

177/C

152/6

Item No. 97:2011
Screening Committee No. 302

Title of the Agenda: Modification in the Layout Plan of Sector-30 Rohini Ph.IV.

File No. PP/R/4030/2002

Synopsis

In the approved Sector layout Plan of Sector-30 Rohini, Ph.IV, the proposal is for the Sub-division of Group Housing (GH) Pocket-3, Block-B, for consideration of Screening Committee, DDA.

1.0 BACKGROUND:

The Layout Plan of Sector-30, Rohini, Phase IV, measuring 164.0 Hact. was approved in the 219th Screening Committee meeting held on dt. 02.07.02 vide Item No.17:2002. In the approved Layout Plan, there are four (4) Group Housing Pockets numbering GH-1 to GH-4 in Block-B. The current proposal is for Sub-division of Group Housing (GH)-3, Block-'B' for consideration of land to Rajya Sabha Secretariat Officers and Staff Housing Accommodation & D.R.D.O. Residential accommodation received in respective files from Land Disposal Wing (I.L. Branch) DDA.

2.0 EXAMINATION:

The said pocket is part of approved Sector Plan. The land use of the pocket is Residential as per MPD-2021 and ZDP of Zone-M. The neighbourhood Community facilities are already indicated as part of approved Sector plan. The Total Station Survey of Sector-30, Rohini was received from EE/RPD-2 and the same has been incorporated in the Sector Layout Plan.

The request for Rajya Sabha Secretariat Officers and Staff Housing Accommodation has been received in I.L. Branch file. The Secretary General (Rajya Sabha) has requested for allotment of 5.0 acres (2.02 hac.) of land for the said purpose. Similarly the request for allotment of land measuring 5.0 acres (2.02 hac.) for Residential accommodation for D.R.D.O. has been received from Secretary, Defence (R&D) and D.R.D.O. through IL Branch file.

The current proposal is for Sub-division of Group Housing (GH) Pocket-3, Block-B measuring 4.494 hac. into two Plots i.e. GH-3(a) with area of 2.200 hac. and GH-3 (b) with area of 2.294 hac. The area proposed for both the Plots is more than required.

3.0 PROPOSAL:

The Sub-division of Group Housing (GH) Pocket-3, Block-B, Sector-30, Phase-IV, Rohini into two plots as per detailed given below, is submitted for consideration and approval by the Screening Committee.

Plot No.	Area	Organization
GH-3(a)	2.200 hac.	Rajya Sabha Secretariat Officers & staff Housing accommodation
GH-3 (b)	2.294 hac.	D.R.D.O. Residential accommodation

Contd....2...

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

4.0 AREA STATEMENT

Total Area of Pocket GH-3, Block-B - 4.494 hac.

Area under Group Housing Pocket GH-3(a)- 2.200 Hac.
(Proposed for Rajya Sabha Secreteriat Officers and staff Housing accommodation (IL Branch file No.F32(54)2010/IL/DDA)

Area under Group Housing Pocket GH-3(b)- 2.294 hac.
(proposed for D.R.D.O. Residential accommodation(IL Branch file No. F32(194)09/IL)

5.0 FINANCIAL LIABILITY/SOCIAL GAIN:

There are no financial implications from the Planning point of view as proposal is for utilization of DDA Group Housing Land.

6.0 FOLLOW UP ACTION

After the approval of Layout plan by the Screening Committee, the same will be forwarded to the Engineering Wing for demarcation and simultaneously copy of Layout plan will be forwarded to the Lands Disposal Wing for the disposal of plots after demarcation is carried out by the Engineering Wing. In addition, the copy of the Plan will also be forwarded to Architecture Department (HUPW) for information and record.

Pg. 2/2
30.2.97:2011

[Signature]
Director(Plg.)Rohini
(Zone- M&N)

[Signature]
Dy.Dir.(Plg.)Rohini

[Signature]
Asstt.Dir.(Plg.)Rohini

DELHI DEVELOPMENT AUTHORITY
HUPW-CO.ORDINATION UNIT
Approved in.....302.....Screening
Committee Meeting Dt. 17.11.11
vide item no. 97:2011

[Signature]
Dy. Director (Arch.) Coord

[Signature]
05/01/12

175/c

Approved Minutes of the 302nd screening Committee meeting held on 17.11.11 in Vikas Sadan.

The following items were discussed in the 302nd Screening Committee Meeting held on 17.11.11 at 11.30am in Vikas Sadan.

97:2011 Modification in the layout plan of Sector-30 Rohini Ph.IV.

File no.- PP/R/4030/2002

Presented by:- Dir.(Plg)Rohini

Proposal for consideration: In the approved sector layout plan of Sector-30 Rohini, Ph.-IV, the proposal is for the Sub-division of Group Housing(GH) pocket-3, Block-B. The said pocket is part of approved Sector Plan. The land use of the pocket is Residential as per MPD-2021 and ZDP of Zone M. The sub-division of Group housing pocket-3, Block-B, Sector-30, Phase IV, Rohini into two plots is proposed as per details given below:

Plot no.	Area	Organization
GH-3(a)	2.200 hac.	Rajya Sabha Secretariat Officers & Staff housing accommodation.
GH-3(b)	2.294 hac.	D.R.D.O. Residential accommodation
The total area of pocket GH-3, Block-B		= 4.494 hac.
Area under Group housing pocket GH-3(a)		= 2.200 hac.
Area under Group housing pocket GH-3(b)		= 2.294 hac.

