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Item No. (.....97:2017.....)

Screening Committee No. (.....353.....)

Title of Agenda: Proposed Layout Plan of Residential Pocket - 1, Block - B, Sector - 37, Phase V, Rohini.

(File No. DIR (PLG)R/5037/PKT.-1/BLK.-B/2017)

Synopsis

Proposed Layout Plan of Residential Pocket - 1, Block - B, Sector - 37, Phase V, Rohini 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 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 pocket, B-1 & B-4, Sector-37, Rohini as 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-1, Block-B, Sector-37, Rohini was provided by Engineering Wing (RPD-6) and as per the said survey total area of the Pocket is 4.21 ha. out of which only 3.31 ha. is available for development and remaining area is under built-up/ unauthorized colony.

2. EXAMINATION

- (i) As per the Master Plan for Delhi - 2021 and Zonal Development Plan of Zone - 'M' the Landuse of the Pocket -1, 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 requested to Engineering Wing, Rohini, DDA to provide the following informations w.r.t Residential Plotted Pocket of Sector-34, 35, 37 & 38, Rohini.
- 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.

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- Status of land w.r.t section 24(2) of Land Acquisition Act, 2013

In response to the above requests, only Total Station Survey of Pocket-1, Block-B, Sector-37, Rohini was provided by Engineering Wing (RPD-6).

- (iii) Land Status of Pocket-B-1 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-1, 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- 1, Block- B, Sector-37, Rohini provided by Engineering wing (RPD-6). As per the TSS, existing road passing through the pocket under reference which is to be abandoned once the proposal for plotted development is executed at site.
- (v) Trees falling in the Residential Pocket - 1, Block - B, Sector - 37 are to be considered as per prevailing policy during execution by Engineering Wing.

3. PROPOSAL

In view of above, proposal for carving out the plots as per details given below are submitted for consideration and approval by the Screening Committee, DDA:-

Proposed Layout Plan of Residential Pocket - 1, Block- B, Sector- 37, Phase- V, Rohini.

3.1 AREA STATEMENT

Area statement for Residential Pocket- 1, Block - B, sector- 37, Rohini, phase- V:-

Total area of Pocket : 4.21 Ha.
Area under Buil-Up : 0.90 Ha.
Net available area of Pocket : 3.31 Ha.

USE	PROPOSED AREA	
	AREA (IN HA.)	AREA (IN %)
RESIDENTIAL PLOTS	1.10	33.41
PARKS/ GREEN AREA	0.83	24.81
UTILITIES (MB/VB, DHALAO & ESS)	0.05	1.56
CIRCULATION (INCLUDING 2.0 M. WIDE PATHWAY)	1.33	40.22
TOTAL	3.31	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	1-59, 88-93, 96-101, 104-109, 112-117	83	4980	332	1494
32	4 X 8	60-86, 119-143, 168-207, 232-271	132	4224	396	1782
26	3.25 X 8	145-154, 157-166, 209-218, 221-230	40	1040	120	540

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66	5.5 X 12 (ODD PLOTS)	87, 94, 95, 102, 103, 110, 111, 118	8	528	32
34	4.25 X 8 (ODD PLOTS)	144, 155, 156, 167, 208, 219, 220, 231	8	272	24
TOTAL			271	11044	904

DELHI DEVELOPMENT AUTHORITY
 HUPW-COORDINATION UNIT
 Approved in... 353rd
 Screening Committee Meeting Dtd. 28.09.2017
 vide Item No. 97/2017
 Dy. Director (Tech.) Co-ordin.

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

Copy of drawing with above details is annexed (Refer Annexure 'A')

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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
- 2. Land Management Wing, DDA - For status of land w.r.t. ownership & litigation etc.
- 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

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

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

[Signature]
 (Kapil Prashant)
 Asstt.Dir (Plg.) Rohini
 (on contract)

DELHI DEVELOPMENT AUTHORITY
 CERTIFIED
 Approved in... 353rd... Screening
 Committee Meeting Dtd. 28.09.2017
 vide Item No. 97: 2017
 Sign... *[Signature]*
 Name... H.K. Bharti
 Designation... Dir (Plg.) R

The Proposal has been approved by
 the... 353rd... Screening Committee
 held on... 28.9.17... vide item No. 97: 2017
 in File No. Dix (Plg) R/ 5037/PKT-1/
 BLK - B / 2017

[Signature]
 PLG. ASSTT.

[Signature]
 ASSTT. DIR (PLG.)

[Signature]
 DY. DIRECTOR PLG
 ZONE M & H (PT).