



Pillai

Mahatma Education Society's

PILLAI HOC COLLEGE OF ARCHITECTURE

Pillai HOCL Educational Campus, HOC Colony, Rasayani, Via Panvel, Dist- Raigad, Pin: 410207

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Approved by COA, Government of Maharashtra and Affiliated to University of Mumbai

Inst. Code-AR3427

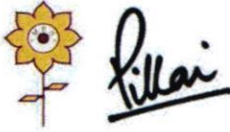
SITE VISIT

Academic year: 2022-23

Subject	Allied Design
Sem	Sem 7
Organised by	Pillai HOC College of Architecture, Rasayani
Objectives	<ul style="list-style-type: none">To understand the Fundamentals & elements of Town planning of a developing Karjat City.
Date and time	2 Aug 2022 10 am – 5.00 pm
Venue	Karjat City
Faculty coordinator	Prof. Pooja Hiremath
Supporting staff	Prof. Poonam Giri
No. of students present	32
Program approved by	Prof. Suchita Sayaji, Principal, PHCOA
Brief about the activity/event	<p>Karjat City visit is proposed to understand the fundamentals town planning applied on the existing city.</p> <p>A group of students visited the Karjat Municipal corporations & gathered the information about Demographics, Development & Regional Plan of Karjat. To Analyse the provided infrastructure & the growth pattern.</p> <p>Students conducted few surveys with the officers, Local residents and street vendors to gather information about issues faced by the users. The data collection was done by the modes of Photo documentation, sketching & surveys.</p>
Remarks	The students gained a deeper understanding of planning fundamentals & existing condition of town.


Prof. Pooja Hiremath.
(Faculty Coordinator)





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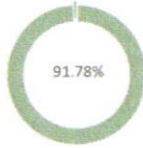
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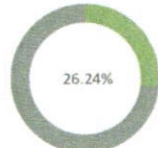
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DEMOGRAPHICS

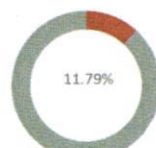
Total Area of Karjat: 27.81sqKm



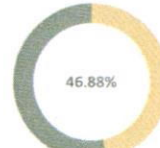
■ Forest Space
 ■ Parks



■ Green spaces ■ Others

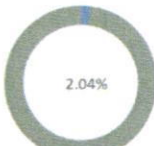


■ Commercial ■ Others



■ Residential Spaces ■ Others

Total Area of Green Spaces: 7.3sqKm
 Total Area of Forest Lands: 6.7sqKm
 Total Area of Parks: 0.05sqKm



■ Amenities ■ Others

Total Area of Amenities Space: 0.57sqKm

Total Area of Commercial Space: 3.28sqKm
 Total Area of Residential Space: 13.04 sqKm



■ Forest Space ■ Residential
 ■ Amenities ■ Commercial



ROAD NETWORK



INFERENCES:

- According to URDPFI, the ratio between the length of pathway and width shall be as follows:

Length	Width
Up to 20m	1.5m
Up to 30m	2m
Up to 40m	2.5m
Up to 50m	3m

- The width of the major roads in Karjat are as follows:

Name	Length	Width
Chauk Karjat Murbad Road	1.5Km	15m
Malwadi Road	0.5Km	6m
Mudre Budruk Road	0.45Km	6m
Tehsil Office Road	0.2Km	4m

- The average length and width of the pathways in Karjat are 0.7Km and 4m respectively.





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GREEN SPACES



INFERENCES:

- According to URDPFI, 10% open space should be provided to a minimum of 200sqKm.
- Total area of green spaces in Karjat is 7.3sqKm.
- Total area of forest lands in Karjat is 6.7sqKm.
- Total area of parks in Karjat is 0.05sqKm.
- Maximum area of green spaces is under forest cover.
- Area available for public interaction like parks and gardens is less than required.
- Most of the green cover is located on the west of Karjat and not uniformly distributed throughout the city.

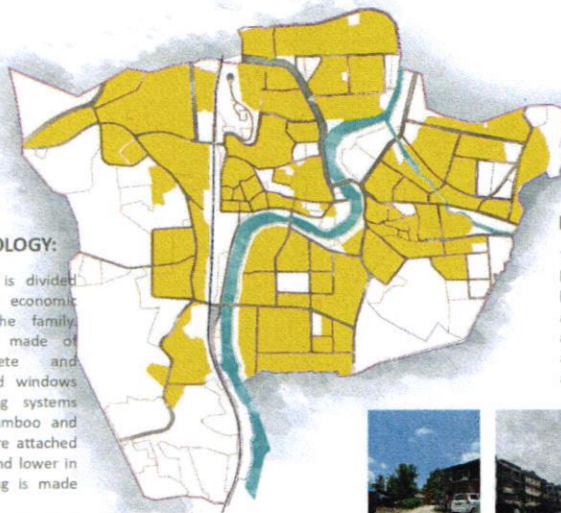


RESIDENTIAL AREA



HOUSING TYPOLOGY:

Housing typology is divided based on the economic background of the family. Walls were also made of bamboo, concrete and covered with mud windows doors and locking systems were made of bamboo and wood bathroom are attached to the chul area and lower in the plinth. Flooring is made with tiles and mud. Roofing is made of green roof and mangrove tiles.



