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Item No. 124:2013
Screening Committee No. 315

Title of the Agenda – Revised Layout Plan of Sector 34 & 35, Rohini, Ph-V
(File No.Dir.(Plg.)R/5001/Ph-V/2005)

Synopsis

There is a request from Engineering Wing, Rohini about deviations in some of the roads during execution in Sector-34 & 35, Ph-V, Rohini. The current proposal is based on Total Station Survey forwarded by Engineering Wing, Rohini about execution of roads and availability of areas in various Landuses/ Pockets as revision in Layout Plan of Sector-34 & 35, Ph-V, Rohini for consideration by Screening Committee, DDA.

1.0 BACKGROUND :

The Layout Plan of Sector 34 & 35, Ph-V, Rohini was approved in 247th Screening Committee meeting held on 31.03.06 vide item No.39:2006. Subsequently based on Total Station Survey carried out by Engineering Wing of Sector 29, 30, 34 & 35 received in File No.F.1(21)AE(P)/RPD-4//2/DDA minor changes in dimension and area were approved by Commr.(Plg.) on 22.06.2011 in file No.Dir.(Plg.)R/5001/Ph-V/2005. Now as reported by Engineering Wing Rohini vide file No.F.4(633)CS/EE/RPD-4/DDA/2012-13 dt.17.04.13, the alignment of 24.0M R/W, 30.0M R/W and 60.0M R/W connecting Sector 29 & Sector 30 with Sector 34 and Sector 35 are not coming in straight line.

2.0 EXAMINATION :

As most of the roads of internal pockets in Sector- 34 & 35 have already been constructed and demarcation of plots have been finalized, it has been informed by Engineering Wing, Rohini that to shift the alignment of 24.0M R/W & 30.0M R/W roads is not possible. Since lot of development in the form of Residential Pockets, Plotted/ Group Housing development work has already been taken up and roads are constructed during deliberations with Planning Department, it was suggested that Engineering Wing may provide 'S' curve to join these roads and provide the Total Station Survey for various Landuses/Pockets. Accordingly, the Engineering Wing, Rohini forwarded the Total Station Survey on 17.04.2013. The exercise super-imposition of Total Station Survey on earlier approved Sector Plan and availability of areas for various Landuses/Pockets was taken up by Rohini Planning Office. According to it, there will be slight variation in areas of various Landuses. As per the exercise, there will not be any revision in the already approved Residential Plotted/Group Housing and other schemes. However, the future schemes will be based on Revised Layout Plan. The profile of all the landuses remains same as per MPD-2021 and ZDP of Zone-M. In the Total Station Survey forwarded on 17.04.2013, the Engineering Wing, Rohini has not shown the profile of built-up/ unauthorised colonies which have been retained as per earlier approved Sector Layout Plan.

3.0 PROPOSAL

The Revised Layout Plan of Sector-34 & 35, Ph.V, Rohini incorporating the recent Total Station Survey forwarded by Engineering Wing, Rohini on 17.04.2013 with details of area as given in Area Statement is placed for consideration and approval by Screening Committee, DDA.

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4.0 AREA STATEMENT:

There is minor change in the area statement earlier approved & now proposed. It is as follows:

LANDUSE AREA STATEMENT OF SECTOR 34:

		Earlier as per approved LOP	As per Revised LOP
A)	TOTAL AREA OF SECTOR-34	318.40 HA	318.44 HA
B)	LANDUSE BREAK OF AREA UNDER SECTOR-34		
	LANDUSE	AREA (HA)	%
	RESIDENTIAL (GROSS)	214.60	67.4
	COMMERCIAL	---	---
	PUBLIC AND SEMI-PUBLIC	20.85	6.55
	RECREATIONAL	45.70	14.35
	CIRCULATION	37.25	11.70
	TOTAL	318.40	100.00

