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Item No. (144:2973)
Screening Committee No. (315th GCM)

Title of the Agenda:

Modification in the layout plan of Sector-II, Rohini w.r.t area of Higher Secondary School site, Sector-II, Rohini

File No. PPR/1003-2/2001/Pt/268

Synopsis

The modification in the approved Layout Plan of Sector-II, Rohini w.r.t change in area from 15705 sq.m. to 13700 sq.m approximately (3.88 Acres to 3.38 Acres) and dimensions of Higher Secondary School site is placed before Screening Committee for consideration and approval.

1. BACKGROUND

Executive Engineer PWD, CBM Divn. vide letter No.DB (15) PWD, M-331/2013-14/1537-dated: 28/05/2013 appraised Dy. Dir (IL), DDA of the difference in area of land allotted to Education Department for Sr. Secondary School in Sector-II, Rohini and area as per actual site survey plan. The plot of the school has been allotted by DDA to Directorate of Education, Govt. of NCT of Delhi on 21/03/1986. Current Proposal is for incorporating the variation in the area and dimensions of the school plot in the Layout Plan of Sector- II, Rohini

2. EXAMINATION

- In the approved layout Plan of Sector-II, Rohini the aforesaid mentioned site is earmarked for Higher Secondary School.
- As per the LOP, the area of the site is approximately 15705.0 sq.m. (3.88 acres).
- Landuse of the site as per MPD- 2021 and approved Zonal Development Plan of Zone- 'H' is "Residential".
- The possession of the site u/r was handed over to Directorate of Education, Govt. of NCT of Delhi on 21/03/1986.
- The width of the roads adjoining to the site u/r were modified according to existing site condition and PT Survey of the area. The same was approved by 309th Screening Committee held on 29/10/2012 vide item no. 108:2012
- A joint inspection was carried out by representatives of PWD, Land Management Branch- DDA, Institutional Land Branch- DDA and Rohini Planning Wing on 25/06/2013 to ascertain area of the school plot.
- As per the Joint Inspection report, area of school plot comes out to be 13700 sq.m. instead of 15705 sq.m. as mentioned in the LOP of Sector- II, Rohini.
- The discrepancy in the area is attributed to site conditions as on date, as possession of the said plot was given to Education Department, GNCTD way back in 1986 i.e 28 years ago.



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- To establish change in area of school plot, PT Survey and area statement as provided by PWD was also considered. Comparative analysis of the same is given below:

Area of Higher Secondary School as per LOP Sector-II, Rohini	Area as provided by PWD	Area as per PT Survey conducted by Rohini Planning Office	Area as per Joint Inspection Report
15705 sq.m. or 3.88 Acres	13004.46 sq.m. or 3.21 Acres	13500 sq.m. or 3.33 Acres	13700 sq.m. approximately or 3.38 Acres

- From the above comparative analysis it is observed that area of the plot as on date is around 13700sq.m. which is also reflected in the Joint Inspection report. As all the stakeholders were part of Joint inspection, it is advisable to consider area and dimensions of the school plot as per Inspection report of 25/06/2013.

3. PROPOSAL

The Modification in the Layout Plan of Sector- II, Rohini w.r.t incorporation of area and dimensions of the Higher Secondary School site as per examination in Para-2 above on the basis of Joint Inspection report of 25/06/2013 is placed before Screening Committee for consideration and approval.

4. AREA STATEMENT

There will be no change in the Area Statement of the layout plan of Sector-II, Rohini

5. FINANCIAL LIABILITY AND SOCIAL GAIN

With the current proposal there will not be any direct financial or social gain.

6. FOLLOW UP ACTION

After the approval, the plan will be sent to:

- Executive Engineer PWD, CBM Divn, GNCTD - For Information
- Engineering Wing - For Information
- Land Disposal Wing - For appropriate action

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DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 315 Screening
Committee Meeting Dt. 7.8.13
vide Item no. 1442-2013
Dy. Director (Arch.) Coord

01/10/13