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Item No. 25:2012
Screening Committee 308 SOM

Title of Agenda: **Layout Plan of Residential Pocket – 1, Block – C, Sector 36, Phase – V, Rohini.**
(File No. Dir. (Plg.)R/5036/C-1/2012)

Synopsis
Layout Plan of Residential Pocket – 1, Block – C, Sector 36, Phase – V, Rohini, Delhi 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-1, Sector 36, Rohini, (Area 8.233 Hac, approx.)** is one of the pockets to fulfill the requirement of MIG/LIG plots.

2.0 EXAMINATION:

The landuse of Pocket C-1, Sector 36, 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, Rohini, Phase-V.

Sector Plan of Sector- 36, Rohini, Phase-V was approved in the 258th Screening Committee meeting held on dated 16-07-07 vide item No. 104:2007. However, in the approved layout Plan of Sector-36, Rohini Phase-V, two (2) 30m R/W roads have been shown instead of the two (2) 24m R/W roads as per approved Zonal Plan of Zone-'M'. These are adjacent to Pocket-A-1, Rohini and the other adjacent to Pocket C-1 Rohini. The proposal for additional Plots in Pocket-C-1, Sector-36, Rohini has been worked out on the basis of approved Sector-36, 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.

Executive Engineer, RPD-8 vide letter no F.16 (265)/EE/RPD-8/DDA/487 dated 10-05-2012 has forwarded the feasibility report confirming the dimensions, area and status of Pocket C-1, Sector 36, Rohini. Dy. Director (LM) Rohini vide Dy. No. 378/Teh (N) dated 15-05-2012 has confirmed that the land of Pocket C-1 Sector 36 is DDA land and is vacant at site. LM, Rohini has further informed that it has been transferred to Engineering Wing, DDA.

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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 Electric 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 10(Ten) No. 11 KV ESS on the Lines of NDPL has been considered.

2.0 PROPOSAL:

The Layout Plan of Residential Pocket– 1, Block– C, Sector– 36, Phase– V Rohini as per details given in Area Statement, is submitted for consideration and approval by the Screening Committee, DDA. 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

4.0 AREA STATEMENT:

Total Area of the Pocket	:	9.450	Hac.
Area under Built-up	:	1.217	Hac.
Net Area of Pocket	:	8.233	Hac.
Area under Residential:		2.949	Hac.
Area under Recreational (Park):		1.624	Hac.
Area under Facilities/Utilities :		0.196	Hac.
Area under Circulation/ Parking:		3.464	Hac.

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in 305th Screening

Committee Meeting Dt. 25/05/12

vide Item no. 25: 2012

Dy. Director (Arch.) Coord

DETAIL OF PLOTS:-

Plot Area in Sqmt.	Size of Plot in mt.	Numbering of Plots	Total Plots	Area under Plots	No. of DU's	Population
60	12x5	1-308	308	18480	1232	5544
32	8x4	309-652	344	11008	1032	4644
Total	----	----	652	29488	2264	10188

7.0 FINANCIAL LIABILITY/SOCIAL GAIN:

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

8.0 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 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.

(Vinod Sakle)
Director(Plg.) Rohini,
Zone-M & N

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

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