

GATE SCHOLAR

B.Arch | Jadavpur University, Kolkata (2017-2022)

**Bachelor's Internships**  
- Architectonic Services, Kolkata (1 months)  
- Integrated Infrastructure Solutions, Kolkata (1 months)  
- Espace, Kolkata (6 months)

**Master's Internship**  
- CBRE, Kolkata (6 weeks)

+91-8335018475 ✉ dipsikhaghoshgms@gmail.com



## Aarush Thakur

B.Arch | National Institute of Technology Hamirpur, Himachal Pradesh (2014-2019)

**Work Experience- 1.5 years**  
- Subash and Associates, Chandigarh

**Bachelor's Internship**  
- Designer's Consortium Ltd., Chandigarh (2 months)  
- Positive Axis, Chandigarh (6 months)

**Master's Internship**  
- HRERA, Haryana (6 weeks)

+91-9816403571 ✉ kuraarush8@gmail.com



## Abhijeet Mandal

B.Arch | Piloo Mody College of Architecture, Cuttack (2010-2015) | Certification & PG Diploma | PG Diploma in Urban planning and Development (IGNOU) | Housing Policy & Planning (NPTEL)

**Work Experience- 6 years**  
- KCKV Consultant, Delhi (2 years)  
- Akar Foundation, Guwahati (4 years)

**Bachelor's Internships**  
- Space Design Group, Delhi (6-month Internship)

**Master's Internship**  
- DDA, Delhi (Land Pooling) (6 weeks)

+91-7086458884 ✉ abhijeet.mandal25@gmail.com



## Divyam Kandya

GATE SCHOLAR

B.Arch | Shri vaishnav Vidhyapeeth Vishwavidyalaya Indore (2016-2021)

**Work Experience- 1.5 years**  
- Shaunak Ghodke and associates, Indore (8 months)  
- DNA Architects (10 Months)

**Bachelor's Internship**  
- Virtual Building studio, Ahmedabad (6 months)

**Master's Internship**  
- T.C.P Madhya Pradesh (6 weeks)

+91-9406526283 ✉ divyamkandya@gmail.com



## Kiran Bala

GATE SCHOLAR

B.Arch | Ganga Institute of Architecture and Town Planning, Jhajjar

**Work Experience- 6 months**  
- All About Architecture Inc, Bangalore

**Bachelor's Internship**  
- All About Architecture Inc, Bangalore (12 months)

**Master's Internship**  
- NF Infratech, Delhi (6 weeks)

+91-7807720656 ✉ kiranvashisht185@gmail.com





## Kriti Chauhan

GATE SCHOLAR

B.Arch | National Institute of Technology Hamirpur, Himachal Pradesh (2016-2021)

### Work Experience- 1 years

- Shardia Associates, Shimla (1 year)
- S.D Sharma and associates (2 months)

### Bachelor's Internship

- S.D Sharma and Associates, Panchkula(8 months)
- Head Office HPPWD Shimla (2 months)

### Master's Internship

- TCPO, Shimla, Himachal Pradesh ( 6 weeks)

+91-9816246777 ✉ kritichauhan559@gmail.com



## Neha Choudhary

B.Arch | Aayojan School of Architecture, Jaipur Batch (2015-2020)

### Work Experience- 1 years

- Freelance Architect (5 months)
- Arcop Associates, Delhi (16 months)

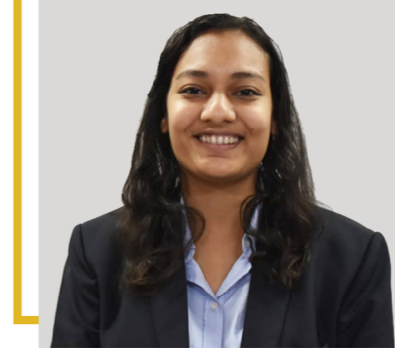
### Bachelor's Internship

- Studio 2+2, Ahmedabad (6 months)

### Master's Internship

- Jodhpur Development Authority ( 6 weeks)

+91-7568904899 ✉ niachoudhary97@gmail.com



## Paridhi Jain

GATE SCHOLAR

B.Arch | Madhav Institute Of Technology And Science, Gwalior (2017-2022)

