

PLACED ON TABLE

345/E -
350/C -

Item No. 42:2015
Screening Committee No. 329

Title of Agenda: Modification in the part Layout Plan of Sector-II, Pocket-1&2, Rohini Ph.- I & II

(File No. PP/R/1003-02/2001/PT./268)

Synopsis

Modification in the part Layout Plan of sector-II, Pocket-1&2, Rohini Ph.-I & II is placed before Screening Committee for consideration and approval.

1. BACKGROUND

- i. Ever since a residential Scheme in pocket-1 & 2 of sector-II, Rohini Ph.-I&II could not be fully implemented due to heavy encroachment at site. The remaining vacant parcels of land are prone to encroachment and required to be utilized for facilities. Accordingly four vacant pockets total measuring 1.56 Ha. were identified to utilize for facilities.
- ii. Commr.(L.D.) requested in file no. F.23(16)/88/IL/Pt-II dated 08.02.2012, to consider an alternative site for Fire Station in nearby sector of Rohini Ph-I&II in lieu of site of PSP-I in sector-3, Rohini Phase-I&II. Accordingly a site area measuring 5440.46 sq.m. approachable from Outer Ring Road was identified in pocket-1 & 2 of Sector-II, Rohini and sent to obtain the concurrence of Delhi Fire Service. Further, Chief Fire office, Head Quarter, Delhi fire service has confirmed their concurrence for alternative site for fire station vide letter no. F2/DFS/HQ/2014/882 dated 06.06.2014.

2. EXAMINATION

- i. As per the Master Plan of Delhi 2021 and Zonal Development Plan of Zone-'H' the Landuse of the site under reference is Residential.
- ii. The Layout Plan of Sector-II, Rohini Ph- I&II was approved in 1986. Out of approved Layout Plan Pocket -1&2 of this sector could not be developed due to unavailability of contiguous land. Out of this, a site area measuring 1308.0 Sqm was carved out for Police Post and the same was approved by V.C. DDA on 26.12.2003 in file no. F25(Misc.)03/IL and possession handed over on 02.03.2006 and another site for petrol pump was carved out and allotted. These two sites are functioning at these pockets and remaining is built up in the middle of DDA vacant land which is available for development & disposal by DDA.
- iii. Accordingly a plane table survey of Pocket 1&2 near Mangolpur Kalan was taken up by Survey Unit, Rohini vide dated 20.08.2014 and as per the PT Survey Plans, four pockets total area measuring 1.56 ha. are lying vacant at present.
- iv. Ownership status of land with approximate area and dimension marked on PT survey plan was provided by L.M. Department Rohini on 05.11.2014 and as per the status report, few pockets of land total area measuring 3337.57 sq.m. (approx.) are under encroachment and need to be acquired and land area measuring 1533.21 sq.m. is under stay.
- v. In the earlier approved layout plan of Sector-II, Rohini, area about 0.72 ha.(approx..) has been earmarked for park. As per the P.T. Survey report, land has not been developed as park and same is being used for parking/stacking marble stones by the surrounding area residents. Hence this land needs to be protected. As per the norms of MPD-2021, there is a deficiency of school site in this area. Hence this is being proposed for Senior Secondary School in order to provide education to all as per Right to Education Act.

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- vi. As per table 3.3, Hierarchy of Urban Development in MPD-2021, Fire station is to be provided/ indicated at Layout plan and Zonal Plan level at District level population (SI. NO.-10). In addition to above, as per the provisions stated in sub/clause 8(2) permission of use premises in use zones in Development code of MPD 2021, Fire Station is permitted in all use zones as part of approval of layout plan or as a case of special permission from the Authority.
- vii. Earlier site for Fire station earmarked in PSP Area-I in Sec-3 was modified to "Residential" (as in-situ development for rehabilitation) and same was approved by Technical Committee held on 15.01.2010 vide item no. 4/10 and also approved by Authority vide item no. 51/2010 dt. 14.05.2010 as a special permission from Authority under Clause 8(2) of MPD-2021.

3. PROPOSAL

- i. Proposal for Modification in the part Layout Plan of Sector-II, Pocket-1&2, Rohini Ph.-I&II regarding utilization of DDA vacant land is placed for consideration & approval by Screening Committee DDA. As per the details of area statement given at para-4.
- ii. The Development Control norms will be followed as per Master Plan for Delhi-2021.

4. AREA STATEMENT

Detail of plots:

Plot No.	Use	Area (in Sq.m.)
1	Multi Level Parking	2807.46
2	Sr. Secondary School	5526.46
3	Fire Station	5440.46
4	Dispensary	1531.39
5	Green	336.86

5. FINANCIAL LIABILITY / SOCIAL GAIN:

There is no financial implication from planning point of view as proposal is for utilization of DDA vacant land and to facilitate the neighbourhood population.

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:

- Engineering Wing (Civil), Rohini, DDA - For Feasibility / Demarcation & Development.
- Land Disposal Wing, DDA - For Disposal of plots after demarcation.
- Land Management/Nazul Land, DDA - For acquisition/ possession of built-up/ encroached area of DDA land.
- Electrical Wing, DDA - For Electrification of the area.
- Landscape Unit, DDA - For Development of Recreational Areas

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Director (Plg.) Rohini
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(A.K. Malhotra)
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DELHI DEVELOPMENT AUTHORITY
 HUPW-COORDINATION UNIT
 Approved in... 329th Screening
 Committee Meeting Dated... 10.4.15
 Vide item No... 42:2015

Dy. Director (Arch.) Co-ordin.