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-32-

Item No. (123-2017..)

Screening Committee No. (354th.....)

Title of Agenda:

- (i) Change of use premise of Residential Pocket- 4, Block- B, Sector-37, Phase- V, Rohini from Group Housing to Plotted Housing.
- (ii) Proposed Layout Plan of Residential Pocket - 4, Block- B, Sector- 37, Phase- V, Rohini w.r.t. clear the backlog of Rohini Residential Scheme 1981 in lieu of land lapsed in Sector-34, 37 & 38 under section 24(2) of Land Acquisition, Rehabilitation and Resettlement Act, 2013.

(File No. DIR (PLG)R/5037/PKT.-4/BLK.-B/2017)

Synopsis

Proposed change of use premise of Residential Pocket- 4, Block- B, Sector-37, Phase- V, Rohini from Group Housing to Plotted Housing and Layout Plan of Residential Pocket - 4, Block - B, Sector - 37, Phase V, Rohini w.r.t. clear the backlog of Rohini Residential Scheme 1981 in lieu of land lapsed in Sector-34, 37 & 38 under section 24(2) of Land Acquisition, Rehabilitation and Resettlement Act, 2013 is placed before Screening Committee for consideration and approval.

1. BACKGROUND

Chief Engineer (Electrical) Rohini vide letter dated 08.06.2017 intimated that large no. of plots in Sector-37, 38 and few plots in Sector-34 are not available for development due to land lapsed under section 24(2) of Land Acquisition, Rehabilitation and Resettlement Act, 2013. Due to this, it was requested to carve out total 672 plots of various sizes i.e. 120 plots of 60 sq.m., 402 plots of 32 sq.m. & 150 plots of 26 sq.m. for allotment under Rohini Residential Scheme 1981.

In this regard, a Residential Pocket- 1 & 4, Block- B in Sector- 37, Rohini has been identified by Engineering wing (RPD-6) to fulfill the requirement of 672 plots. The Layout Plan of Residential Pocket - 1, Block - B, Sector - 37, Phase V, Rohini has already been approved by 353rd Screening Committee held on 28.09.2017.

The Layout Plan of Sector- 37, Phase- V, Rohini was approved in the 258th Screening Committee Meeting held on dated 16.07.2007 vide item No. 104:2007 with the observation that only "Group Housing Pockets" to be developed and not "Group Housing & Plotted". However, for utilization of vacant land and to clear the backlog of Rohini Residential Scheme 1981 on priority, the residential pockets, B-1 & B-4, Sector-37, Rohini identified by Engineering wing for plotted development was discussed in the meeting chaired by V.C., DDA on 16.08.2017 & it was directed to process the matter on priority..

Accordingly, Total Station Survey of Pocket-4, Block-B, Sector-37, Rohini was provided by Engineering Wing (RPD-6) and as per the said survey total area of the Pocket is 6.08 ha.(approximately) out of which only 4.42 ha. is available for development and remaining area is under built-up/ unauthorized colony/ litigation.

2. EXAMINATION

- (i) As per the Master Plan for Delhi - 2021 and Zonal Development Plan of Zone - 'M' the Landuse of the Pocket -4, Block - B in Sector - 37, Rohini is "Residential".
- (ii) Rohini Planning Office vide letter No. Dir.(Plg.)R/5036-37/2006 dated 23.06.2017 and subsequent letter dated 12.07.2017, 25.07.2017, 27.07.2017 & 10.08.2017 requested to Engineering Wing, Rohini, DDA to provide the following informations w.r.t Residential Plotted Pocket of Sector-34, 35, 36, 37 & 38, Rohini.

354:123:2017

47/K

39/C

33-

- Marking of lapsed land on respective layout plan of Residential plotted Pockets to assess the layout plans.
- Status of re-acquisition of lapsed land of respective Residential Plotted Pockets.
- Allotment status of plots.
- Status of development/ services laid in the respective Residential Plotted Pockets.
- Total Station Survey of Pocket B-1 & B-4, Sector-37, Rohini with proper dimensions/ diagonals & area etc.
- Demarcation of Pocket at site.
- Status of land w.r.t section 24(2) of Land Acquisition Act, 2013

In response to the above requests, Total Station Survey of Pocket-4, Block-B, Sector-37, Rohini was provided by Engineering Wing (RPD-6) on 24.08.2017.

