

905/- 938/c
Item no. (...07th 2015)
Screening Committee no. (...328th)

Title of Agenda:

- i) Proposed Layout Plan of Residential Area (DDA Acquired Land) of Sector-40 Rohini, Phase V.
- ii) Proposed Layout Plan of Gross Residential Area (DDA Acquired Land) of Sector - 41, Rohini, Phase V.
- iii) Proposed Layout Plan of Community Facility Pocket {CF - 1 to CF - 10} in DDA Acquired Land of Sector- 40 Rohini Phase-V.
- iv) Proposed Layout Plan of Community Facility Pocket {CF - 1 to CF - 3} in DDA Acquired Land of Sector - 41, Rohini Phase-V.

(File No. Dir. (PLG.)R/5040/05/149)

Synopsis

Proposed Layout Plan of Gross Residential Area (DDA Acquired Land) of Sector - 40, Rohini, Phase - V, Proposed Layout Plan of Gross Residential Area (DDA Acquired Land) of Sector - 41, Rohini, Phase - V, Proposed Layout Plan of Community Facility Pocket (CF - 1 to CF - 10) in DDA Acquired Land of Sector - 40 Rohini Phase - V, Proposed Layout Plan of Community Facility Pocket (CF - 1 to CF - 3) in DDA Acquired Land of Sector - 41, Rohini Phase - V are placed before Screening Committee for consideration.

1. BACKGROUND:-

- i) Authority in its meeting 09/10/2014 vide item no. 150/2014 considered in file no. F.PS/PC (LD)/DDA/2014/NRGHS the scheme of "**Policy for disposal of Group Housing Plots**" & **Construction of Senior Citizen Service Apartment**. In the proposal for early disposal of available residential area in Sector-40 & 41, Rohini is sub-divided into modules of approx. 5 ha. each. Group Housing pockets of 5 ha (approx.) proposed for disposal will have a provision of Housing Area Facilities of 5000 population and will be provided by the developer within the plot and the remaining neighborhood facilities will be provided and developed by DDA as per MPD-2021. The Authority approved the concept in principal and directed to work out the operational modalities for final decision of Authority.
- ii) Subsequently, further Authority in its meeting held on 12/12/2014 vide item no. 185/2014 considered & approved scheme of "**Policy for disposal of Group Housing Plots**" & **Construction of Senior Citizen Service Apartment**. Based on the approval of the Authority, the sub-division of DDA acquired land is placed before the Screening Committee for consideration.

2. EXAMINATION:-

- i) The scheme of composite Layout Plan of Sector 22(part), 39, 40 & 41, Rohini, Phase - V and Individual Layout Plan of Sector 40 & 41, Rohini, Phase - V was approved in the 308th Screening Committee in its Meeting held on 11-10-2012 vide item no. 97:2012 and subsequently in 309th Screening Committee Meeting held on 29.10.2012 vide item no. 105:2012. In the said Layout Plan the Gross Residential Area i.e. 97.29 ha in Sector - 40, Rohini and 34.33 ha in Sector - 41, Rohini was earmarked & approved. In addition, the Public and Semi Public Areas (Facility Centers) have also been designed/ planned as per the Master Plan for Delhi - 2021 in the said Layout Plans of both the Sectors. Further, as per follow up action in the minutes, drawings were released to all concerned.
- ii) In the approved Layout Plan of Sector - 40, Rohini, Phase - V, Pocket R - 28 area measuring 0.70 ha and Pocket R17 area measuring 3.05 Ha has been

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5	R13A	7	4.75	R34A	3*	5.12
6	R13B	6	4.11	R32	1* (EWS)	3.88
7	R13C	10 (EWS)	10.80			
8	R13D	5	2.19			
9	R15+R16	11	6.32			
10	R18A	8	5.36			
11	R18B	9	5.44			
12	R23	14** (Police Housing)	3.89			
13	R27	12	5.71			
14	R28	13*** (EWS)	0.70			
Total			68.00			19.13

Note: - * in the current proposal in Sector - 41, Rohini, Phase - V, Pocket R32 (now Pocket-1) area measuring 3.88 ha earmarked for affordable housing for EWS has been designated and Pocket R34-A (now Pocket- 3) measuring area 5.12 ha earmarked for one room apartment for Senior Citizens has been designated.

