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Item No. 31/2018.

Screening Committee No. 358<sup>th</sup>.

**Title of Agenda: - Sub-division plan of Pocket I-13 of Industrial Area Rohini Phase-V for providing facility of Sewage Pumping Station.**

(File No. F22(79)2008/MP)

**Synopsis**

Sub-division plan of Pocket I-13 of Industrial Area Rohini Phase-V for providing facility of Sewage Pumping Station is placed before Screening Committee for its consideration and approval.

**1. BACKGROUND**

A request was received in this office from Executive.Engineer(Pr.) SR-1, Delhi Jal Board, Govt. of NCT of Delhi for construction of Sewage Pumping Station(6.5 MGD), area measuring 2747 sqmt at the location of Prem Nagar bearing Kh No. 23//20, 23//21, 23//22, 24//16, 25//2, 46//5/2, 47//1/1 of village Mundka which is part of Industrial Area, Rohini. Accordingly, a Joint Site Inspection regarding Identification of land measuring 2747 sqmt (approx.) to Delhi Jal Board for construction of Sewage Pumping Station at the location of Prem Nagar for the above said Khasa No of village Mundka was held on 15.11.2017. In the Joint Site Inspection, officers of Delhi Jal Board finalized the pocket I-13 of Industrial Area Rohini for construction of Sewage Pumping Station.

**2. EXAMINATION**

- i) A request was received in this office from Executive.Engineer(Pr.) SR-1, Delhi Jal Board, Govt. of NCT of Delhi vide letter dated 9.11.2016 for construction of Sewage Pumping Station of capacity 6.5 MGD, area measuring 2747 Sq.m. at the location of Prem Nagar bearing Kh No. 23//20, 23//21, 23//22, 24//16, 25//2, 46//5/2, 47//1/1 of village Mundka and another SPS of capacity 41 MGD, area measuring 4023 Sq.m. at the location of Pratap Vihar bearing Kh No. 16/16 of village Nithari.

In this regard, EE(PR)SR-I, DJB was intimated by Rohini Planning office vide letter dated 26.05.207 that site bearing Khasra no. 16/16 at Pratap Vihar of village Nithari is part of Sector-41, Rohini which is being considered for development of City level high density mix use economic/commercial/ residential hub. However, other site at Prem Nagar of village Mundka is part of Industrial Area, Rohini and can be considered for allotment to Delhi Jal Board for construction of Sewage Pumping Station.

- ii) The Joint Site Inspection with officers of Planning department, Engineering branch, IL branch of DDA & Delhi Jal Board was held on 15.11.2017 regarding Identification of land for construction of Sewage Pumping Station at the location of Prem Nagar bearing khasra no. 23//20, 23//21, 23//22, 24//16, 25//2, 46//5/2 & 47//1/1 of village Mundka, measuring 2747 sqmt approx as per the request of Ex.Engineer (PR), SR-I, Delhi Jal Board, GNCTD. In the Joint Site Inspection, officers of Delhi Jal Board finalized the pocket I-13 of Industrial Area Rohini, near Sector-41 for construction of Sewage Pumping Station. As per the Joint Site Inspection report site under reference is bounded by boundary wall upto 1 mtr high (approx.) and water logged.

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- iii) Layout plan of Industrial Area, Rohini was approved as a part of composite layout plan of Sector 22(Part), 39, 40 & 41, Rohini in 308<sup>th</sup> & 309<sup>th</sup> Screening Committee meeting vide item No. 97:2012, 105:2012 held on 11.10.2012 and 29.10.2012.
- iv) As per Master Plan for Delhi-2021 and Zonal Development Plan of Zone-M, the Landuse of the site under reference (Pocket I-13) is 'Industrial'.
- v) As per the land status report provided by the office of L.M., Rohini vide note Dy. no. 1021/Teh/LM/RZ dated 14.11.2017, the land under reference is DDA acquired land and physical possession is with Engineering wing, DDA. As per the report provided by office of NL-I vide note Dy. no. 518/The/N dated 30.05.2017, there is no court case on land under reference related to section 24(2) of New LARR Act 2013.
- vi) As per the Master Plan for Delhi- 2021, Sewage Pumping Station area measuring 2000 sqmt is to be provided /indicated at Layout Plan Level for Community population of one lakh. However, EE(Pr)SR-I intimated vide letter dated 20.11.2017 & 16.02.2018 that as per the DJB Sewerage Master Plan 2031 the requirement of land for the construction of proposed SPS is 2747 Sq.m. i.e. 40.70m. X.67.50 m.
- vii) As per the Total Station Survey Plan of Industrial area Rohini provided by Executive Engineer, RPD-11, DDA, the shape of pocket I-13 is triangular and approachable by existing road width of which vary from 12m. to 18m. (Approx.). In addition to this, adjoining PSP Pocket-10 is surrounded by heavily built up and not approachable. Accordingly, industrial Pocket I-13 is sub divided into three plots i.e. I-13(a), I-13(b) & I-13(c) with 18 m. wide road to make all the four plots approachable.

### 3. PROPOSAL

- i) In view of above, the proposal for sub-division plan of pocket I-13 of Industrial area Rohini Ph-V for providing facility of Sewage Pumping Station area measuring 2767.44 Sq.m. is placed before Screening Committee of DDA for consideration. E.LL  
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3050.00
- ii) The Development Control norms will be followed as per Master Plan for Delhi-2021.

### 4. AREA STATEMENT

Total area of Pocket I-13 = 10952.85 Sqmt.

Details of Plots:

Plot No.	Use	Area (in Sq.m.)
I-13(a)	Industrial	3683.14
I-13(b)	Industrial	2931.44
I-13(c)	<b>Sewage Pumping Station (SPS)</b>	<b>3050.00</b>
	Circulation (18 m. wide road)	1288.27
	<b>Total</b>	<b>10952.85</b>

Copy of the drawing with dimensions and area details is annexed (Refer Annexure-A)

### 5. FINANCIAL LIABILITY/ SOCIAL GAIN

There are no financial implications from the Planning point of view. The proposed facility will facilitate the population of nearby area.

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6. FOLLOW UP ACTION

After approval of Layout Plan by the Screening Committee, the same will be forwarded to concerned departments for action as follows: \*

- I Engineering Wing (Civil), Rohini, DDA – For feasibility & Demarcation
- II Land Disposal Wing, DDA – For allotment of land
- III Engineering Wing (Electrical), Rohini – For electrification of the area

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*(Signature)*  
 21/03/18

(H K Bharti)  
 Director (Plg.) Rohini  
 Zone-M & H (part)

*(Signature)*  
 21/03

(A. K. Malhotra)  
 Dy.Dir (Plg.) Rohini  
 Zone-M & H (part)

*(Signature)*

(Savita Mangla)  
 Asstt.Dir (Plg.) Rohini  
 Zone-M & H (part)

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*(Signature)*  
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 H.K. Bharti  
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