

Title of Agenda: (i) Revised Layout Plan of Sector 38, Phase V, Rohini
(ii) Proposed Layout Plan of Residential Pocket - 1, Block - C, Sector - 38, Phase V, Rohini

(File No. DIR (PLG)R/5038/2005/138

Synopsis

Revised Layout Plan of Sector 38, Phase V, Rohini, Proposed Numbering of Residential Pockets in Sector - 38, Rohini, Phase - V and Proposed Layout Plan of Residential Pocket - 1, Block - C, Sector - 38, Phase V, Rohini is placed before Screening Committee for consideration.

1. BACKGROUND

Director (RL) vide letter no. F.1 (Inventory) 2010/LSB (RO)/1229 dated 01-08-2013 has requested to carve out additional 700 LIG (32 sqmt.) and 150 EWS/Janta (26 sqmt.) plots i.e. 850 plots for allotment under Rohini Residential Scheme.

In this regard a Residential Pocket -1, Block - C in Sector - 38, Rohini measuring an area of 20.85 Ha approximately has been identified to fulfill the requirement of additional 850 plots. Engineering Wing, Rohini was requested for Total Station Survey on 14.08.2013 & the same was provided on 22.01.2014 & subsequent clarification on 07.02.2014.

2. EXAMINATION

- (i) The Layout Plan of Sector- 38, Phase-V, Rohini was approved in the 258th Screening Committee Meeting held on dated 16-07-07 vide item No. 111:2007. In the said approved Layout Plan there are eight (8) pockets earmarked for Residential (Net).
- (ii) After redrafting the approved Layout Plan of Sector -38, Rohini on Total Station Survey of Sector - 38 to find out the DDA acquired land as per their use. The proposed numbering of 8 (eight) Residential Pockets in the Sector has been worked out as the same was not provided. These are A-1, A-2, B-1, B-2, B-3 B-4, C-1 & C-2. There are only four (4) Residential Pockets i.e Pocket B-1, B-3, C-1 & C-2 are partially available for development and rest four (4) Residential Pockets i.e. Pocket A-1, A-2, B-2 & B-4 are under built-up/unauthorized colonies. The proposal for additional 850 Plots has been worked out in Pocket -1, Block - C, Sector - 38, Rohini.
- (iii) As per the Master Plan for Delhi - 2021 and Zonal Development Plan of Zone - 'M' the Landuse of the Pocket -1, Block - C in Sector - 38, Rohini is "Residential".
- (iv) On receipt of request from Residential Lands Branch, DDA, the copy of approved Layout Plan of Sector - 38 Phase - IV, Rohini showing the tentative DDA Acquired Area was forwarded by Rohini Planning Office vide letter No. Dir.(Plg.)/R/5038/2005/138/436 dated 14-08-2013 to Engineering Wing, DDA & Land Management Wing, DDA to confirm the Land Status, Area & Dimensions of the DDA Acquired Area in Sector- 38, Phase-IV, Rohini for further processing.
- (v) Dy. Director (LM) Rohini vide Dy. No. 1549. DD/LM/RZ dated 16-08-2013, 901/Teh (RZ) dated 19-08-2013 provided a report with the comments that the land under reference is DDA acquired & vacant and some structures are existing within the DDA acquired area which are not acquired by DDA. Land Management, Rohini has further informed that regarding the confirmation of dimensions with area of the Land / Pocket may be obtained from the Engineering Wing, DDA.
- (vi) Rohini Planning Office vide letter No. Dir.(Plg.)/R/5038/2005/138/486 dated 03-09-2013 again requested to Engineering Wing, DDA to provide confirmation of the Land Status, Area & Dimensions for the DDA acquired area in Sector - 38 Phase - IV, Rohini. A meeting was held under the Chairmanship of Chief Engineer Rohini on 04/09/2013 regarding the Total Station Survey (TSS) of Sector - 38, Rohini.
- (vii) Accordingly Executive Engineer, RPD-1 vide letter no F.2 (14)/AE-II/RPD-1/DDA/86 dated 22-01-2014 furnished the Total Station Survey for Sector 38 Rohini. Rohini Planning Office vide letter no. Dir.(Plg.)/R/5038/2005/138/50 dated 28-01-2014 requested to Engineering Wing, DDA and Land Management Wing, DDA for clarification on Total Station Survey regarding Unused Drain, Existing Connectivity, Trees and Water Body.

