

**LANDUSE AREA STATEMENT**

A TOTAL AREA OF SECTOR 27 & 28

B AREA UNDER EXISTING SETTLEMENT

C LANDUSE BREAKUP OF BALANCED AREA UNDER SECTOR 27 & 28

LANDUSE	SECTOR 27 (in hac)	SECTOR 28 (in hac)	TOTAL (in hac)
- RESIDENTIAL (GROSS)	76.0	191.0	267.0
- COMMERCIAL	3.0	3.0	6.0
- PUBLIC/SEMI PUBLIC	7.5	34.2	41.7
- RECREATIONAL	8.5	24.0	32.5
- CIRCULATION	25.0	24.5	49.5
	120.0	281.83	401.83

D LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA UNDER SECTOR 27 & 28

LANDUSE	SECTOR 27 (in hac)	SECTOR 28 (in hac)	TOTAL (in hac)
- NET RESIDENTIAL	30.5	113.0	143.5
- COMMERCIAL	2.0	1.0	3.0
- EDUCATION	1.5	1.5	3.0
- RECREATIONAL	2.0	2.0	4.0
- CIRCULATION	7.0	7.0	14.0
	43.0	138.5	181.5

BUS TERMINAL SITE MEASURING 4625 Mx 75.0 M (AREA 346875 M<sup>2</sup>) IS APPROVED BY COMM (PLG) ON 28-01-2014 IN FILE NO. PPR/4001/2001/PH IV 2 AT PAGE 29 IN.

THE PROPOSAL FOR MODIFICATION IN LAY-OUT PLAN OF COMPOSITE SECTOR PLAN SECTOR-27 AND SECTOR-28 PHASE-IV ROHINI IS FOR DOWNTAILING THE 800M/W/ ROAD WITH NARELA PROJECT, THE CHANGE IN LANDUSE AREA STATEMENT 'C' ALONG WITH THE PROPOSAL WAS CONSIDERED AND APPROVED IN 3<sup>rd</sup> TECHNICAL COMMITTEE MEETING HELD ON 21-12-2013 IN FILE NO. MPR/DIR(PLG)/02/2010 AND THE SAME HAS BEEN VERIFIED BY DD (DIR LMR) SECTION DT. 4.5.12.

FOR DIMENSIONS OF BUS TERMINAL MEASURING 346875 SQ.M. APPROVED BY COMM (PLG) ON 06-05-14 IN FILE NO. PPR/4001/2001/PH IV 2 AT PAGE 38 IN.

PROPOSED SITE 'A' & 'B' OF A BUMP IN CURVE MEASURING 318M X 33M IS APPROVED BY COMM (P) DT. 5-7-07 IN FILE NO. PPR/4001/2001/ PH IV-3 AT PAGE NO. 5/N

CNG SITE IN SECTOR-27, SECTOR-28 MEASURING 360M X 50 M IS APPROVED IN THE 27<sup>th</sup> SCREENING COMMITTEE MEETING HELD ON 09-06-07 VIDE ITEM NO. 85/2008 IN FILE NO. PPR/1041/2001/PH IV 2, CHANGE OF LANDUSE FROM 'R' TO 'RECREATIONAL' W/O COMM. VIDE MASTHEAD VIDE 2-2-08 L.F. 24-08-2013.

NARELA SUB-CITY

THE DIMENSIONS ARE AS PER TOTAL STATION SURVEY RECEIVED FROM ENGG. WING R.D.D-2. THIS HAS BEEN FURTHER CONFIRMED BY PROJECT MANAGER MPR VIDE LETTER NO. P/11/02 (MPR) L.D.A./188, DATED 28-11-2011.

FOR DIMENSIONS OF ALIGNMENT REFER DETAILED DRAWING ON PROPOSED ALIGNMENT OF UER-III (80-0M/R) AND DOWNTAILING WITH NARELA PROJECT AT WESTERN YAMUNA CANAL.

