

Item No. (123:2013)
Screening Committee No. (315)

Title of the Agenda:

Revised Layout Plan of Block-E-1 to E-5, Sector-7 around Village Naharpur, Rohini.

File No. DIR. (Plg.) R/E-1 TO E-5/SEC-7/2012

Synopsis

The Revised Layout Plan of Naharpur Pocket- E1 to E5 Sector-7, Rohini is placed before Screening Committee for consideration and approval.

1. BACKGROUND

- The development plan for Sector-7, Rohini was prepared during the year 1979. Vacant land around village Naharpur was also planned in the year 1985 and the area was titled as Block-E in which residential plots of various sizes were carved out (100 sq.m. to 200 sq.m.). These plots were partly implemented and partly could not be auctioned/ disposed off as villagers have opened entry of their houses/ shops, business establishments towards these plotted areas. Services like sewerage, manhole, water supply lines, drains have also been laid out by MCD through funds provided by the elected representative of the areas.
- The development plan of Naharpur Pocket- E1 to E5 Sector-7, Rohini was modified by Planning Department time to time as per site conditions, inputs and observations of sub-committee formed as per decision of 256th Screening Committee held on 12/04/2007 vide item No. 57:2007 under the chairmanship of Chief Engineer (Rohini) and Hon'ble Delhi High Court Decisions.
- In order to save the balance available land from further encroachments, development plan of Naharpur Pocket- E1 to E5 Sector-7, Rohini is revised for approval and implementation on priority.

2. EXAMINATION

- The Landuse of Pocket-E, Naharpur as per MPD-2021 and as per ZDP Zone- H is 'Residential'.
- The base plan has been traced from the original approved lop of Pkt E-1 to E-5, Sector-7 (around village Naharpur)
- VC, DDA agreed for this revision vide his note dated 06/05/2008 and advised for putting up the case in next Screening Committee meeting.
- The large difference in the PT Survey conducted on 28/06/2005 and approved plan was brought to the notice of A.C (Plg.) - III on 14/11/2005 followed by to Commissioner (Plg.). As desired by Commissioner (Plg.) on 24/02/2006, pocket plan was integrated with existing development of the village.
- EE- RPD-2 has put up a proposal for redevelopment of plots in Pocket E1 to E5 with VC's endorsement. Engineering wing provided comments on the PT Survey that the trees existing on the site u/r can be removed after taking permission from the Forest Department by Horticulture Department DDA. L&Q Survey has also supplied the satellite data drawing on 19/09/2006.
- The matter was put in 256th Screening Committee held on 12/04/2007 vide item No. 57:2007 and it was decided that: A Sub- committee be formed under the Chairmanship of Chief Engineer (Rohini) comprising of Sr. Architect (R&N) and the concerned Dy Dir (LM) & Dir (Plg.) Rohini and the removal of encroachments may be taken up immediately.

Ag. 1/4

505/c
- 514/c -

-10 -

• The subcommittee gave its report vide No. CE(R)/3(6)/81/Vol.7/178 dated: 17th January 2008 stating that the plan needs to be revised w.r.t existing encroachments, Hon'ble Court order to relocate community facilities and modify affected residential plots, cutting of existing 287 trees and replantation of 2870 trees in new location. It was also submitted in the report that the modified plan needs to be placed before screening Committee again for approval. Thereafter there have been several requests from Engineering Wing, DDA to Forest Department GNCTD for permitting cutting of trees with the help of Department of Horticulture, DDA. Engineering Wing, DDA must now ensure cutting of these trees and replanting at appropriate location on priority for allotment.

• Accordingly, the plan prepared was sent to CE (Rohini) for Feasibility vide letter No. F.50 (75) AE (P) RPD-2DDA/166 dated: 09/05/2008. Feasibility & dimensions were obtained from EE/RPD-2 on 19/05/2008 and the plan was corrected on 28/05/2008.

• Clarification on the court orders issued by HIMA Kohli, J dated 09/01/2009 was sought vide letter no. Nil. Dated: 07/12/2009. The order asked for a fresh site plan to be prepared indicating accessibility and peripheral road with the internal village road and the same was incorporated in the Pocket Plan of E-1 to E-5.

