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Item No. 98/2018
Screening Committee No. 364

Title of Agenda: - Modification in implementation plan of Service Centre in Sector- 5 Rohini, Phase I & II for proper utilization of DDA land at Service Centre in Sector 5, Rohini, Phase-I & II

(File No. PPR/1003-5/2003/2005/PT)

Synopsis

Modification in implementation plan of Service Centre in Sector- 5, Rohini, Phase I & II for proper utilization of DDA land at Service Centre in Sector 5, Rohini, Phase-I & II is placed before Screening Committee for its consideration and approval.

1. BACKGROUND

A request was received in this office from Secretary, Rohini Automobile Market Welfare Association forwarded by P.M.O. as public grievances for allotment of automobile repair shops. This office forwarded their request to Deputy Director (CL.) vide letter Dir.(Plg.)R/1088/2015/351 dated 10.06.2015, recently one more request forwarded by P.M.O. vide letter dated 27.08.2018 is received for considering the request of Rohini Automobile Market Welfare Association. Another request vide File no. F-13(26)94/CRC for allotment of additional land for extension of existing facilities as well as providing CNG facilities at Service Centre in Sector 5 Rohini, Delhi. In the file Commissioner (L.D.), DDA requested to examine the case from the point of Master Plan and to report that land use is permissible to expand the running Petrol Pump and to install the CNG Pump. Accordingly the site was visited and it is observed that site under reference is part of Service Centre at Sector 5 Rohini. Approximately 2/3rd part of the Service Centre is developed at site and remaining part is undeveloped and is being misused as dumping ground, fish & chicken market and for unauthorized parking of motor vehicles etc. In the current scenario the site is prone to encroachment and needs to be protected and utilized to its maximum extent.

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2. EXAMINATION

- i) The implementation plan of Service Centre at Sector 5 Rohini was approved in 135th Screening Committee Meeting held on 11.01.1994 vide item no. 5/94 and further revision approved by Commissioner (Plg.) on dated 28.02.1997.
- ii) As per approved Layout Plan of Sector 5 Rohini, the site is earmarked for Service Centre.
- iii) P.T. Survey of Service Centre at Sector 5 Rohini Plot was carried out by Survey unit of Rohini Planning Office and it was observed that more than 50% of the implementation plan is not developed at site and the area is being misused as dumping ground, fish & chicken market and for unauthorized parking of motor vehicles. There is an unauthorized Temple constructed at site. Also an entry gate is constructed near Dhalao which is not as per approved Layout Plan.
- iv) There was provision of Sector Level Green which was shown as 13.2 m wide in approved Layout Plan adjoining Service Centre plot whereas there is no green area left/available at site.
- v) Executive Engineer RPD-13 vide letter dated 08.08.2018 was requested to provide the development status and service plan of the Service Centre.

419/C

- 9 - 364: 98: 2018

431/C

- vi) As per the letter of Executive Engineer RPD-13, DDA dated 18.08.2018 the water supply, sewerage, roads, paths and drains were laid by RPD-1, DDA and the services of sewerage, roads, paths and drains were handed over to DJB and MCD respectively by RPD-1, DDA.
- vii) Rohini Planning office vide letters dated 08.08.2018 and 29.08.2018 addressed to director (CL) and Deputy Director (NL) DDA has requested to provide the allotment status of stalls behind Petrol Pump and remaining plots proposed at Service Centre. Accordingly, Dy. Director (Commercial Land) informed vide letter dated 19.09.2018 that there is no court case registered u/s 24(2) of LARR act, 2013.
- viii) Executive Engineer RPD-13 forwarded the Total Station Survey of Service Centre showing the vacant plot in blocked boundary to Rohini Planning office, DD(CL) and DD (NL).

Area statement of plots undeveloped at site as per Total Station Survey is as under:

| Sr.No. | Plot | Total Area (sq.m.) |
|--------|------|--------------------|
| 1. | B | 668.982 |
| 2. | C | 676.698 |
| 3. | D | 1388.606 |
| 4. | E | 1347.288 |
| 5. | F | 294.273 |
| 6. | G | 88.827 |

Copy of drawing with dimensions and area details is annexed (Refer Annexure-A)

- ix) In the approved Implementation Layout Plan of Service Centre, 6 shops of 108 sq.m.(approx.) area are for Automobile Services and repair shops, 7 shops for building material, 28 shops for other services and repair and 8 shops for sanitary/building material are earmarked where no sufficient space for storage of building material such as timber, timber products, marble, iron and steel, gravel, cement and sand and other bulky materials has been proposed. Besides this, no sufficient parking and circulation space for heavy goods motor vehicles is provided.
- x) The Rohini Automobile Market Welfare Association has further requested through P.M.O. with approximately 34 signatory, member of their association who are willing to shift their running repair shops/ workshops from Sector-7 Naharpur Residential area to Service Centre. By shifting of Automobile Shops from Naharpur to Service Centre, Sector 5, Rohini will vacate the land at Naharpur and the residential plots proposed for auction in Naharpur, Sector-7, Rohini can easily be disposed off.
- xi) As per MPD 2021, Table 12.13 under Fuel Station Head, it is stated "The environmental concerns have been constantly advocating identification of clean and environment friendly fuels. Presently, the main fuel types being used include: Petrol, Diesel and CNG. These fuels are being made available from Petrol Pumps and CNG stations. With the advancement of technology some new types of clean fuels may also be used in future. CNG stations may be permitted in all use zones except in 'Regional Park/ Ridge'".
- xii) The shops for building material and sanitary material at that time were proposed considering the undeveloped area of Sector 5 and other neighbouring Sectors of Rohini. Now that Sector 5 and its surrounding sectors have been fully developed, therefore there is no requirement for the shops/ plots of building materials and sanitary material, as a result land earmarked for shops/ plots for building material and sanitary material are lying unutilized and being misused as dumping ground.