INFERENCES:

- According to URDPFI, the average floor height of a building should be 24m.
- According to URDPFI, the average floor numbers of a buildings should be between 6 to 8 floors.
- The average floor height of the buildings in Karjat is between 12m to 15m.
- The average floor numbers of the buildings in Karjat is between 4 to 5 floors.
- At north - east side of Karjat station, some buidings reach up to 7 floors.

HOUSING PLAN:

The number of rooms depends on the economic background of the family. The planning of some houses, buildings is rectangular. There are more than one entry and exit to the house. Bathroom is attached to chul area and if small house then to kitchen area. There is an area attached to the house where fuel used for chul are called as beda.





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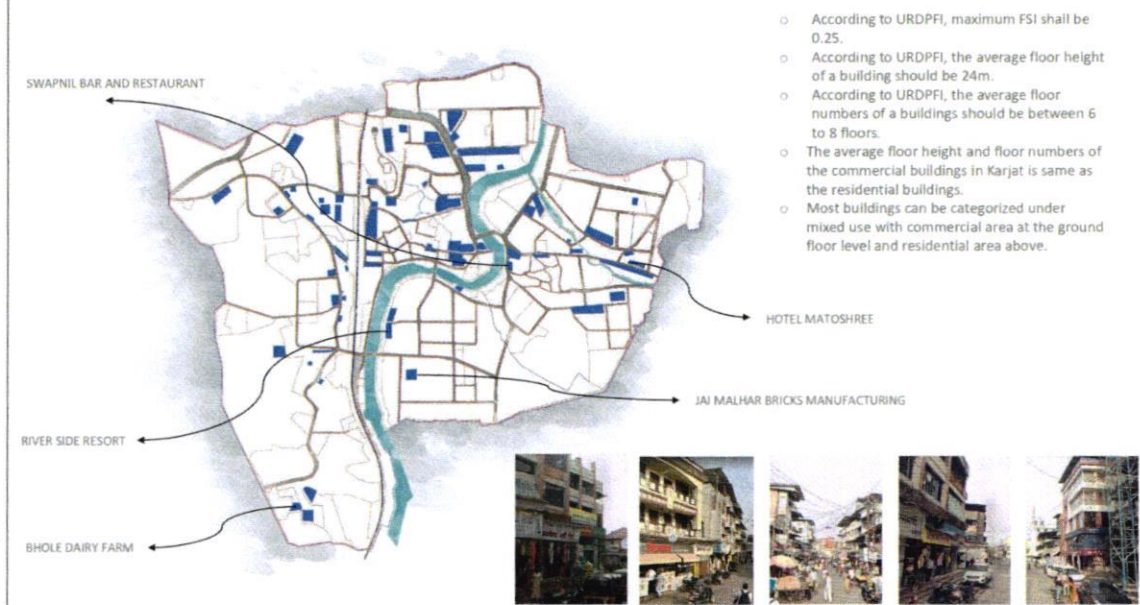
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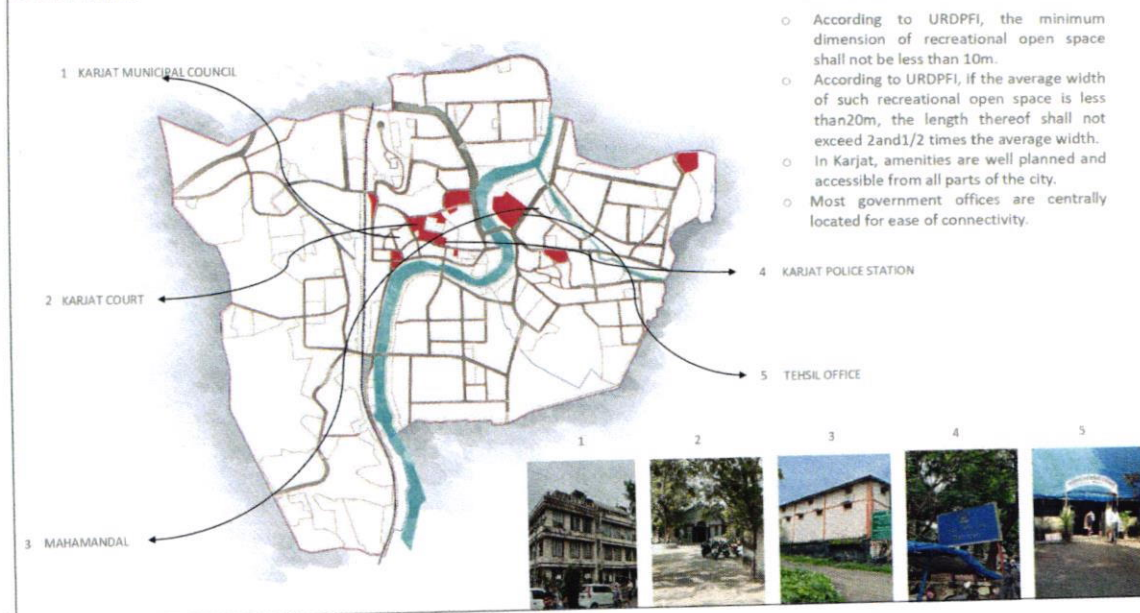
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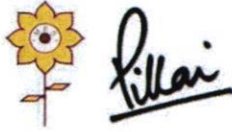
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COMMERCIAL AREAS