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After detail deliberation with representatives of LM Wing, DDA and Engineering Wing DDA the status is as under:-

Sr. No.	Feature Shown in Total Station Survey (TSS)	Status / Remarks		Proposal by Rohini Planning Office
		By Land Management Wing, DDA	By Engineering Wing, DDA	
1	Unused Drain / Canal	The said Unused Drain / Canal is in DDA acquired area.	Unused Drain / Canal is not required for Services.	Unused Drain / Canal and Water Body (Pond) have been retained in the proposal as Recreational.
2	Water Body (Pond)	The water body is in DDA acquired area and as per the field book of revenue department of Delhi Government, GNCTD the total area of the water body is 1 Bigha 10 Biswa. There is a Khaal with the width of 1 gathha in between Water Body and Canal.	The tentative area of water body is 2305 sqmt.	
3	Existing Karala Road (varies 6m to 8m wide)	The existing Karala Road is not in DDA acquired area. The land of road rest with Delhi Government, GNCTD.	The existing Karala Road varies 6m to 8m wide and life line of Karala area & Begumpur area. This road bifurcate DDA acquired area into two parts.	In the proposal this road is re-aligned by maintaining the connectivity. The land under road rest with Revenue department of GNCTD and this requires to be transferred to DDA. LM Wing, DDA to take appropriate action.
4	Ghat	The Ghat is in DDA acquired area.	The Ghat is a temporary area used for Chhath Pooja and used occasionally.	Maintained as part of Recreational Area.
5	Trees	The trees are in DDA acquired area.	Classification of trees:- Small Trees:- 30 cm to 60 cm girth Medium Trees:- 60 cm to 90 cm girth Big Trees:- Above 90 cm girth	The trees falling in the ROW if required to be shifted/ relocated as per the norms.

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- (viii) The proposal is based on Total Station Survey for Sector – 38, Rohini provided by Executive Engineer, RPD-1 vide letter no F.2 (14)/AE-II/RPD-1/DDA/86 dated 22-01-2014. In the current proposal the area calculation is based on redrafting of already Approved Layout Plan of Sector – 38, Phase – IV, Rohini on Total Station Survey. The total area of the Sector as per Total Station Survey is 205.95 Ha instead of 206.58 Ha as per approved Layout Plan.
- (ix) As per the Master Plan of Delhi – 2021 for neighborhood population 10,000, one Electric Sub - Station of 11KV of 80 sqmt. is required. However as per the recent interaction with Electric Wing, DDA and NDPL, it has emerged that 11KV ESS are required based on FAR and Load Factor. Assuming that the 11KV ESS will be required more than provision given in MPD - 2021 in the current Scheme 6 (Six) No. 11 KV ESS on the basis of requirement of NDPL has been considered, on the same lines as was done in 308th Screening Committee Meeting vide item no. 96:2012 held on 11/10/2012 which has approved the 11KV ESS in Residential Pocket – 1, Block – C, Sector – 36, Phase – V, Rohini.
- (x) There are about 10 (Ten) Unauthorized Colonies having registration number 309, 583, 721, 872, 876, 902, 1064, 1307, 1318 & ELD (144) comes under area of Sector – 38, Rohini. All these colonies are in the tentative list of 895 colonies notified by the Delhi Government, GNCTD on 04/09/2012. DDA has already conveyed the hindrances to Delhi Government, GNCTD.

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3. PROPOSAL

In view of above examination, the following with area statement are submitted for consideration and approval by the Screening Committee, DDA:-

- Revised Layout Plan of Sector 38, Phase V, Rohini,
- Proposed Numbering of Residential Pockets in Sector - 38, Rohini, Phase - V
- Proposed Layout Plan of Residential Pocket - 1, Block - C, Sector - 38, Phase V

The development control norms will be followed as per Master Plan for Delhi-2021.

4. AREA STATEMENT

The Area and Use details of Sector - 38, Rohini, Phase - V and Residential Pocket - 1, Block - C, Sector - 38, Rohini is as under:

A. TOTAL AREA OF SECTOR - 38, ROHINI PHASE - V: 205.95 Ha (206.58 Ha.)

LANDUSE BREAKUP OF AREA UNDER SECTOR - 38, ROHINI PHASE - V

LANDUSE	PROPOSED AREA				DDA ACQUIRED AREA	
	AS / APPROVED LOP (IN HA.)	%AGE	AS / TSS (IN HA.)	%AGE	AREA (IN HA.)	%AGE
RESIDENTIAL (GROSS)	125.87	60.93	125.1	60.69	33.18	26.36
COMMERCIAL	11.34	5.49	11.35	5.51	0.00	0.00
INDUSTRIAL	2.22	1.08	2.22	1.07	0.00	0.00
RECREATIONAL	22.89	11.08	21.55	10.47	6.99	30.53
PUBLIC / SEMI-PUBLIC	19.68	9.53	11.86	5.75	0.06	0.33
CIRCULATION	24.58	11.89	33.95	16.49	16.65	67.76
TOTAL	(206.58)	100	205.95	100	56.89	27.54

LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA

LANDUSE	PROPOSED AREA				DDA ACQUIRED AREA	
	AS / APPROVED LOP (IN HA.)	%AGE	AS / TSS (IN HA.)	%AGE	AS/TSS (IN HA.)	%AGE
RESIDENTIAL (NET)	82.74	65.73	83.00	66.40	23.54	28.45
COMMERCIAL	5.29	4.21	5.07	4.06	0.67	12.74
RECREATIONAL	13.51	10.73	15.45	12.36	1.87	13.82
PUBLIC / SEMI-PUBLIC	13.42	10.66	21.39	17.11	7.04	52.42
CIRCULATION	10.91	8.67	0.10	0.07	0.07	0.63
TOTAL	125.87	100	125.01	100	33.18	26.36

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~~12~~**DISTRIBUTION OF NET RESIDENTIAL AREA**

PROPOSED IN LAYOUT PLAN				DDA ACQUIRED AREA			
NET AREA (IN HA.)	DU'S	(%)	POPULATION	NET AREA (IN HAC.)	DU'S	(%)	POPULATION
82.74 (EWS, LIG, MIG & OTHER'S)	14500	100	69600	23.54 (EWS, LIG, MIG & OTHER'S)	7062	100	31779

B. PROPOSED NUMBERING OF RESIDENTIAL POCKETS IN SECTOR - 38, ROHINI, PHASE-V

In the Revised Layout Plan there are eight (8) Pockets i.e A-1, A-2, B-1, B-2, B-3, B-4, C-1 & C-2 are earmarked for Residential. Out of those eight Residential Pockets only four (4) Residential Pockets i.e Pocket B-1 (Area 0.76 Ha.), B-3 (Area 3.57 Ha.), C-1 (Area 13.42 Ha.) & C-2 (Area 5.79 Ha.) are partially available for development and rest four (4) Residential Pockets i.e. Pocket A-1, A-2, B-2 & B-4 are under built-up/unauthorized colonies. The proposal for additional 850 Plots has been worked out in Pocket -1, Block - C, Sector - 38, Rohini.

C. AREA STATEMENT FOR RESIDENTIAL POCKET - 1, BLOCK - C, SECTOR - 38, ROHINI, PHASE - V:-

TOTAL AREA OF POCKET	:	20.85 Ha.
AREA UNDER BUIL-UP / UNAQUIRED	:	7.12 Ha.
AREA UNDER UNACQUIRED EXISTING ROAD	:	0.29 Ha.
NET AREA OF POCKET	:	13.44 Ha.

DETAILS OF USE	AREA (IN HA.)	AREA (%)
RESIDENTIAL PLOTS	2.63	19.56
GROUP HOUSING	4.78	35.57
RECREATIONAL / PARK	2.23	16.60
FACILITIES / UTILITIES	0.24	1.79
CIRCULATION / PARKING	3.56	26.48
TOTAL	13.44	100.00

DISTRIBUTION OF RESIDENTIAL PLOTS

PLOT AREA (IN SQ.M.)	PLOT SIZE (IN M.)	PLOT NUMBERS	TOTAL PLOTS	AREA UNDER PLOTS (IN SQ.M.)	NUMBER OF DU's	POPULATION
32	8 X 4	1 - 700	700	22400	2100	9450
26	8 X 3.25	1 - 150	150	3900	450	2025
TOTAL				26300	2550	11475

5. FINANCIAL LIABILITY AND SOCIAL GAIN

There are no financial implications from the Planning point of view as proposal is for utilization of DDA vacant land. The proposed Facilities will be beneficiary to the people.

6. FOLLOW UP ACTION

After the approval of Layout Plan by the Screening Committee, the same will be forwarded to concerned Departments for actions as follows:

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| • Engineering Wing, DDA | - For Feasibility / Demarcation & Development |
| • Land Management Wing, DDA | - For transfer of Existing Karala Road from GNCTD to DDA |
| • Land Disposal Wing, DDA | - For appropriate action based on Feasibility/
Demarcation by Engineering Wing (Civil)/Rohini |
| • Electrical Wing, DDA | - For Electrification of the area |
| • Architecture Wing, DDA | - For Development of Group Housing Pockets |
| • Landscape Unit, DDA | - For Development of Recreational Areas |

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Vinod Sakle
(Vinod Sakle) 12/03/14.

Director (Plg.) Rohini
Zone - "M" & "N"

H.K. Bharti
12/03/14
(H.K. Bharti)

Dy. Director (Plg.) - I/Rohini

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....322.....Screening
Committee Meeting on 21.3.14
vide item no. 42:2014
[Signature] 30-14
Dy. Director (Arch.) Coord