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364:98:2018

418/C

3. PROPOSAL

- i) The proposal for modification in implementation plan of Service Centre at Sector- 5, Rohini for proper utilization of DDA's vacant and undeveloped land measuring 4188.8871 sq.m. as mentioned in the Area Statement at Para 4.
- ii) The proposed plots of area varying from 30.5 sq.m. to 45.21 sq.m. are to be disposed off by way of auction or allotment as per prevailing policy or as decided by the competent authority for activities permitted as mentioned in Chapter Industry, Annexure 7.0(I), Group- A and Annexure 7.0(II), Group- B of MPD 2021.
- iii) The Development Control norms for these plots will be followed as per MPD 2021 i.e. 100% ground coverage with 200 F.A.R. and 8m height.
- iv) The position of the existing Gate and Dhalao is retained.

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

4. AREA STATEMENT

- a) Total area of the Plot under reference = 17712.13 sq.m.
- b) Area of Plots already developed: 13523.2429 sq.m. (Table i)
- c) Area of Plots as proposed: 4188.8871 sq.m. (Table ii)

i. Area Statement of already Developed plots:

| Sr.No. | Use | No. | Size (m.) | Total Area (sq.m.) |
|--------|--------------------|-----|--------------------------|--------------------|
| 1. | Petrol Pump | 1 | 17.0 X 30.0 | 510.0 |
| 2. | Shops cum Offices | 10 | 10.0 X.15.0 | 1500.0 |
| 3. | ESS | 1 | 13.5 X 18.0 | 243.0 |
| 4. | Gas Godown | 3 | 20.0 X 26.0 | 1560.0 |
| 5. | Loading/ Unloading | 1 | - | 511.689 |
| 6. | Dhalao | 1 | - | 76.0851 |
| 7. | Green | 3 | varies | 2840.8568 |
| 8. | Parking | 1 | - | 1276.0417 |
| 9. | Circulation | - | Roads : 9m, 12m,13.5m | 5005.5703 |
| Total | | | | 13523.2429 |

ii. Area Statement of Plots as proposed:

| Sr.No. | Use | No. | Size (m.) | Total Area (sq.m.) |
|--------|---|-----|---------------------|--------------------|
| 1. | Green Area proposed along existing road known as Mangolpur disused drain and other green area with 2m wide footpath | 5 | varies | 1191.7771 |
| 2. | Additional land to Existing Petrol Pump for CNG Station | 1 | 13.16 X 33.23 | 437.3 |
| 3. | Plots (1-22) | 22 | 5.0 X 6.25 (31.25) | 687.5 |
| 4. | Plots (23-36) | 14 | 5.79 X 7.81 (45.21) | 632.94 |
| 5. | Plots (37-44) | 8 | 5.2 X 7.85 (40.82) | 326.56 |
| 6. | Plot(45) | 1 | 5.28 X 7.85 (41.44) | 41.44 |
| 7. | Plots (46-51) | 6 | 4.71 X 8.5 (40.03) | 240.21 |
| 8. | Plots (52-57) | 6 | 4.71 X 8.5 (40.03) | 240.21 |
| 9. | Plots (58-63) | 6 | 4.88 X 6.25 (30.5) | 183.0 |

pg.3/4 Hand 364:98:2018

417/c

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364:98:2018

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| 10. | Stalls (1-18) | 18 | 3 X 2 (6.0) | 108.0 |
| 11. | Toilets | 4 | Varies | 99.95 |
| Total | 63 plots of various sizes and 18 stalls | | | 4188.8871 |

Copy of drawing with dimensions and area details is annexed (Refer Annexure-B)

5. FINANCIAL LIABILITY AND SOCIAL GAIN

With the current proposal there will be financial gain to DDA as shops will be allotted/ auctioned as per prevailing policy and social gain also by way of providing facilities as per MPD 2021 norms and utilization of DDA's 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 - For feasibility/ Demarcation & Development of the site.
- II. Finance Deptt, DDA - For finalization for costing of plots to decide the methodal of disposal
- III. Land Disposal Wing, DDA - For Disposal of Plots and Stalls by way of either auction or allotment as per prevailing policy
- IV. HUPW, DDA - To design the area earmarked for Stalls/ plots and work out standard design
- V. Horticulture Deptt., DDA - For development & maintenance of Park/ Green Area.
- VI. North DMC - For necessary action and information

Pg. 4/4

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
 Approved in 364th Screening
 Committee Meeting Date 27.9.18
 Vide Item No. 98:2018

15/10
 Dy. Director (.....) Co-ordn.

H.K.B.
20/09/18

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

A.K.M.
20/09

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

Ram Krishan
Asstt. Dir (Plg.) Rohini
Zone-H (part)

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
 Approved in 364th Screening
 Committee Meeting Date 27.09.18
 vide Item No. 98:2018
 All observations
 incorporated.
 Sign.
 Name H.K. BHARTI
 Designation Director (Plg.) R

The Proposal has been approved by the..... 364th Screening Committee held on 27.09.18 Item No. 98:2018 in File No. PPR/2013-5/2013/2015/PT with the following Observations:
 (1) The feasibility shall be checked by the Corp. before the disposal of plots by land