C) Landuse BREAK-UP OF GROSS RESIDENTIAL AREA

LANDUSE	Earlier as per approved LOP		As per Revised LOP	
	AREA (HA)	%	AREA (HA)	%
RESIDENTIAL (NET)	133.84	62.37	134.30	63.81
COMMERCIAL	10.95	5.10	11.05	5.25
PUBLIC AND SEMI-PUBLIC	24.13	11.25	23.85	11.33
RECREATIONAL	20.65	9.62	21.04	10.00
CIRCULATION	25.3	11.66	20.23	9.61
TOTAL	214.60	100.00	210.47	100.00

D) DISTRIBUTION OF NET RESIDENTIAL AREA

	Earlier as per approved LOP			As per Revised LOP				
	Net area (Ha)	DUS	%	Population	Net area (Ha)	DUS	%	Population
Group Housing	22.20	3907	16.59	18754	22.20	3907	16.59	18754
Plotted Housing	111.54	27327	83.41	131169	112.10	27327	83.41	131169
(LG, MIG & Others)								
Total:	133.74	31234	100	149923	134.30	31234	100	149923

LANDUSE AREA STATEMENT OF SECTOR -- 35

	Earlier as per approved LOP			As per Revised LOP				
	Net area (Ha)	DUS	%	Population	Net area (Ha)	DUS	%	Population
A)	TOTAL AREA OF SECTOR-35	175.90 HA			175.86 HA			
B)	LANDUSE BREAK OF AREA UNDER SECTOR-35							
	LANDUSE	AREA (HA)	%	AREA (HA)	%			
	RESIDENTIAL (GROSS)	112.20	63.79	111.14	63.20			
	COMMERCIAL	---	---	0.00	0.00			
	PUBLIC AND SEMI-PUBLIC	23.74	13.50	23.39	13.30			
	RECREATIONAL	18.11	10.29	18.05	10.26			
	CIRCULATION	21.85	12.42	23.28	13.24			
	TOTAL	175.90	100.00	175.86	100.00			

C) LANDUSE BREAK UP OF GROSS RESIDENTIAL AREA

LANDUSE	Earlier as per approved LOP			As per Revised LOP		
	AREA (HA)	%AGE	AREA (HA)	%AGE	AREA (HA)	%AGE
RESIDENTIAL (NET)	51.94	46.29	52.00	46.79		
VILLAGE BARWALA	26.46	23.58	26.46	23.81		
COMMERCIAL	5.71	5.10	5.72	5.15		
PUBLIC AND SEMI-PUBLIC	8.30	7.40	8.31	7.48		
RECREATIONAL	10.89	9.70	10.89	9.80		
CIRCULATION	8.90	7.93	7.76	6.98		
TOTAL	112.20		111.14	100.00		

D) DISTRIBUTION OF NET RESIDENTIAL AREA

	Earlier as per approved LOP				As per Revised LOP			
	Net area (Ha)	DUS	%	Population	Net area (Ha)	DUS	%	Population
Group Housing	16.84	2964	32.74	12787	16.84	2964	32.74	12787
Plotted Housing (LIG, MIG & Others)	35.21	8477	67.26	40690	35.16	8477	67.26	40690
Total:	52.05	11441	100	53477	52.00	11441	100	53477

5.0 FINANCIAL LIABILITY/ SOCIAL GAIN

The revision in the Layout Plan is to incorporate the execution of roads as such there is no financial liability whereas once approved and joining of various roads is taken up, it will be a social gain to the community.

6.0 Follow up action

After the approval, the Revised Layout Plan of Sector 34 & 35, Rohini, Ph. V will be sent to:

- Engineering Wing (Civil)/Rohini, DDA - For Demarcation & Development.
- Engineering Wing (Electrical)/Rohini, DDA - For Electrification of the Area.
- Land Disposal Wing/DDA - For information.
- HUPW, DDA - For Residential (Group Housing) & Commercial Schemes.
- Landscape Wing, DDA - For Landscape Plan of Recreational Areas.

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Vinod Sakle
(Vinod Sakle) 18/06/2013
Director (Plg.) Rohini,
Zone-M & N

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in..... 315 Screening

Committee Meeting Dt. 7.8.13

no. 124: 2013

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

31/06/13

Dy. Director (Arch.) Coord.