

Title of the Agenda: Layout Plan of Sector – 22(Part), 39, 40, & 41 Rohini, Phase-V.

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

SYNOPSIS

The Layout Plan of Sector – 22(Part), 39, 40, & 41 Rohini, Phase-V for consideration of Screening Committee-DDA.

1. BACKGROUND:

Sector – 22(Part), 39, 40, & 41, Rohini Phase-IV & V falls in Zone – “M”. The current proposal has been worked out on the basis of approved Zonal Development Plan of Zone – “M” which has been notified on 01.06.2010 by the Ministry of Urban Development, Govt. of India and Total Station Survey Plan – 39, 40, 41 received from Engg. Wing, DDA (RPD-XI)

2. EXAMINATION:

Sector – 22(Part), 39, 40, & 41 Rohini which is located in Phase-IV & V of Rohini is not a development area of DDA. These sectors are bounded by:-

- i. North - Proposed 30M Wide Road (Partly Existing)
- ii. South - Railway Line to Rohtak & Proposed Industrial Area near Ranikhera Village
- iii. East - Proposed 80M wide Road (UER-III)
- iv. West - Existing HT Line

The area MLA has requested to propose the Public and Semi Public Facilities such as Cremation Ground (Shamshan Bhumi), Senior Secondary School, Community Centre, Old Age Home, Dispensary, and Hospital etc in Kirari Suleman Nagar Assembly Constituency.

Executive Engineer, RPD-11-DDA vide letter no. F2 (44)09 RPD-XI/DDA/1162 dated 05/09/2011 provide the Total Station Survey (TSS) Plan of Sector - 22(Part), 39, 40 & 41, Rohini. Subsequently a Modified Total Station Survey (TSS) Plan was received from AE, RPD-11-DDA 28/11/2011 vide which DDA has acquired 331.66 Ha land in Sector - 22(Part), 39, 40, 41 & Industrial area near Ranikhera village.

Preliminary Presentation on Sector Plan of 22 (Part), 39, 40 & 41, Rohini, Phase-V, based on Total Station Survey was discussed under the chairmanship of EM-DDA on 20/04/2012. Based on the outcome follow-up action taken & requisite information obtained from Engineering Wing, DDA.

The brief of the project and follow up actions taken are available at Annexure - 1. A Power Point Presentation (PPP) was held under the Chairmanship of VC-DDA on Draft Layout Plan of Sector – 22(Part), 39, 40, & 41 Rohini, Phase-V on 27-09-2012. The decision taken in the meeting with follow-up is as under:-

In the presentation two (2) options of proposal were presented which were Option – 1 (Group Housing Pockets Only) and Option – 2 (Group Housing with Facilities including for Unauthorised Colonies). Pocket (R-17, area 3.05 ha.) is kept reserved for Neighbourhood level facilities for the existing unauthorised colonies in both the options. The 3.05 ha area for facilities has been proposed with reduced area for unauthorised colonies and development control norms provision given in MPD-2021.

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At present the pocket is accessible by 6-9 m wide existing road. Out of these two options presented it was decided that Option – 1 with Group Housing only be further processed as an agenda item for Screening Committee. In addition based on issues the other decision taken with follow-up action is as under:-

Sr. No.	Issues / Decision Taken on 27-09-2012	Action Taken / To be taken
(i)	The Police Station site for Aman Vihar:- Site will be 4000 Sqm. (instead of 1 Ha.) as per Police Station Norms recently finalized. In addition, it was decided that in "Public & Semi-Public Area" the facilities like Fire Station etc., as per MPD-2021 may be proposed before placing it for consideration by the Screening Committee, DDA.	Site measuring 4000 sqmt area is proposed for Aman Vihar Police Station in Sector – 41Rohini. A decision was taken in the Advisory Group of Review of MPD-2021 under the Chairmanship of Hon'ble Lt. Governor on area of Police Station which is reduced from 10000 sqmt to 4000 sqmt. Based on this decision modification in MPD – 2021 under section 11A for reduction in Police Station area is to be processed by Master Plan section-DDA. In addition PSP area Facilities as per MPD – 2021 has been proposed as shown in respective Layout Plans & Listed in Area Statement.
(ii)	The draft proposal which has been presented its soft copy through mail is to be sent to Chief Engineer (Rohini), Dir. (LM) HQ, Dir. (LS), Addl. Chief Architect-ii, Dir. (RL), Suptdg. Engineer (E) Circle-2, Project Manager (MPR) in DDA for preliminary examination and follow up action to be taken in the proposal finalized.	Rohini Planning Office on 27-09-2012 has E-mailed the presentation to all. Further Khasra Details for acquisition of land for 60m wide road and Residential pocket (R-23) has been mailed to Dir. (LM) HQ on 27-09-2012. In addition the presentation soft copy in the form of CD was sent to all on 01-10-2012 with Khasra details again to Dir. (LM) HQ.
(iii)	DDA acquired industrial land measuring 82.22 Ha. Near Rani Khera: - Rohini Planning Office will work out a proposal for this Industrial area based on MPD-2021 provisions comprising of activities permitted in Freight complex, godowns etc.	Rohini Planning Office will work out a separate proposal for this.
(iv)	PSP Pockets Pkt-1 (area – 0.23ha.) & Pkt- 2 (area - .08 Ha.) in Sector-39 Rohini is approachable only by Residential area acquired by DDA. The suggestion given in the presentation was agreed that the Pockets will be considered	The Pockets will be considered for facilities utilization at the time of the designing of adjoining residential area by