** In the current proposal of Sector-40 Rohini, Phase-V, Pocket R -23 (now Pocket 14) has been earmarked & allotted to Delhi Police for Police Housing.

*** In the current proposal of Sector-40 Rohini, Phase-V, Pocket R-28 (now Pocket 13) area measuring 0.70 Ha has been earmarked & reserved for EWS Housing

x) In addition to above, in the current proposal the remaining Pockets i.e. R11,R14,R17,R19 to R22, R24 to R26, R28 & R29 in Sector 40, Rohini, Phase - V and Pocket R30,R33 in Sector - 41, Rohini, Phase - V have been earmarked & proposed for Facilities to be developed by DDA as per policy of Disposal & Development. The details of the said Pockets are as under:-

S. No.	Sector - 40, Rohini			Sector - 41, Rohini		
	Pockets Number (As per Approval in Authority)	Pockets Number (As per Current Proposal)	Area in Ha. (As per Current Proposal)	Pockets Number (As per Approval in Authority)	Pockets Number (As per Current Proposal)	Area in Ha. (As per Current Proposal)
1	R11	CF-8 NH Green-3 NH Green-4	2.21 0.02 0.04	R30	CF-1	0.67
2	R13F	CF-9, CF-10, NH Commercial-5, NH Commercial-6	1.25 (Excl. area 0.19 of Pkt R14) 2.66 0.60 0.55	Pocket between R31B & R31C	CF-2, NH Green-1 NH Commercial-1	0.80 0.99 0.63
3	R13 E	NH Green 5	3.82			
4	R14	CF-9 (Part)	0.19	R33	CF-3, NH Green-2, NH Commercial-2	2.33 0.18 0.30

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5	R17#	CF-11	3.05		
6	R19	CF-4, NH Green-1, NH Commercial-2, NH Commercial-3, NH Green-2	1.99 2.77 0.31 0.30 0.09		
7	R20	CF-5	0.20		
8	R21	CF-6	0.11		
9	R22	CF-7 NH Commercial-4	0.35 0.63		
10	R24	CF-1 NH Commercial-1	0.12 0.61		
11	R25	CF-2	1.99		
12	R26	CF-3	0.69		
13	R29	NH Green-6	0.29		

Pocket R17 (Pocket CF-11) area measuring 3.05 Ha has been earmarked & reserved for Facilities for unauthorized/ regularized unauthorized colonies.

3. PROPOSAL:-

- i. In view of above, the following proposal submitted for consideration by the Screening Committee, DDA:-
 - a. Proposed Layout Plan of Residential Area (DDA Acquired Land) of Sector-40 Rohini, Phase V.
 - b. Proposed Layout Plan of Gross Residential Area (DDA Acquired Land) of Sector - 41, Rohini, Phase V.
 - c. Proposed Layout Plan of Community Facility Pocket {CF - 1 to CF - 10} in DDA Acquired Land of Sector- 40 Rohini Phase-V.
 - d. Proposed Layout Plan of Community Facility Pocket {CF - 1 to CF - 3} in DDA Acquired Land of Sector - 41, Rohini Phase-V.

ii. The un-acquired piece of Land adjacent / contiguous / within the proposed Group Housing Pockets approaches of these five(5) Pockets were not proposed, as the land is to be disposed "As is where is basis" and the development control norms will be followed as per Master Plan for Delhi - 2021.

iii. The Group Housing Pockets will have a provision of Housing Area Facilities of 5000 population and will be provided by the developer within the plot and the remaining neighborhood facilities will be provided and developed by DDA as per MPD-2021.

iv. ~~In case bidder / allottee of land fail to acquire privately own land (un-acquired land in between DDA acquired land in plots for Group Housing) from the legal owner of the plot in such case, DDA will take-up the matter under the land exchange policy which is being worked out by Lands branch, DDA for consideration of Authority. Otherwise, access to un-acquired land shall be made available by the successful bidder while designing the Layout of the 5 Ha land allotted to them.~~