AMENITIES





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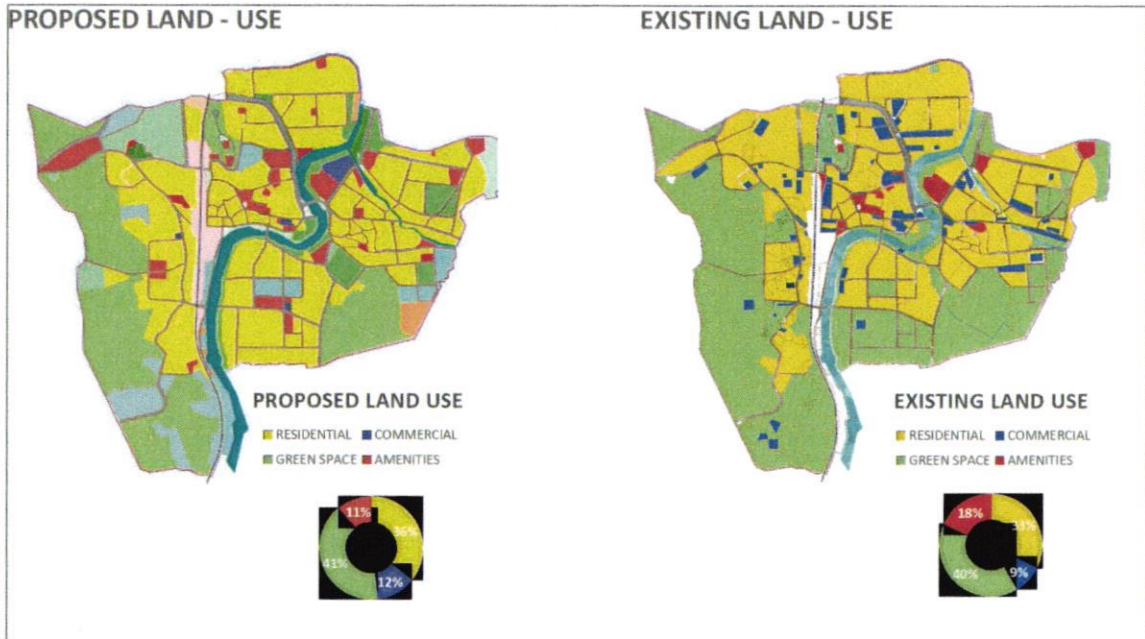
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SWOT ANALYSIS

STRENGTH:

1. Well connected by railways and roadways from Mumbai, Pune Nashik.
2. The presence of huge green area.
3. Proximity to various facilities and services like educational institutions, medical facilities, government offices, electricity and water supply services.
4. Preferred destination for weekend holidays.

WEAKNESS:

1. Insufficient width of the internal roads and walkways.
2. The presence of open drains and gutters

OPPORTUNITIES:

1. The under construction trans harbor link between Sewri, Mumbai, and Navi Mumbai will further at the distance between the two cities and offer faster connectivity to Karjat.
2. The proposed Panvel - Bhimashankar Rd will drastically reduce the traveling time to reach Karjat by approximately 25Kms.
3. Existing green areas and farmlands.
4. Potential to connect residential and commercial zones.

THREATS:

1. The industrial area is located in the east of Karjat which makes the land in a threat of pollution.
2. The Ulhas River proven as life line to the city is now polluted