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	for facilities utilization at the time of the designing of adjoining residential area by HUPW, DDA.	HUPW, DDA. The Facilities to be provided detailed out as reflected in Area Statement.
(v)	Residential Pocket 3.89 Ha (R-23):- This pocket has no accessibility and same from 100m wide R/W (UER-II) & from RC13/RC-14 will be explored for acquisition of land by Land Management Wing, DDA. The minimum of 18m road width will be required for development of this residential pocket for Group Housing.	The requisite details already forwarded to LM (HQ) on 27-09-2012 and again on 01-10-2012 as stated at Sr. no. (ii) above.
(vi)	PSP Pocket-9, Sector- 41 Rohini is approachable only by Residential Land acquired by DDA: - The suggestion given in the presentation was agreed that the Pockets will be considered for facilities utilization at the time of the designing of adjoining residential area by HUPW, DDA.	The Pockets will be considered for facilities utilization at the time of the designing of adjoining residential area by HUPW, DDA. The Facilities to be provided detailed out as reflected in Area Statement.
(vii)	Site measuring 4000 Sqm. (Adjacent to Pkt R-17 and Proposed Kabristaan in Sector - 40) for change of landuse for Cremation ground (Shamshan Ghat). It was agreed that the change of landuse will be processed after the approval of scheme by Screening Committee, DDA.	The change of landuse will be further processed after the approval by Rohini Planning Office.
(viii)	Restoration of Water Bodies: - The restoration of three water bodies agreed in principle. The same will be considered at the time of designing by HUPW & Project Manager (MPR), DDA respectively.	The restoration of three water bodies will be considered at the time of designing by HUPW, Rohini Planning Office & Project Manager (MPR), DDA respectively. The requisite details with area of water bodies to be provided by Ex. Engineer, RPD-XI, DDA.
(ix)	Connectivity for 60m wide road: - The stretch of land of 60m wide road is un- acquired. The requisite detail to maintain the connectivity will be forwarded by Rohini Planning Office to Land Management Wing, DDA on Sajra Plan for acquisition of land and rehabilitation of effected persons as per policy of Rehabilitation approved by DDA.	The requisite details already forwarded to LM (HQ) on 27-09-2012 and again on 01-10-2012 as stated at Sr. no. (ii) above.
(x)	Police Housing at Khanjawla: - It was agreed in principle that 5 Ha. Area will be available for allotment to Delhi Police for Police Housing. The details will be incorporated in the scheme for approval by Screening Committee, DDA.	In the meeting on 27-09-2012, it was agreed that pocket R-23 measuring 3.89 ha (9.6 acre) in Sector 40 Rohini to be considered for Police Housing. However this pocket is not approachable. The accessibility from 100m wide R/W (UER-II) & from RC13/RC-14 will be explored for acquisition of land by Land Management Wing, DDA. The minimum of 18m road width will be required for development of this residential pocket for Group Housing.