Deleted as per decision of 3rd Brs S.C. meeting held on 24/2/15 by 13th 20/15/15

4. AREA STATEMENT:-

The area and use detail for above said proposal is as under:-

A. Landuse Area Statement of Sector - 40, Rohini, Phase - V

Total Area of Sector - 40	:	341.99 Ha
DDA Acquired Area	:	153.75 Ha (45.0 %)

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Other's Area / un-acquired land : 188.24 Ha (55.0 %)

Landuse Breakup of DDA Acquired Area:

Landuse	Area (In Ha)	Percentage (%)
Residential	97.39	63.34
Commercial	5.91	3.84
Public/ Semi Public Facilities	3.75	2.44
Recreational	21.72	14.13
Transportation (T-3, Road)	24.98	16.25
Total*	153.75	100.00

* Excluding area of existing Village road (Rohini to Nithari) passing through Sector-40, Rohini

Detail of Gross Residential Area:

Use	Area (In Ha)	Percentage (%)
Residential*	72.61	74.56
Commercial (NH Comm.-1 to 6)	3.03	3.11
Community Facilities (CF-1 to 10 & R17)	14.72	15.12
Recreational (NH Green-1 to 6)	7.03	7.22
Circulation	0.00	0.00
Total	97.39	100.00

- * (a) Including area of Pocket R28 (for EWS) and R23 (for Police Housing).
 (b) The group housing pockets of 5 ha proposed for disposal will have a provision of Housing Area Facilities of 5000 population will be provided by the developer within the plot and the remaining neighborhood facilities will be provided and developed by DDA.

Distribution of Net Residential Area:

	Net Area	DUs	Percentage	Population
Group Housing	72.61	22000	100	99000

B. Area Statement of Community Facility (CF) Pockets in Sector - 40, Rohini, Phase - V:-

I. Area Statement of CF-1:

Total Area of the Scheme : 1203.26 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	BANQUET HALL	800.00
2	RELIGIOUS	403.26

II. Area Statement of CF-2:

Total Area of the Scheme : 19882.91 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	SR. SECONDARY SCHOOL	6030.61
2	SR. SECONDARY SCHOOL	6099.69
3	SR. SECONDARY SCHOOL	6152.61
4	DISPENSARY	800.00
5	DISPENSARY	800.00

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III. Area Statement of CF-3:

Total Area of the Scheme : 6940.89 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	SR. SECONDARY SCHOOL	6940.89

IV. Area Statement of CF-4:

Total Area of the Scheme : 19899.10 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	SR. SECONDARY SCHOOL	6017.87
2	SR. SECONDARY SCHOOL	6253.12
3	BANQUET HALL	1311.00
4	RELIGIOUS	400.00
5	RELIGIOUS	400.00
6	DISPENSARY	812.00
7	DISPENSARY	815.82
	CIRCULATION	3889.29

V. Area Statement of CF-5:

Total Area of the Scheme : 1990.45 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	BANQUET HALL	1990.45

VI. Area Statement of CF-6:

Total Area of the Scheme : 1104.77 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	BANQUET HALL	1104.77

VII. Area Statement of CF-7:

Total Area of the Scheme : 3541.09 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	BANQUET HALL	1221.29
2	RELIGIOUS	431.06
	CIRCULATION	1888.74

VIII. Area Statement of CF-8:

Total Area of the Scheme : 23958.59 sqmt.
 Area under Other's land : 1871.02 sqmt.
 Net Area of the Pocket : 22087.57 sqmt

PLOT NO.	USE	AREA (IN SQ.M.)
1	SR. SECONDARY SCHOOL	5894.94
2	SR. SECONDARY SCHOOL	6084.59
3	BANQUET HALL	1653.21+442.53**
4	RELIGIOUS	426.40
5	RELIGIOUS	408.10
6	RELIGIOUS	408.10
7	DISPENSARY	816.20

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8	DISPENSARY	806.70
9	MULTIPURPOSE COMMUNITY HALL	1848.02
	CIRCULATION	3741.31

Note: - (***) Area measuring 442.53 sqmt reserved for Grade Separator may be allotted to Banquet Hall on temporary basis as per prevailing terms & conditions w.r.t future need subject to no structure to be constructed on the said area.