- (iii) Land Status of Pocket-B- 4 w.r.t. ownership status & section 24(2) of Land Acquisition Act, 2013 is to be confirmed by Engineering wing Rohini from lands branch of DDA before execution of the proposal for plotted development and also check the status of unauthorized built up in Pocket-B- 4, Sector-37, Rohini whether it is on DDA's acquired land or private land. In this regard, a letter has been sent to S.E./CC-14 dated 17.08.2017.
- (iv) The proposal is based on Total Station Survey of Pocket- 4, Block- B, Sector-37, Rohini provided by Engineering wing (RPD-6). As per the TSS, a large chunk of land measuring 2.44 ha. (approx.) has been lapsed under section 24(2) of Land Acquisition Act, 2013 which affect the residential pockets, commercial pockets & road 30.0 m. wide R/W. In this regard it was decided in the meeting called by VC, DDA on 16.08.2017 that the matter regarding re-acquisition of land lapsed u/s 24(2) shall be expedited by PC(LM) with Delhi Govt. for working out the enhanced compensation payable to the owner of land.
- (v) **This office has requested vide letter dated 25.07.2017 and subsequent on 11.10.2017 to provide the information regarding lapsed land duly marked on the copy of approved residential pocket plans issued by this office so that affected plots/actual requirements of plots can be assessed and modification in the approved layout plan of affected pockets can be taken up. The said information is yet to be received from concerned Engineering Wing, DDA.**
- (vi) There are some physical features i.e. Trees, Electric Pole & Street lights falls exist in the pocket. Electric pole & Street light are to be shifted during execution of the layout plan of pocket- B- 4 by Engineering Wing and the matter regarding early approval of tree cutting from development area shall be taken up by Engineering wing with the Secretary, Ministry of Environment and Forest with the help of PC(LD) as decided in the meeting called by VC, DDA on 16.08.2017 & trees shown in respective drawing are to be considered as per prevailing policy during execution by Engineering wing.
- (vii) A piece of unacquired land area measuring 167 sq.m. (approx.) falls in Pocket- B- 4 which affect the planning of the pocket under reference and cause the wastage of DDA's valuable land. In view of this, said unacquired land has been utilized for carving the four nos. of plots i.e. plot no.436 to 439 in proposal and for the acquisition of the said land the matter is to be taken up by lands branch of DDA. These four plots are not to be considered for the draw till the land acquired.
- (viii) The community facility Pocket adjacent to residential Pocket- 4, Block- B, Sector-37 is under builtup/ unauthorized colonies. In view of this, to compensate the area of facility pocket, facilities like multipurpose community hall (MCH), Dispensary & Religious are provided in the pocket.

28/C
46/C~~34~~**3. PROPOSAL**

In view of above, the following proposal submitted for consideration by the Screening Committee, DDA:-

- (i) Change of use premise of Residential Pocket- 4, Block- B, Sector-37, Phase- V, Rohini from Group Housing to Plotted Housing.
- (ii) Proposed Layout Plan of Residential Pocket - 4, Block- B, Sector- 37, Phase- V, Rohini w.r.t. clear the backlog of Rohini Residential Scheme 1981 in lieu of land lapsed in Sector-34, 37 & 38 under section 24(2) of Land Acquisition, Rehabilitation and Resettlement Act, 2013.

3.1 AREA STATEMENT

Area statement for Residential Pocket- 4, Block - B, sector- 37, Rohini, phase- V:-

Total area of Pocket	: 6.06 Ha.
Area under Built-Up	: 1.48 Ha.
Area lapsed u/s 24(2)	: 0.18 Ha.
Net available area of Pocket	: 4.40 Ha.

Area Breakup

USE	PROPOSED AREA	
	AREA (IN HA.)	AREA (IN %)
RESIDENTIAL PLOTS	1.45	33.03
PARKS/ GREEN AREA	0.82	18.65
FACILITIES (MCH, DISPENSARY & RELIGIOUS)	0.35	7.91
UTILITIES (MB/VB, DHALAO & ESS)	0.06	1.45
CIRCULATION (INCLUDING 2.0 M. WIDE PATHWAY)	1.72	38.96
TOTAL	4.40	100

Detail Plots:

PLOT AREA (IN SQ.M.)	PLOT SIZE (IN SQ.M.)	PLOT NUMBERING	TOTAL PLOTS	AREA UNDER PLOTS (IN SQ.M.)	NUMBER OF DU'S	POPULATION
60	5 X 12	1-24, & 423-439 (Part of plot no. 436-439 is under unacquired land)*	41	2460	164	738
32	4 X 8	25-309	285	9120	855	3847.5
26	3.25 X 8	310-327, 329-354 & 357-422	110	2860	330	1485
28	3.5 X 8 (ODD PLOTS)	328	1	28	3	13.5
38.68	4.83 X 8 (ODD PLOTS)	355 & 356	2	77.3538	8	36
TOTAL			439	14545.3538	1360	6120

*Plot No.- 436 to 439 are not to be considered for the draw till the land is acquired

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

Copy of drawing with above proposal and area details is annexed (Refer Annexure -'A' & 'B')

4. 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 to clear the backlog of Residential Scheme 1981- a social commitment to the people.

5. 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:

- 1. Engineering Wing, DDA - For Feasibility / Demarcation, Development & to provide status of land lapsed in Residential pockets of Sector-34, 37 & 38, Rohini u/s 24(2) of L.A. Act 2013.
- 2. Land Management Wing, DDA - For status of land w.r.t. ownership, litigation, to acquire the piece of land for plot no. 436 to 439 & to reclaim the land lapsed in Residential pockets of Sector-34, 37 & 38, Rohini u/s 24(2) of L.A. Act 2013.
- 3. Land Disposal Wing, DDA - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini
- 4. Electrical Wing, DDA - For Electrification of the area
- 5. Horticulture Dept., DDA - For Development of Park/ Green Areas

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14/11/17
(H.K. Bharti)
Director (Plg.) Rohini
Zone-M & H (part)

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14/11/17
(A. K. Malhotra)
Dy.Dir (Plg.) Rohini
Zone-M & H (part)

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14.11.2017
(Savita Mangla)
Asstt.Dir (Plg.) Rohini
Zone-M & H (part)

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in... 354th... Screening
Committee Meeting Dt... 17.11.2017
vide Item No... 123:2017
Sign... *[Signature]*
Name... H.K. Bharti
Designation... Dir. (Plg.) Rohini

The Proposal has been approved by
the... 354th... Screening Committee
held on... 17.11.2017... vide item No... 123:2017
in File No... DIR.CPLGDR/5037/PKT-4/BLK-B/2017

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in... 354th... Screening
Committee Meeting Dated... 17.11.17
Vide item No... 123:2017
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Dy. Director (Admin.) Co-ordn.