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		The requisite details already forwarded to LM (HQ) on 27-09-2012 and again on 01-10-2012 as stated at Sr. no. (ii) above.
	New Issues:-	
(xi)	Residential Pocket 0.70 Ha (R-28) in Sector – 40 Rohini: - This pocket is approachable by 6 to 9 m wide existing road.	This pocket can be developed for EWS Housing by HUPW. In addition possibility for accessibility from residential pocket (R-27) for acquisition of land for 18 m road will be separately sent to LM Wing, DDA.
(xii)	The roads namely Mubarak Pur Dabas to Nangloi Village (varies 3 to 4.5m wide) & Nithari to Rohini Sec 22 (varies 6 to 10m wide) which is a life line of Kirari area, it was earlier informed that these roads are local streets & will be suitably considered at the time of Sector Plan.	These roads bifurcate DDA acquired area at some places and further the land of road rest with ADM (NW). In the proposal these roads are re-aligned by maintaining the connectivity.
(xiii)	PSP Pocket-3 (Area 0.58 ha) in Sector- 40 Rohini is approachable only by Residential area acquired by DDA:- This Pocket will be considered for facilities utilization at the time of the designing of adjoining residential area by HUPW, DDA.	Pockets will be considered for facilities utilization at the time of the designing of adjoining residential area by HUPW, DDA. The Facilities to be provided detailed out as reflected in Area Statement.
(xiv)	There are certain unauthorised development approachable only through DDA acquired residential area. The connectivity for these pockets will be provided at the time of designing of adjoining residential area by HUPW, DDA.	This will be considered at the time of designing of adjoining residential area by HUPW, DDA.

- As per the Landuse Plan of approved Zonal Development Plan of Zone – “M” at various Junctions **provision for inter-section / Grade Separator** requires to be made. In the 302nd Screening Committee dated 17-11-2011, it was proposed that land reserved for Grade Separator (approx. 150m X 150m) shall be followed for all the Schemes by Architecture Department (Housing & Commercial schemes) and Landscape Unit for respective schemes based on Landscape Plan of Zone – “M”.
- Since the DDA acquired area is adjacent to unauthorized colonies, it was decided on 27.09.12 that there is a need to monitor the development at site. To monitor the same, the Project Team has been finalized under the chairmanship of Chief Engineer (Rohini) to be created to ensure Planning & Designing, Development and Disposal for this area in a time bound manner.
 - Chief Engineer (Rohini) DDA - Project Manager
 - Director (Plg.) Rohini, Zone-M & N - Member
 - Director (LM)HQ, DDA - Member
 - Sr. Architect (R&N), DDA - Member
 - SE (Elect. Circle-II) DDA - Member
 - Project Manager (MPR) DDA - Member
 - Director (Lands), DDA - Member
 - Director (RL), DDA - Member
 - SE/CC-9, DDA - Member Secy.

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The above said Team will make periodically review of this Project and submit the report to Engineer Member, DDA / VC, DDA for intervention if any.

3. Proposal:

Based on above a composite Layout Plan of Sector – 22(Part), 39, 40 & 41, Rohini Phase –V along with individual Layout Plan of Sector – 22 (Part) and Sector – 39, Rohini Phase – V, Layout Plan of Sector – 40, Rohini Phase – V, Layout Plan of Sector – 41, Rohini Phase – V (4 Plans) are submitted for consideration and approval by the Screening Committee, DDA.

The development control norms will be as proposed in MPD- 2021.

AREA STATEMENT:

TOTAL DDA ACQUIRED AREA					
	Sector Area	DDA Acquired Area		Other's Area	
	(In Ha.)	(In Ha.)	(In %)	(In Ha.)	(In %)
Sector 22 (Part)	95.5	5.93	6.21	89.57	93.8
Sector 39	125.17	29.42	23.5	95.8	76.5
Sector 40	341.99	153.75	45.0	188.2	55.0
Sector 41	243.07	60.34	24.8	182.7	75.2
Industrial Area	383.52	82.22	21.4	301.3	78.6
Total Acquired Area	1189.25	331.66	27.9	857.6	72.1

Note: - the area (1.03 ha.) under existing road (Nithari to Sector 22 Rohini) will be acquired by LM Wing after the Sector Plan Roads have been provided.