IX. Area Statement of CF-9:

Total Area of Pocket : 14843.15 Sq.mt.
 Area of existing Village Road: 695.06 Sq.mt.
 Net Area of Pocket : 14148.10 Sq.mt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	SR. SECONDARY SCHOOL	6008.15***
2	SR. SECONDARY SCHOOL	6105.16
3	BANQUET HALL	2729.84

Note: - (***) including Area under existing village road

X. Area Statement of CF-10:

Total Area of the Scheme : 26559.91 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	SR. SECONDARY SCHOOL	6061.19
2	SR. SECONDARY SCHOOL	6014.90
3	RELIGIOUS	449.97
4	DISPENSARY	880.04
5	SR. SECONDARY SCHOOL	6782.77
6	DISPENSARY	816.43
7	RELIGIOUS	405.74
	CIRCULATION	5148.87

C. Landuse Area Statement of Sector - 41, Rohini, Phase - V:

Total Area of Sector - 41 : 243.07 Ha
 DDA Acquired Area : 60.34 Ha (24.8 %)
 Other's Area : 182.73 Ha (75.2 %)

Landuse Breakup of DDA Acquired Area:

LANDUSE	AREA (IN HA)	PERCENTAGE (%)
RESIDENTIAL (GROSS)	34.33	56.89
COMMERCIAL	0.00	0.00
PUBLIC/ SEMI PUBLIC FACILITIES	8.93	14.80
RECREATIONAL	11.06	18.33
TRANSPORTATION (T-3, ROAD)	6.02	9.98
TOTAL	60.34	100.00

Detail of Gross Residential Area:

USE	AREA (IN HA)	PERCENTAGE (%)
RESIDENTIAL*	28.13	81.95
COMMERCIAL (NH COMM.-1 & 2)	0.93	2.70
COMMUNITY FACILITIES (CF-1 TO 3)	3.80	11.07

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RECREATIONAL (NH GREEN-1&2)	1.17	3.42
CIRCULATION	0.29	0.86
TOTAL	34.33	100.00

*The group housing pockets of 5 ha proposed for disposal will have a provision of Housing Area Facilities of 5000 population will be provided by the developer within the plot and the remaining neighborhood facilities will be provided and developed by DDA.

Distribution of Net Residential Area:

	NET AREA	DUS	PERCENTAGE	POPULATION
GROUP HOUSING	28.13	9611	100	40250

D. Area Statement of Community Facility (CF) Pockets in Sector - 41, Rohini, Phase - V:

I. Area Statement of CF-1:

Total Area of the Scheme : 6652.83 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	SR. SECONDARY SCHOOL	6652.83

II. Area Statement of CF-2:

Total Area of the Scheme : 8020.00 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	Sr. Secondary School	6020.00
2	Banquet Hall	800.00
3	Dispensary	800.00
4	Religious	400.00

III. Area Statement of CF-3:

Total Area of the Scheme : 23323.40 sqmt.

PLOT NO.	USE	AREA (IN SQ.M.)
1	Sr. Secondary School	6023.34
2	Sr. Secondary School	6031.08
3	Religious	430.33
4	Religious	404.25
5	Dispensary	833.00
6	Dispensary	833.00
7	Multipurpose Community Hall	2507.75
	Circulation	6260.65


5. FINANCIAL LIABILITY AND SOCIAL GAIN:-

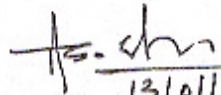
There are no financial implications from the Planning point of view as proposal is for utilization of DDA vacant land for planned development.


6. FOLLOW UP ACTION:-

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

- | | |
|---------------------------------------|---|
| Engineering Wing (Civil), Rohini, DDA | - For Feasibility / Demarcation & Development |
| Land Management Wing, DDA | - For Acquisition of land |
| Land Disposal Wing, DDA | - For Disposal of plots after demarcation |
| Electrical Wing, DDA | - For Electrification of the area |
| Architecture Wing (HUPW), DDA | - For Development of Commercial Areas |
| Landscape Unit, DDA | - For Development of Recreational Areas |


13/1/15
(N. R. Aravind)
Director (Plg) Rohini
Zone - M


13/01/15
(Ashok Kr. Malhotra)
Dy. Director (Plg.), Rohini

DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 328th Screening
Committee Meeting Dt. 24.02.15
vide Item no. 07: 2015

By. Director (Arch.) Coord