

P-7

Item No.:-

21/2014

Screening Committee:-

31.9.15

Item No. 21-2014

Title of Agenda

Modification in Layout Plan (Revised) for change in dimension / area of Pocket H-18 (Housing), Sector-7, Rohini".

File No.-PPR/1003-7/2003-04/Pt.

SYNOPSIS

There is a request from Engineering Wing. Rohini for change in size / area of 128 M.I.G. Houses in Pocket H-18, Sector-7, Rohini for construction of Boundary wall. The proposal of "TWO ALTERNATIVES" for the same is placed for consideration by Screening Committee.

1.0 BACKGROUND

The Group Housing Pkt.-H-18 is a part of earlier approved Layout Plan of Sector-7 which is already constructed long back. As per the Layout Plan of Sector-7, the size of the housing Pkt.-H-18 is 123.00m x 60.87m and a 9.0m Road is shown in between H-17 (Plotted Pkt.) and H-18 (Housing Pkt.). In the housing Pkt. H-18, the unit design no. RL-13D is executed.

2.0 EXAMINATION

As per the Layout Plan of Sector-7, the size of the housing Pkt. H-18 is 123.00m x 60.87 m and a 9.0m road is shown in between H-17 (Plotted) & H-18 (Housing) Pkt. The Chief Engineer (Rohini), issued direction to construct Boundary wall around H-18 Pkt. Accordingly, the work is in process and Boundary wall around three sides of the Pkt has been constructed. But during construction of Boundary wall on 4th side between H-17 (Plotted Pkt) and H-18 (Housing) some discrepancy in width of road was observed. As per the report given by EE/RPD-4, the resident of H-17 (Plotted Pkt.) has encroached approximately 2.0 to 3.0m in road width of 9.0m wide road. The resident of Pkt. H-17 (Plotted) are demanding that the width of 9.0m wide road be extended as per the area available at site, considering the depth of the Housing Pkt. H-18 as 60.875m. However, if the boundary wall is constructed toward housing Pkt. H-18 considering the plot size as shown in the Layout Plan (60.875m) then, it will touch the already constructed Group Housing Block and there will not be any setback / Circulation space. Since, the pocket was constructed long back in 1986, reason for discrepancy in the area/dimension cannot be explained by Engineering Wing (Rohini).

3.0 PROPOSAL

The proposal for road width in between H-17 (Plotted) & H-18 (Housing) are as under: -

Total Area of Pkt. (H-18)	Dimension / Area (As per earlier approved drawing)	Setbacks form outermost block	Modified Dimension / Area	Proposed Road width R/w	Increased i Area
Alternative I	60.875 x 123.0 m = 7487.625 m ²	3.0 m	63.875 x 123.0 m = 7856.625 m ²	11.75 m	369.0 sq. m
Alternative II	60.875 X 123.0 m = 7487.625 m ²	6.0 m	66.875 x 123.0 m = 8225.625 m ²	9.0 m	738.0 sq. m

The two Alternatives as per detail given above are placed for consideration of Screening Committee for Alternative to be adopted.

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4.0 AREA STATEMENT

Total Area of Pkt. (H-18)	Dimension / Area (As per earlier approved drawing)	Modified Dimension / Area	Proposed Road width R/w	Increased in Area
Alternative I	60.875 x 123.0 m = 7487.625 m ²	63.875 x 123.0 m = 7856.625 m ²	11.75 m	369.0 sq. m.
Alternative II	60.875 X 123.0 m = 7487.625 m ²	66.875 x 123.0 m = 8225.625 m ²	9.0 m	738.0 sq. m.

5.0 FINANCIAL LIABILITY / SOCIAL GAIN

Since the area of the Pkt. H-18 (Group Housing) will increase in both the Alternatives, the financial implication, if any, will be worked out by Engineering Wing (Rohini) in consultation with Housing Department, DDA.

6.0 FOLLOW UP ACTION

Based on the approval of Screening Committee, modified Layout Plan will be forwarded for follow-up action to:

- Engineering Wing, Rohini - For taking up the matter for financial implication and construction of Boundary wall.
- Housing Department, DDA - For financial implication to be worked out in consultation with Engineering Wing (Rohini).

Vinod Sakle
29/01/2014
(Vinod Sakle)

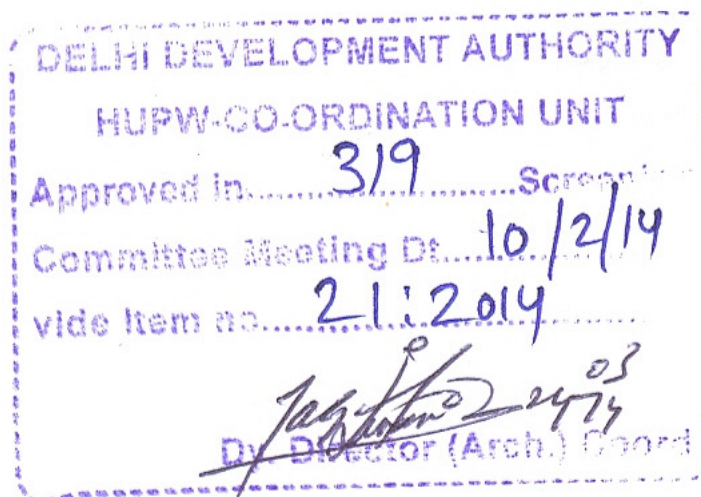
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