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Item No. (97:2018)

Screening Committee No. (364)

Title of Agenda: Revised Layout Plan of Sector 32, Phase-IV, Rohini for utilisation and providing connectivity to DDA's vacant land.

(File No. PPR/4032/2003)

Synopsis

The proposal for revision of layout plan of Sector-32, Phase-IV, Rohini for utilisation and providing connectivity to DDA's vacant land is placed before Screening Committee for consideration and approval.

1. BACKGROUND

Sector-32, Phase-IV, Rohini is situated in the centre of Rohini Sub-City which is one of the prime locations of Rohini as it is bounded by 80.0 m. road R/W (UER-III) and 60.0 m. road R/W connecting 100 m. road R/W (UER-II) and just one kilometer away from Heliport.

As per the information and Total Station Survey (TSS) provided by engineering division (RPD-XI/DDA) of Rohini, the 60.0m. wide road on the west side of Sector-32, Rohini is shifted approximately 86.0 m. towards west of the Sector. Due to which, 3.86 ha. area of the Sector-32, Rohini is increased. Accordingly, the total area of Sector-32, Rohini as per the earlier approved layout plan is 157.25 ha and now it is increased to 161.11 ha.

Out of total 161.11 ha. area of Sector-32, Rohini, approximately 42.67 ha. area is under built-up/ unauthorised colonies/ unacquired land/ village (Lal Dora) and 3.71 ha. area is lapsed under section 24(2) of Right to Fair Compensation and Transperancy in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013. As a result only 114.74 ha. of land is lying with DDA in Sector-32, Rohini.

Out of this 114 ha. of area, approximately 20 ha. area of land is unapproachable/ inaccessible due to hindered road network (Master Plan road of 30.0m., 60.0m. and 80.0m. R/W) of Sector-32, Rohini by under built-up/ unauthorised colonies/ unacquired land/ village and lapsed land. Due to this, area is lying unutilized and prone to encroachment.

In view of above stated facts, the layout plan of Sector-32, Phase-IV, Rohini is proposed for revision to utilize, provide connectivity to DDA's vacant land and incorporate the changes in layout plan as per the site conditions.

2. EXAMINATION

- i. Layout plan of Sector32, Rohini was earlier approved in 224th Screening Committee meeting held on 24.06.2003 vide item no. 46:2003. Residential Plotted Pocket-01, Block-A and Pocket-02, Block-C, Sector-32, Rohini are already developed and allotted. Due to built-up/ unauthorised structures in the Sector, it is difficult to provide neighbourhood/ community facilities with proper accessibility to these already developed residential plotted pocket.
- ii. The location of 66 K.V. E.S.S. is marked on the layout plan was finalised in the meeting held in the chamber of Chief. Engineer (Rohini) on 08.01.2013 vide letter no. F.300(3)EE(p)/Misc./CC.14/DDA/52 dated 09.01.2013. The scheme was discussed in the 312th Screening Committee meeting held on 11.03.2013 vide item no. 43:2013. The screening committee has approved and recommended the proposal for consideration of the authority under sub. clause: 8(2) permission of use premises in use zones of MPD-2021 and the same has been approved in the authority meeting held on 26.07.13 vide item no. 84/2013.

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- iii. Sub-division of remaining P.S.P. area, pocket-11, FC-20 for other facilities (plot no.-1, 2 & 3 for dispensary, night shelter & local/ government maintenance office subsequently) after considering the site for Bus Depot has been approved in the 15th Technical Committee meeting held on 19.12.2014 vide item no. 94:2014 and same has been verified by Dy. Director (Plg.) M.P. Section on 17.03.2015.
- iv. The revised layout plan of sector-32, Rohini is prepared based on the Total Station survey (TSS) provided by Executive engineer RPD-4/DDA, Total station survey superimposed on sajra plan showing lapsed land under section 24(2) of RFCTLARR act, 2013 provided by Engineering division (RPD-11) of Rohini and detail of shifting of 60.0m. wide road between sector-32 & 37 provided by A.E./RPD-11 vide letter dated 13.08.2018.
- v. As per the Total Station survey of Sector-32, Rohini, unauthorised colonies namely Shri Enclave Pansali, Naveen Vihar, Rajni Vihar and Bharat Vihar falls in Sector-32, Rohini and as per the information gathered from official website of Govt. of Delhi, Unauthorised Colonies Cell (UC), these unauthorised colonies have submitted their application to Govt. of NCT of Delhi for regularisation.
- vi. As per the information provided by the Engineering division (RPD-11) of Rohini regarding land lapsed under section 24(2) of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013, approximately 3.71 ha. of land has been lapsed. Out of this lapsed land, part of land bearing khasra no. 6//17min, 6//18 min & 11//12/2 has been consumed in 60.0m. & 30.0 m. R/W.
- vii. Revised layout plan of Sector-32, Rohini is prepared in conformity of Master Plan for Delhi-2021 & Zonal Development Plan of Zone-M. All landuses are retained as reflected in landuse plan and only re-planning of gross residential area is taken up to utilise and provide connectivity to DDA's vacant land.
- viii. The new circulation pattern/ road connectivity in the Sector is planned in such a way that existing connecting road to unauthorised colonies & village phirni road adjoining/ passing through DDA acquired land is widened between 9.0m. to 12.0m. to retain the connectivity wherever required for smooth traffic movement.
- ix. Pockets earmarked for commercial facilities at neighbourhood level in Sector-32, Rohini is for neighbourhood level commercial facilities i.e. Convenience Shopping Centre (CSC) and Local Shopping Centre (LSC). Number of CSC & LSC may be provided in a pocket based on population.
- x. The area measuring 2.19 ha. (approx.) of hindered connectivity of master plan road (30.0 m., 40.0 m. R/W) available in bits and pieces in the sector is to be maintained as green area till the reaming area of master plan road in sector is available for complete connectivity of the sector. The said green area shall be used for plantation of small plants or ornamental green not for trees so that the same can be used in future for circulation without any hassle.