Decision of Screening Committee: It was decided by the Screening Committee that the proposal as reflected in the agenda be approved.

Follow up Action: The approved proposal will be sent to the Engineering Wing for demarcation, to Land Disposal Wing for disposal of plot after demarcation is carried out by the Engineering Wing and to the Architecture Department for information and record.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....302.....Screening
Committee Meeting Dt...17.11.11
vide item no. 97:2011.....
05/12/12
Dy. Director (Arch.) Coord

PHASE - V



DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING AND DESIGN



THE 64.4V. ESS SITE OF SIZE 85.5HA 100.0M IN SECTOR 30 IS APPROVED IN THE 800TH S.C. MEETING HELD ON 5-10-2009 VIDE ITEM No. 145/2009 IN FILE No. PPR/1400/PH-3-1/ESS/PT/2009.
THE ESS SITE IS AUTHENTICATED BY D.Y. DIAL (ASST. COMMISSIONER, DELHI) IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009.
C.N.O. SITE (6.8M X 30.0M)
THE SITE HAS BEEN APPROVED IN 2007 BY THE COMMITTEE VIDE ITEM NO. 145/2009 IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009.

LANDUSE AREA STATEMENT

A. TOTAL AREA OF SECTOR 30 194 HAC

B. LANDUSE BREAKUP OF AREA UNDER SECTOR 30

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (NETT)	145	75.0
COMMERCIAL	12.0	6.2
PUBLIC/SERVICES	10.0	5.2
INDUSTRIAL	10.0	5.2
OPEN SPACE	17.0	8.8
TOTAL	194	100

AREA STATEMENT
TOTAL AREA OF PROPOSED BLOCKS APPROVED IN 2007 BY THE COMMITTEE VIDE ITEM NO. 145/2009 IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009.
AREA UNDER GROUP HOUSING PROVISION: 11.4 HA (APPROVED FOR WATER SUPPLY CONNECTIONS)
AREA UNDER GROUP HOUSING PROVISION: 8.1 HA (APPROVED FOR WATER SUPPLY CONNECTIONS)
AREA UNDER GROUP HOUSING PROVISION: 8.5 HA (APPROVED FOR WATER SUPPLY CONNECTIONS)
AREA UNDER GROUP HOUSING PROVISION: 6.5 HA (APPROVED FOR WATER SUPPLY CONNECTIONS)

C. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (NETT)	145	75.0
COMMERCIAL	12.0	6.2
EDUCATIONAL, HEALTH AND CIVILIAN UTILITIES	10.0	5.2
INDUSTRIAL	10.0	5.2
OPEN SPACE	17.0	8.8
TOTAL	194	100

D. DISTRIBUTION OF NET RESIDENTIAL AREA

NET AREA (HAC)	PERCENTAGE	POPULATION
1. GROUP HOUSING	35.0	10000
2. PLOTS (RESIDENTIAL, COMMERCIAL AND OTHERS)	110.0	20000
TOTAL	145.0	30000

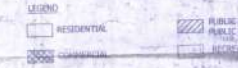
DELHI DEVELOPMENT AUTHORITY
APPROVED IN 2007 BY THE COMMITTEE VIDE ITEM NO. 145/2009 IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009.
APPROVED IN 2007 BY THE COMMITTEE VIDE ITEM NO. 145/2009 IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009.
APPROVED IN 2007 BY THE COMMITTEE VIDE ITEM NO. 145/2009 IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009.

E. TOTAL NO. OF PROPOSED DUA IN SECTOR 30 3900 DUA

F. TOTAL NO. OF PROPOSED PLOTS 3200

G. TOTAL NO. OF PROPOSED FLATS 3000

H. TOTAL PROPOSED POPULATION FOR SECTOR 30 47000



NOTE: THE DIMENSIONS AND AREA AS PER FINAL STATION SURVEY CONDUCTED BY ENCL. WINS & RECEIVED IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009 HAS BEEN INCORPORATED. THE NAME OF APPROVED BY COMD (D) IN FILE NO. PPR/1400/PH-3-1/ESS/PT/2009 AT PAGE NO. 154.

NOTE: ALL DIMENSIONS ARE IN METER. DISTANCE BETWEEN THE OFFSET AT CURVED ROADS IS 10M.
LAYOUT PLAN OF SECTOR 30, PHASE IV, ROHINI IS APPROVED IN 2007 BY THE SCREENING COMMITTEE VIDE ITEM No. 17/2009 IN FILE No. PPR/1400/2002 DATED 27/10/07.

DELHI DEVELOPMENT AUTHORITY
SUPERVISOR (OPERATION) UNIT
VERIFIED
THIS PROJECT HAS BEEN VERIFIED IN ACCORDANCE WITH THE PROVISIONS OF THE DELHI DEVELOPMENT AUTHORITY ACT, 1957.
DATE: 13/11/07
BY: Director (M&C) Unit

NOTES:
1. AS PER FEASIBILITY REPORT REC'D FROM M.E. RPO-3 VIDE LETTER No. P-50(14)02/A/1(P)/RPO-3 DATED 4-01-07, THE SITE IS FEASIBLE AND THE DIMENSIONS HAVE BEEN INCORPORATED IN BLOCK/C PLANET-11.

LAYOUT PLAN OF SECTOR 30, PHASE IV, ROHINI

DATE: 13/11/07
SCALE: 1:5000
FILE NO.:
ASST. DIR.:
AGNDK BHATTACHARJEE
IT. OR. PLAN.
MUNICIPAL BLDG.