LANDUSE BREAKUP OF DDA ACQUIRED AREA										
LANDUSE	Sector 22-Part		Sector 39		Sector 40		Sector 41		Industrial Area	
	IN HA	%	IN HA	%	IN HA	%	IN HA	%	IN HA	%
Residential (Gross)	4.20	70.83	9.49	32.26	97.29	63.28	34.33	56.89	0.00	0.00
Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.25	61.12
commercial	0.00	0.00	2.41	8.19	5.91	3.84	0.00	0.00	0.00	0.00
Public / Semi Public	0.00	0.00	0.31	1.05	3.75	2.44	8.93	14.80	0.65	0.79
Recreational	0.00	0.00	7.45	25.32	21.72	14.13	11.06	18.33	10.36	12.60
Circulation	1.73	29.17	9.76	33.17	25.08	16.31	6.02	9.98	20.96	25.49
Total Area in Ha.	5.93	100.00	29.42	100.00	153.75	100.00	60.34	100.00	82.22	100.00

DETAILS OF ZONAL LEVEL PSP FACILITIES IN POCKETS (FC-35) - SECTOR 39 ROHINI		
PLOT NO	USE	AREA (IN HA)
PSP 1	NURSING GOME / POLYCLINIC	0.23
PSP 2	FAMILY WELFARE CENTRE	0.08

DETAILS OF ZONAL LEVEL PSP FACILITIES IN POCKETS (FC-38) - SECTOR 40 ROHINI		
PLOT NO	USE	AREA (IN HA)
PSP 3	HOSPITAL - D	0.58

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DETAILS OF ZONAL LEVEL PSP FACILITIES IN POCKETS (FC-39) - SECTOR 40 ROHINI		
PSP 4 & 5 (INCLUDING AREA UNDER EXSITING ROAD)		2.9117
PLOT NO	USE	AREA (IN HA)
1	ESS 66 K.V.	0.8631
2	PSP	0.9395
3	NURSING HOME/ POLY CLINIC	0.1410
4	PSP	0.1024
5	PSP	0.1024
6	POLICE POST	0.1024
	CIRCULATION	0.6609

DETAILS OF ZONAL LEVEL PSP FACILITIES IN POCKETS (FC-41) - SECTOR 41 ROHINI		
PLOT NO	USE	AREA (IN HA)
PSP 6	HOSPITAL C	1.0956

PSP 7		
PLOT NO	USE	AREA (IN HA)
1	FIRE STATION	1.0054
2	POLICE STATION	0.4024
3	HOSPITAL D	0.5034
4	ESS 66 K.V.	0.8539
5	MATERNITY HOME	0.2027
6	NURSING HOME/ POLY CLINIC	0.2027
7	PSP	0.2064
8	BUS DEPOT	2.2025
	CIRCULATION	1.0326

DETAILS OF ZONAL LEVEL PSP FACILITIES IN POCKETS (FC-42) - SECTOR 41 ROHINI		
PSP 8	TO BE UTILISED FOR GRADE SEPRATOR	0.9300
PSP 9		0.2914
PLOT NO	USE	AREA (IN HA)
1	FAMILY WELFARE CENTRE	0.0755
2	PEDIATRIC CENTRE	0.0722
3	GERIATRIC CENTRE	0.0734
4	DIAGNOSTIC CENTRE	0.0703

4. FINANCIAL LIABILITY/SOCIAL GAIN:

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

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5. FOLLOW UP ACTION:

After the Layout Plan approved by the Screening Committee, the same will be forwarded to concern Departments for actions as follows:

- **ENGINEERING WING (CIVIL) ROHINI** : For Demarcation & Development with report for Sr. No. (viii) of Para 2 on examination.
- **LAND MANAGEMENT WING** : For Acquisition of land as stated at Sr. No. (ii), (ix) (x) & (xii) of Para 2 on examination.
- **ARCHITECTURE DEPARTMENT (HUPW)** : For Designing of Residential areas with PSP Facilities as reflected in Area Statement
- **LAND DISPOSAL WING** : For Disposal of plots after demarcation is carried out by Engineering Wing, Rohini
- **ENGINEERING WING (ELECT.)** : For Electrification of the area.
- **LANDSCAPE DEPARTMENT** : For development of Recreational areas.

(Signature)
(Ashwani Kumar) 9/11/12
Asstt. Dir.(Plg.)Rohini

(Signature)
(P.C. Soni)
Dy. Dir.(Plg.)-II Rohini

(Signature)
(Vinod Sakle) 09/10/2012
Director (Plg.) Rohini,
Zone- 'M' & 'N'

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 308th Screening
Committee Meeting Dt. 11.10.12
vide Item No. 97:2012
(Signature)
By. Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 309th Screening
Committee Meeting Dt. 29.10.12
vide Item No. 105:2012
(Signature)
By. Director (Arch.) Coord