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Item No. 27/2012
Screening Committee 305 SCM

Title of Agenda: (i) Layout Plan of Residential Pocket – 2, Block – C, Sector 37, Ph.V
Rohini
(ii) Modification in Proposed Layout Plan of Sector 36 & 37, Ph. V
Rohini
(File No. Dir. (Plg.)R/5037/C-2/2012)

Synopsis

(i) Layout Plan of Residential Pocket – 2, Block – 2, Sector 37, Phase – V, Rohini, Delhi for consideration of Screening Committee, DDA.

(ii) Modification in Proposed Layout Plan of Sector 36 & 37, Phase– V, Rohini, Delhi – Circulation i.e. 20m road adjoining Pocket C-2, Sector-37 Rohini for consideration of Screening Committee, DDA.

1.0 BACKGROUND:

Director (RL) vide letter no. PS/Dir./RL/DDA/2012/245 dated 19-04-2012 has requested to carve out additional 1500 MIG and 2000 LIG plots for allotment to all the wait listed registrants under Rohini Residential Scheme and also 250 excess Janta plots re-worked out in some of the pockets. In this regard the following five pockets have been identified to fulfill the requirement of additional 1500 MIG and 2000 LIG plots.

S.N.	Name and Number of Pocket	Approx.Area (In Hac.)	Pocket identified for
1	Pocket A-1, sector 36, Rohini, Ph.V	6.940	250 excess Janta Plots(26sqmt.)
2	Pocket C-1, Sector 36, Rohini, Ph.V	8.233	Additional plots to carve out 1500 MIG and 2000 LIG plots
3	Pocket C-2, Sector 36, Rohini, Ph.V	6.797	
4	Pocket A-1, Sector 37, Rohini, Ph.V	7.286	
5	Pocket C-2, Sector 37, Rohini, Ph.V	20.938	

A meeting was held under the Chairmanship of VC, DDA on 17/05/2012 to discuss the issue of carving out of additional plots of MIG/LIG category under Rohini Residential Scheme, 1981. It was decided in the meeting that Rohini Planning Office will prepare the Layout Plans for the required MIG/LIG plots within one week time and put up the matter as an Agenda Item in the Screening Committee, DDA. In this regard **Pocket C-2, Sector 37, Rohini, (Area 20.938 Hac, approx.)** is one of the pockets to fulfill the requirement of MIG/LIG plots.

2.0 EXAMINATION:

(i) The landuse of Pocket C-2, Sector 37, Rohini, is earmarked for 'Residential' as per the Master Plan for Delhi-2021, Approved Zonal Plan of Zone 'M' and Approved Sector Plan of Sector – 36& 37, Rohini Phase-V. Sector Plan of Sector- 36 & 37 Rohini, Phase-V was approved in the 258th Screening Committee meeting held on dated 16-07-07 vide item No. 104:2007. The proposal for additional Plots in Pocket-C-2, Sector-37, Rohini has been worked out on the basis of approved Sector-37, Rohini Layout Plan.

Rohini Planning Office vide letter No. Dir.(Plg.)/R/4001/Ph.-IV -V/2010/227 dt. 03.05.2012 requested Engineering Wing, Rohini & Land Management Wing, DDA to provide confirmation of dimensions with area & Land status for further processing of the matter.

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Dy. Director (LM) Rohini vide Dy. No. 378/Teh (N) dated 15-05-2012 has confirmed that the land of Pocket C-2 Sector 37 is DDA land and is vacant at site. LM, Rohini has further informed that it has been transferred to Engineering Wing, DDA. **Confirmation of dimensions with area of the Pocket is still awaited from Engineering Wing, Rohini.** In the meeting on 17.05.2012 it was decided to finalize the Scheme and brought before Screening Committee as an Agenda item subject to condition about report from Engineering Wing, Rohini.

As per the Master Plan of Delhi – 2021 for neighborhood population 10,000, one electric sub-station of 11KV of 80 sqm. is required. However as per the recent interaction with Electric Wing, DDA and NDPL, it has emerged that 11KV ESS are required based on FAR and one of the scheme of alternative/auction category of 434 Plots (Population 7600) in A-3, Sector 34, Rohini, the Electrical Wing, DDA has forwarded 9 (Nine) No. 11 KV ESS for the said Pocket on the recommendations of NDPL. Assuming that the 11KV ESS will be required more than provision given in MPD-2021, in the current Scheme 22 (Twenty Two) No. 11 KV ESS on the Lines of NDPL has been considered.