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3. PROPOSAL

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

- i. Revised Layout Plan of Sector-32, Phase-IV, Rohini for utilisation and providing connectivity to DDA's vacant land.
- ii. Pocket-02, Block-A, Pocket-01, 02, 03 & 04, Block-B are proposed for Group Housing plots to be disposed off by way of auction or as per prevailing policy.
- iii. Pocket-01, Block-C is proposed for plotted development to clear the backlog of Rohini registrant scheme 1981 based on the future requirement.

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

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4. AREA STATEMENT

The Area and Use details of Sector-32, Rohini, Phase-IV is as under:

A. Total area of Sector-32 (as per earlier approved layout plan)=157.25 ha.

B. Total revised area of Sector-32 (as per total station survey) =161.11 ha.

C. Landuse breakup of area under sector - 32, Rohini

TOTAL AREA OF SECTOR -32, PHASE-IV, ROHINI (IN HA.)				161.11
AREA UNDER BUILT-UP/ UNAUTHORISED COLONIES/ UNACQUIRED LAND/ VILLAGE				42.67
AREA UNDER LAND LAPSED U/S 24(2) OF LAND ACQUISITION (RFCTLARR) ACT,2013				3.71
DDA's ACQUIRED AVAILABLE AREA (AS PER TOTAL STATION SURVEY)				114.74
LANDUSE	AS PER EARLIER APPROVED LOP		DDA ACQUIRED AVAILABLE AREA (AS PER TSS)	
	AREA IN HA.	(%)	AREA IN HA.	(%)
RESIDENTIAL (GROSS)	78.67	50.00	49.02	42.72
COMMERCIAL	13.58	8.65	15.07	13.13
RECREATIONAL	28.14	17.90	18.60	16.21
PUBLIC & SEMI-PUBLIC FACILITY	17.41	11.08	11.92	10.39
CIRCULATION	19.45	12.37	20.13	17.54
TOTAL	157.25	100.00	114.74	100.00

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D. Landuse breakup of gross residential area

USE	AS PER EARLIER APPROVED LOP		DDA ACQUIRED AVAILABLE AREA (AS PER TSS)	
	AREA IN HA.	(%)	AREA IN HA.	(%)
RESIDENTIAL (NET)	44.50	56.56	31.42	64.10
COMMERCIAL	4.86	6.18	2.91	5.93
RECREATIONAL	12.00	15.25	5.96	12.17
PSP/COMMUNITY FACILITY	11.15	14.17	6.49	13.24
CIRCULATION	6.16	7.84	2.24	4.56
TOTAL	78.67	100	49.02	100.00

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E. Distribution of net residential area

USE	DDA ACQUIRED AVAILABLE AREA (AS PER TSS)		
	POCKET NO.	AREA IN HA.	%
ALREADY ALLOTTED PLOTTED DEVELOPMENT	POCKET-01, BLOCK-A POCKET-02, BLOCK-C	15.64	49.78
PROPOSED PLOTTED DEVELOPMENT TO CLEAR BACK LOG OF ROHI RESIDENTIAL SCHEME AS PER REQUIREMENT	POCKET-01-A & 01-B, BLOCK-C	1.45	4.62
PROPOSED GROUP HOUSING (G.H.)	POCKET-02, BLOCK-A POCKET-01,02, 03 & 04, BLOCK-B	14.33	45.61
TOTAL		31.42	100.00

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

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5. FINANCIAL LIABILITY AND SOCIAL GAIN

There are no financial implications from the Planning point of view as proposal is for utilization of DDA's vacant land and the auction of proposed residential pockets for Group Housing will generate revenue to DDA and there will be social gain as well by providing social infrastructure facilities for already developed residential plotted pockets as a social commitment to allottees.

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:

- i. Engineering Wing, DDA - For Feasibility / Demarcation & Development
- ii. Land Management Wing, DDA - Removal of Encroachment from DDA's land if any
- iii. Land Disposal Wing, DDA - For disposal of land based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini
- iv. Electrical Wing, DDA - For Electrification of the area wherever required
- v. Architecture Wing, DDA - For Development of Commercial Pockets
- vi. Landscape/Horticulture Unit, DDA - For Development of Recreational/Green Areas

(Signature)
17/09/18
(H.K. Bharti)

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

(Signature)
17/09
(A.K. Malhotra)

Dy. Director (Plg.) Rohini
Zone - M & H(Part)

(Signature)
(Ram Krishan)

Asstt. Director (Plg.) Rohini
Zone - M & H(Part)

DELHI DEVELOPMENT AUTHORITY

Approved in 364th.
Comm. Meeting Date 27.09.2018
vide No. 97: 2018
Signature *(Signature)*
Name H.K. Bharti
Designation Director (Plg.) Rohini

The Proposal has been approved by
the 364th. Screening Committee
held on 27.9.18 at item 97:2018
in File No. PPR/4032/2003

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 364th. Screening
Comm. Meeting Date 27.9.18
Vide No. 97: 2018
(Signature)
Dy. Director (Plg.) Co-ordn.