• Dir (Plg) Rohini requested Geeta Mehrotra vide Letter No. F 50 (75) AE(P)/RPD-2/DDA/268 dated 27/07/2009 with a copy to EE/RPD-2 for clarifying that there is no stay over the site u/r in writing.

• As per Court case order dt.21/10/2009 "DDA is directed not to auction any plots from out of the land which was acquired by DDA for the residential purpose under the Rohini Scheme.


• The subsequent date of court hearing came out to be 11/11/10 for which Dir (Plg.) Rohini appraised the penal lawyer Ms. Geeta Mehrotra on 225/10/10 that in the revised Layout Plan, 100 sq.m. to 200sq.m. (in different sizes) residential plots are proposed and to be disposed off by DDA which was not covered under Rohini Residential Plotted Scheme 1981.

• In view of the observation of SLO (Plg), Dir (Plg) Rohini spoke to Commissioner (LD) DDA on 11/05/2011 and it was informed that since it is a revision in the layout plan in the already developed Sector-7 Rohini, DDA can proceed for placing the matter before Screening Committee for its consideration and approval. The matter about Rohini Residential Scheme (backlog of registrations) is mainly concerning Sector-20 Rohini onwards.

• Thereafter, site survey was carried out by Rohini Survey Team on 16/06/11 and the plan was accordingly modified on 30/06/2011.

• To process the matter further, a planning file was opened with File No. Dir(Plg) R/E-1 to 5/Sec-7/2012 on 17/4/2012 and all the original documents (Noting side and Correspondence side) were placed in Planning file and photocopy of the same were placed in Engineering file. Engineering file was sent back on 20/06/2012.

• A meeting of the subcommittee was called upon for deliberating on the revised plan on 23/11/12 and 22/04/13 and after incorporating observation of the subcommittee the matter was finalised and decided for preparation of Screening Committee agenda on 15/05/2013.

• Some plots and pieces of land are lying vacant in all the pockets as per feasibility sent by E.E. RPD-2. It is shown in the drawing as "V". The occupied plots are shown in 

• The following facilities are provided as per the direction of High Court Delhi dt 03-04-1999 in the previous LOP, which were affected due to encroachment/ path and services, laid by villagers/ MCD, now have been relocated as per land available, are as follows:

- | | |
|------|---------------------------------------|
| • AA | COMMUNITY HALL |
| • BB | PARK |
| • CC | URINAL & LAVATORY BLOCK |
| • DD | MULTIPURPOSE TRAINING CUM WORK CENTRE |
| • EE | DUST BIN |
| • FF | FOR LANDLESS HARIJANS |

(Refer Annexure-I to the agenda for block wise modifications incorporated in the current revised plan)

315:123:2013
Pg. 2/4

504/e
-S13/c-

-11-

3. PROPOSAL

Proposal for Revised Layout Plan of Block-E-1 to E-5, Sector-7 around Village Naharpur, Rohini with modifications as stated in Para 4. (Area Statement) is placed before Screening Committee for consideration and approval

4. AREA STATEMENT

The Area Statement of the layout plan of Block-E-1 to E-5, Sector-7 around Village Naharpur, Rohini will be as below:

| PLOTS POSITION AS PER REVISED PLAN | | | | | |
|------------------------------------|---|------------------|---|-----------------|---|
| PKT | PLOT RETAINED AS PER PREVIOUS APPROVED PLAN (w.r.t Layout Plan of year 1979) | | PLOT DELETED (w.r.t Layout Plan of year 1979) | | MODIFIED PLOTS (w.r.t Layout Plan of year 1979) |
| E-1 | 1-64 = 64 NOS 71-82 = 12 NOS | TOTAL 76 NOS | 65-70 = 6 NOS 83 = 1 NO | TOTAL 7 NOS | 84-115 = 32 NO |
| E-2 | 1-07 = 7 NOS ALREADY DELETED 8-28 = 21 NOS | | 29 = 1 NO 41-43 = 3 NO 56-61 = 6 NOS | TOTAL 10 NOS | 30-40 & 44-55 = 23 NO |
| E-3 | 1-47 = 47 NOS | | 64 = 1 NO 67-73 = 7 NOS | TOTAL 8 NOS | 48 A, 48 B – 63 = 17 NOS 65 – 66 = 02 NOS |
| E-4 | 1-41 = 41 NOS 54-77 = 24 NOS 82-97 = 16 NOS 105-108 = 04 NOS 115-150 = 36 NOS | TOTAL 121 NOS | 100 = 1 NO 109-113= 5 NO 151-152 = 2 NO | | 42 -53 = 12 NOS 78-81 = 04 NOS 98-99 = 02 NOS 101-104 = 04 NOS 114 = 01 NOS 153-157 = 05 NOS |
| E-5 | 1-12 = 12 NOS | | | | 13-15 = 03 NOS |
| DETAILS OF MODIFIED PLOTS | | | | | |
| | PLOT NO | DIMENSION (IN M) | | AREA (IN SQM) | |
| E-1 | 84 - 86 | 7.50 X 16.00 | | 120.00 | |
| | 90 - 91 | 7.50 X 16.00 | | 120.00 | |
| | 92-93 | 7.50 X 20.00 | | 150.00 | |
| | 100-104 | 10.00 X 20.00 | | 200.00 | |
| | 107-114 | 10.00 X 20.00 | | 200.00 | |
| | 105 & 106 | 10.50 X 20.00 | | 210.00 | |
| | 87-89 | ODD PLOTS | | | |
| | 94-99 | ODD PLOTS | | | |
| | 115 | 10.30 X 20.00 | | 206.00 | |
| E-2 | 39 | 8.60 X 20.00 | | 172.00 | |
| | 44-45 | 9.00 X 20.00 | | 180.00 | |
| | 47.50 | 9.00 X 20.00 | | 180.00 | |
| | 46 | 9.50 X 20.00 | | 190.00 | |
| | 30-38 | ODD PLOTS | | | |
| | 40 | ODD PLOT | | | |

19.3/4
315:123:2013

503/c
- 512/c -

-12-

| | | | |
|-----|-----------------|---------------|---------|
| | 51-55 | ODD PLOTS | |
| E-3 | 63 | 8.50 X 19.60 | 166.60 |
| | 48 A, 48 B - 62 | ODD PLOTS | |
| | 65 - 66 | ODD PLOTS | |
| E-4 | 104 | 7.00 X 16.00 | 112.00 |
| | 114 | 6.30 X 16.00 | 100.80 |
| | 42 - 53 | ODD PLOTS | |
| | 78 - 81 | ODD PLOTS | |
| | 98 - 99 | ODD PLOTS | |
| | 101 - 104 | ODD PLOTS | |
| | 153 - 157 | ODD PLOTS | |
| E-5 | 13-14 | 16.50 X 11.25 | 185.625 |
| | 15 | ODD PLOTS | |

• For all the odd plots, the dimensions must be checked before handing over possession/ disposal and this revised drawing is to be read with the conjunction of already approved LOP of E-1 to E-5 Sector-7, Rohini.

• All the dimensions and area given in the plan are subjected to confirmation on by Engineering Wing. Refer Annexure-I to the agenda for block wise modifications incorporated in the current revised plan.

5. FINANCIAL LIABILITY AND SOCIAL GAIN

With the current proposal there will be social gain in terms of meeting community facility demand for the village abadi area of Naharpur and Financial Gain as per allotment rates for various category plots of the Scheme. Moreover, the scheme saves remaining DDA vacant land from further encroachment by adjacent abadi area.

6. FOLLOW UP ACTION

After the approval, the plan will be sent to:

- Land Management Wing - For appropriate action
- Engineering Wing - For Demarcation on site and cutting of existing Trees + replanting at appropriate location on Priority
- Land Disposal Wing - For allotment as per report submitted by Engineering Wing, DDA on cutting of existing trees and as per rules for early disposal of plots.
- Landscape Wing - For appropriate action

19.4/4
315: 123:2013

Vinod Sakle
(Vinod Sakle) 18/06/13.
Director (Plg), Rohini
Zone M & N

(P C Soni)
Deputy Director (Plg)
Rohini

(Alka Arya)
Assistant Director (Plg)
Rohini

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 315 Screening
Committee Meeting Dt. 7.8.2013
vide Memo 123:2013
Dy. Director (Arch.) Coord