Out of total area of the Pocket of 20.938 hac., 15.886 hac. area is being planned and proposed for Residential Plotted Scheme of 32 Sqm. & 60 Sqm. Plots. The remaining area 5.052 hac. is proposed for Group Housing with 4 (four) Sub-divisions of more than 1 (one) hac. each. To segregate the Plotted and Group Housing, 20m road has been proposed which bifurcate the Group Housing and Plotted Development. The 20m road has been taken in over all Circulation. The 20m road requires to be connected to 30m road (towards North) through Green & C.F.(Community Facilities) and to 40m (towards South). This will require modification in proposed Layout Plan of Sector -36 & 37 Ph.V, Rohini.

- ii) To have better connectivity for Plotted and Group Housing Development, the proposed 20m road is connected to 40-m Zonal Road towards South and to 30m Sector Road towards North through Green and C.,F. (Community Facilities). This proposal will require modification in proposed Layout Plan of Sector-36 & 37 Ph.V Rohini.

3.0 PROPOSAL:

- i) The Layout Plan of Residential Pocket– 2, Block– C, Sector– 37, Phase– V Rohini as per details given in Area Statement, is submitted for consideration and approval by the Screening Committee, DDA **subject to confirmation of dimensions with area of the Pocket with feasibility from Engineering Wing, Rohini.** Internal Circulation has been provided with 12.0m and 9.0m wide roads respectively.

The development control norms will be followed as per Master Plan for Delhi-2021.

- ii) The proposal of 20m road connectivity to Zonal Road of 40m towards South and to 30m Sector road towards North through Green/Community Facilities is proposed as modification in the Proposed Layout Plan of Sector-36 & 37 Ph.V, Rohini.

4.0 AREA STATEMENT:

Total Area of the Pocket	:	20.938 Hac.
Area under Residential	:	6.518 Hac.
Area under Residential Group Housing	:	5.052 Hac.
Group Housing-1 (1.209 hac.)		
Group Housing-2 (1.221 hac.)		
Group Housing-3 (1.232 hac.)		
Group Housing-4 (1.390 hac.)		
Area under Recreational (Park)	:	1.822 Hac.
Area under Facilities/Utilities	:	0.422 Hac.
Area under Circulation/ Parking	:	7.124 Hac.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved in... 305th ... Screening Committee Meeting on 25/05/12
vice item no... 27/12/12

Dy. Director (Arch.) Coord

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DETAIL OF PLOTS:-						
Plot Area in Sqmt.	Size of Plot in mt.	Numbering of Plots	Total Plots	Area under Plots in sqmt.	No. of DU's	Population
60	12x5	1-728	728	43680	2912	13104
32	8x4	729-1400	672	21504	2016	9072
Total	----	----	1400	65184	4928	22176

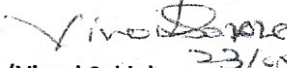
13.0 FINANCIAL LIABILITY/SOCIAL GAIN:


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

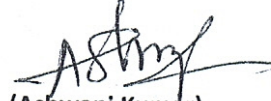
14.0 FOLLOW UP ACTION:

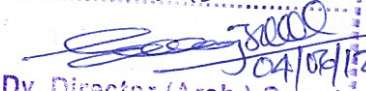
After the Layout Plan approved by the Screening Committee, the same will be forwarded to concerned Departments for actions as follows:

- **ENGINEERING WING (CIVIL) ROHINI** : For confirmation of dimensions with area, Feasibility, Demarcation & Development.
- **LAND DISPOSAL WING, DDA** : For Disposal of plots after demarcation is carried out by Engineering Wing, Rohini.
- **ENGINEERING WING(ELECT.)** : For Electrification of the Area.
- **ARCHITECTURE DEPTT.(HUPW)** : For Design & Development of Proposed Group Housing Area.


(Vinod Sakle) 23/05/2012
Director(Plg.) Rohini,
Zone-M & N


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


(Ashwani Kumar)
Asstt. Dir.(Plg.)Rohini

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in... 305M Screening
Committee Meeting Dt. 25/05/12
vide Item no. 27:2012

Dy. Director (Arch.) Coord.