### Bachelor's Internships

- Brickform Studio Architects (2 months)
- StudioSher (6 months)

### Master's Internship

- HINES, Gurgaon ( 6 weeks)

+91-9131839282 ✉ paridhij0904@gmail.com



## Prachee Batra

GATE SCHOLAR

B.Arch | DIT University , Dehradun (2017-2022)  
Gold Medalist

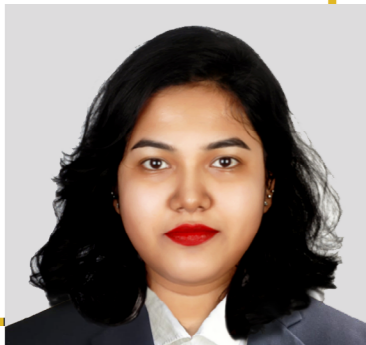
### Bachelor's Internships

- IIT Roorkee (2 months)
- SGA Design Lab (6 months)
- CBRI Roorkee (2 months)
- North point architects ( 2 months)

### Master's Internship

- CBRE, Gurgaon ( 6 weeks)

+91-9149311470 ✉ batraprachee9@gmail.com



## Neha Dhar

GATE SCHOLAR

B.Arch | Piloo Mody College of Architecture , Cuttack (2015-2020)

### Work Experience- 2 years

- ATS Enterprises (12 months)
- Saajan Architects (12 months)

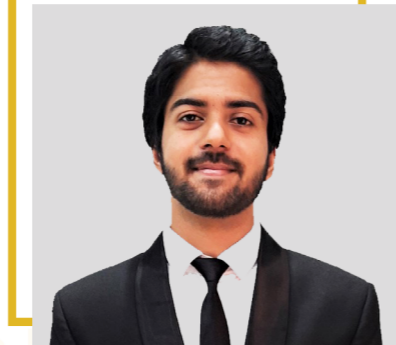
### Bachelor's Internships

- C.A Constructions (6 months)
- Harmony Architects (2 months)

### Master's Internship

- KMDA, Kolkata

+91-7978641290 ✉ nehadhar1997@gmail.com



## Nikhil Gupta

B.Arch | Delhi Technical Campus, G.Noida(Affltd. To G.C.S.I.P.U)

### Work Experience- 1 years

- Design Horizons, Neb Sarai, Delhi

### Bachelor's Internship

- Suresh Goel & Associates, Panchshila Park, Delhi (9 months)

### Master's Internship

- DDA, Delhi (Land Pooling)

+91-7011374242 ✉ ar.guptanikhil@gmail.com



## Praveen Kumar B

B.Arch | McGan's Ooty School of Architecture, Anna University

### Work Experience- 2.5 years

- Designers Forum - Bhubaneswar

### Bachelor's Internship

- OCI Architects Chennai,
- Pranav Mantraa Architects,(6 months)

### Master's Internship

- HRERA, Haryana ( 6 weeks)

+91-9080029013 ✉ kprawin009@gmail.com



## Preeti Chaudhary

B.Arch |Apeejay Institute of Technology - School of Architecture and Planning ,Gr.Noida (2015-20t20)

### Work Experience- 1.5 years

- Spacemount pvt. Ltd. (12 months)
- Archline design studio (3months)

### Bachelor's Internship

- Ankur associates (6 months)
- Airport authority of India (4 months)

### Master's Internship

- M3M, Gurgaon ( 6 weeks)

+91-8506967277 ✉ chaudharypreeti006@gmail.com





## Rimzim Jain

GATE SCHOLAR

B.Arch | Bharati Vidyapeeth College Of Architecture, Navi Mumbai (2015-2020)

### Work Experience- 1.5 years

- Nine squares Architects Pvt. Ltd., Indore

### Bachelor's Internship

- Nine squares Architects Pvt. Ltd., Indore (9 months)

### Master's Internship

- TCP, Madhya Pradesh (6 weeks)

+91-7000946780 rimzimjain04@gmail.com



## Ritu Bharti

GATE SCHOLAR

B.Arch | National Institute of Technology Raipur, Chhattisgarh (2016-2021)

