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Item No. 3402018

Screening Committee No. 35944

**Title of Agenda: - Modification in layout plan of Sector-26, Rohini, Phase-IV for allotment of land for District Court.**

**(File No. PPR/4026/97/99/Vol.-III/2011)**

**Synopsis**

Modification in layout plan of Sector-26, Rohini, Phase-IV for allotment of land for District Court is placed before Screening Committee for its consideration and approval.

**1. BACKGROUND**

The proposal for allotment of ten (10) acres of land for District Court in Sector-26, Rohini was approved in 290<sup>th</sup> Screening Committee meeting held on 18.03.2010 vide item no. 46:2010. Subsequently, lands department, DDA, intimated that part of land under reference is under litigation and out of total ten (10) acres of land only five (05) acres (Approx.) land is available and free from all encumbrances. Accordingly, the land which is free from all encumbrances is to be allotted for District Court in Sector-26, Rohini.

**2. EXAMINATION**

- i) The modified layout plan of Sector-26, Rohini, Phase-IV was approved in 224<sup>th</sup> Screening Committee meeting held on 24.06.2003 vide item no. 45:2003 in which land measuring 13 Ha. was earmarked for Government land use in conformity of Master Plan for Delhi .
- ii) The pocket measuring 13 Ha. earmarked for Govt. use in Sector-26 was subdivided into sites measuring 4.0 Ha. (10 acres) proposed for allotment for District Court while the rest of area measuring 9.0 Ha. is kept for other Govt. use and proposal for the same was approved in 290<sup>th</sup> Screening Committee meeting held on 18.03.2010.
- iii) Subsequently, a joint site inspection was held on 10.06.2015 with the officers/officials of Engineering branch, LM, NL, IL, Rohini Planning & Survey office and as per the joint site inspection report, revenue staff of DD (NL-I) & DD(LM) Rohini intimated that part of the land under reference is under litigation and lying vacant.
- iv) Accordingly, Dy.Dir.(IL) intimated to the Addl. Secretary, Law & Justice Department, GNCTD vide letter no. F.22A(21)15/IL/1944 dated 23.12.2015 that as per the information provided by the revenue staff of DDA, out of 10 acres of land, approximately 20000 Sq.m. (5 acres) of land is free from litigation and can be considered for allotment and Addl. Secretary, Law & Justice, GNCTD was requested to send the consent if the department is willing to accept the land measuring 5 acres for setting up of Court Complex at Sector-26, Rohini.

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- v) In response to the letter of Dy. Dir.(IL) dated 23.12.2015, Addl. Secretary (Law, Justice & LA) vide letter dated 13.04.2016 conveyed the acceptance of court in respect of allotment of 5 acres of DDA land out of total 10 acres at Sector-26, Rohini for the time being, for construction of Delhi District Court Complex. Further, it was requested to allot the remaining 5 acres of land for construction of court complex, as and when the same is available free from all encumbrances.
- vi) Subsequently, in the matter of Hon'ble High Court of Delhi in the case WP(C) No. 3269/2014 & C.M. No. 8677/2014 titled as "R.K. Kapoor, Advocate Vs. High Court of Delhi & Others", Chief Secretary Govt. of NCT of Delhi in a meeting held on 06.11.2017 & 22.01.2018 directed DDA to expedite allotment of 5 acres of land which is free from litigation out of 10 acres earmarked for District Court at Sector-26, Rohini.
- vii) Accordingly, a joint site inspection was held on 20.02.2018 with the officers/officials of Engineering branch, LM, NL, & Rohini Planning office and as per the joint site inspection report, the land to be allotted for District Court was shown by concerned Engineering Division (RPD-8) and revenue record of the same was confirmed by officials of Lands branch. The land under reference is free from encroachment & litigation as confirmed by lands branch and possession of the same is with Engineering wing, Rohini.
- viii) As a follow up of the joint site inspection report, Plane Table survey of the site under reference was conducted by the survey unit of Rohini planning office on 26.02.2018 and same was forwarded to Executive Engineer (RPD-8), Dy. Director (NL-I) & Dy. Director (LM) Rohini vide letter dated 28.02.2018 for their necessary action. Accordingly, Engineering wing (RPD-8) marked 30.0 m. R/W road on the north side of the site under reference adjoining with 80.0 m. R/W road and LM branch stated vide Note Dy. No. 322/DD/LM/RZ dated 21.03.2018 that physical possession of the land under reference has been handed over to DDA and further transferred to Engineering wing, Rohini and no court case found.
- ix) As per the Plane Table survey of the site under reference and records for the same available with lands & Engineering branch, area of the land available for district court free from all encumbrances is approximately 17415.60 Sq.m. (4.3 Acres).

### 3. PROPOSAL

- i) In view of above, layout plan of Sector-26, Rohini, Phase-IV is modified for allotment of land measuring approximately 17415.60 Sq.m. (4.3 Acres) for District Court.
- ii) The Development Control norms will be followed as per Master Plan for Delhi-2021.

The above proposal is placed before the Screening Committee, DDA for its consideration and approval.

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4. AREA STATEMENT

Total area of the land proposed for District Court = 36008.55 Sq.m.

Area under litigation = 18592.95 Sq.m.

Area of land available for District Court free from all encumbrances = 17415.60 Sq.m.

Copy of the drawing with above area details is annexed (Refer Annexure-A)

5. FINANCIAL LIABILITY/ SOCIAL GAIN

There are no financial implications from the Planning point of view as proposal is for utilization of DDA vacant land.

6. FOLLOW UP ACTION

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

- I. Engineering Wing (Civil), Rohini, DDA – Demarcation of the site.
- II. Land Disposal Wing, DDA – For allotment of land.
- III. Engineering Wing (Electrical), Rohini – For electrification of the area.
- IV. Horticulture Deptt., DDA - For development of Green Belt.

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(H.K. Bharti)  
Director (Plg.) Rohini  
Zone-M & H (part)

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05/04

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

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

DELHI DEVELOPMENT AUTHORITY  
 CERTIFIED  
 Approved in... 359<sup>th</sup>... Screening  
 Committee Meeting Dt... 19.4.2018  
 vide Item No... 34:2018  
 Sign... [Signature]  
 H. K. Bharti, 05/18  
 DM (Plg.) Rohini, Zone M & H

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
 Approved in... 359<sup>th</sup>... Screening  
 Committee Meeting Dated... 19.4.18  
 Vide Item No... 34:2018  
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 Dy. Director (Plg.) Co-ordn.