### Work Experience- 1.3 years

- Attik Architects, Bhagalpur, Bihar (14 months)  
- World of surfaces, Bengaluru, Karnataka (2 months)

### Bachelor's Internship

- Attik Architects, Bhagalpur, Bihar (6 months)  
- Ravi Jaggi & Associates, Raipur, Chhattisgarh (2.5 months)

### Master's Internship

- REPL, Noida (6 weeks)

+91-7050459313 ritubhartitrr@gmail.com



## Sachin Verma

B.Arch | Hindu College of Design, Architecture and planning Sonipat (2016-2021)

### Work Experience- 1 years

- IAD Studio, Gurugram (10 months)  
- The Design Firme, New Delhi (3 months)

### Bachelor's Internship

- Interspace Associates (6 months)

### Master's Internship

- DLF, Gurgaon (6 weeks)

vermasachin9988@gmail.com

+91-9958401597



## Satarupa Mohanty

GATE SCHOLAR

B.Arch | Piloo Mody College of Architecture, Cuttack (2015-2020)

### Work Experience- 2 years

- A.design (2 years)

### Bachelor's Internships

- Oriarch and associates (6 months)

### Master's Internship

- All India Institute for Local Self-Government, BBSR (6 weeks)

+91-8763354964 msatarupa1321@gmail.com



## Rohan Agrawal

GATE SCHOLAR

B.Arch | School of Planning and Architecture, Bhopal (2017-2022)

### Bachelor's Internships

-DPA Consultant Pvt. Ltd, Mumbai (6 months)

### Publications -

-Using Universal Thermal Climate Index to evaluate Courtyards in Thermal zone. ITU Delft Conference, Research paper abstract Shortlisted.

-Psychological Responses in Education environment. IJCRT, Research Paper, Accepted.

### Master's Internship

- SAI Consultants, Madhya Pradesh (6 weeks)

+91-9516312919 rohan030@outlook.com



## S K Devendra

GATE SCHOLAR

B.Arch | NIT Patna, (2011-2016)

Bilingual - Japanese | National Level Athlete

### Work Experience- 5+ years

- Jayess (2.5 Year)  
- KLM Design Studio (1.2 Year)  
- Marque Interior Pvt. Ltd (1.5 Year)

Experience in - Planning, Architecture, Interior & Management

### Master's Internship

- Cushman And Wakefield, Gurgaon (6 weeks)

+91-8092690756 skd99225@gmail.com



## Shrirang Bhagat

GATE SCHOLAR

B.Arch | Priyadarshi Institute of Architecture and Design Studies. (2017-2022)

### Bachelor's Internship

- Mind Manifestation Design LLP.,Pune (8 months)

### Master's Internship

- REPL, Noida (6 weeks)

shreerangbhagat@gmail.com

+91-8999949242



## Tarun Kumar

GATE SCHOLAR

B.Arch | School of Planning and Architecture, Bhopal (2017-2022)

### Bachelor's Internship

- Aggarwal Designers Pvt. Ltd. (6 months)

### Master's Internship

- DDA, Delhi (Unauthorized Colonies) (6 weeks)

+91-9868707449 ar.tarun077@gmail.com





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[placement.hsg@spa.ac.in](mailto:placement.hsg@spa.ac.in)

**Prof.Dr. Jatinder Kaur**  
Faculty Placement Coordinator  
Ph. +91 98780 22335  
jatinderkaur@spa.ac.in

**Asst.Prof.Harshita Deo**  
Department Faculty Coordinator  
Ph. +91 95609 39931  
harshita.deo@spa.ac.in

**Shreerang Bhagat**  
Student Placement Coordinator  
Ph. +91 89999 49242  
[placement.hsg@spa.ac.in](mailto:placement.hsg@spa.ac.in)

**Satarupa Mohanty**  
Student Placement Coordinator  
+91 - 87633 54964  
[placement.hsg@spa.ac.in](mailto:placement.hsg@spa.ac.in)

**WE EAGERLY AWAIT YOUR  
RESPONSE AND HOPE OUR  
BROCHURE CAPTIVATES  
YOUR INTEREST**



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School of Planning and Architecture, New Delhi  
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