THE PROPOSAL OF 953245 SQ.M. AREA FOR BUS TERMINAL ADJACENT TO ALREADY ALLOTTED SITE FOR BUS TERMINAL MEASURING 346875 SQ.M. IN SECTOR 28 PHASE IV APPROVED IN THE 31<sup>st</sup> SCREENING COMMITTEE MEETING HELD ON 26-02-14 VIDE ITEM NO. 36/2014. THE SAME IS VERIFIED BY DD (DIR ARCH) SECTION ON 21-05-2014 IN FILE NO. PPR/4001/2001/PH IV 2 AT PAGE 29 IN.

CHANGE OF LANDUSE OF AREA MEASURING 130HA FROM PSP TO TRANSPORT (BUS TERMINAL) WAS NOTIFIED VIDE SO 2655/E DATED 26-08-2015.

E DISTRIBUTION OF NET RESIDENTIAL AREA UNDER SECTOR 27 & 28

TYPE	SECTOR 27 (in hac)	SECTOR 28 (in hac)	TOTAL (in hac)
1. LOW RISE	20.5	72.5	93.0
2. MEDIUM RISE	2.0	40.5	42.5
3. HIGH RISE	8.0	0.0	8.0
	30.5	113.0	143.5

F PROPOSED NO. OF PASSENGER BUS IN SECTOR 27 & 28

G PROPOSED POTENTIAL OF PASSENGER BUS IN SECTOR 27 & 28

LEGEND

SYMBOL	DESCRIPTION
[Hatched Box]	RESIDENTIAL
[Dotted Box]	COMMERCIAL
[Horizontal Lines Box]	EDUCATION
[Vertical Lines Box]	RECREATIONAL
[Diagonal Lines Box]	CIRCULATION
[Stippled Box]	PUBLIC/SEMI PUBLIC
[Cross-hatched Box]	UNDEVELOPED

DETAIL OF FACILITY CENTRE

FCNO	AREA	FACILITIES	AREA (HA)	NO. OF BUILDG.	EST. COST (IN LACS)
1	0.4 HA	POLICE BATTALION HOME GUARD	0.4	1	1.0
2	3.8 HA	INTERMEDIATE HOSPITAL	3.8	1	10.0
3	16.0 HA	SOCIO CULTURAL CENTRE COLLEGE INTERMEDIATE SCHOOL	16.0	1	45.0
4	7.2 HA	FIRE STATION STATIONERY & SUPPLY BREAD, COLD WATER	7.2	10	10.0
5	3.0 HA		3.0	11	14.0
6	1.0 HA	POLICE STATION	1.0	1	0.5

NOTES:

LAYOUT PLAN IS APPROVED BY THE SCREENING COMMITTEE FILE NO. 31/2001 DATED 24-7-2001 WITH THE UNDERSTANDING THAT ALL LANDS UNDER TO BE DEVELOPED ARE SITE FOR FURTHER DETAIL PLAN AND DESIGNING OF ALL BUILDINGS, PARKS & RECREATION SPACES, COMMERCIAL SERVICES AND UNDER SERVICES.

THE 66 KV ESS SITE OF SIZE 114M X 75.0M IN SECTOR-28 IS APPROVED IN THE 26<sup>TH</sup> S.C. MEETING HELD ON 5-10-2007 VIDE ITEM NO. 149/2007 IN FILE NO. PPR/4001/PH IV 2 (ESS/07/2006).

THE 66 KV ESS SITE IS AUTHENTICATED BY DD (DIR ARCH) COORDIN. DT. 20-11-07 IN FILE NO. PPR/4001/PH IV 2/ESS/P/2006.

PROP. 65.5 (8550 M<sup>2</sup>) 66 KV IN PH. FC-3, BLOCK 'B' SEC-28 IS APPROVED BY DD (DIR ARCH) SECTION ON 21-05-2014 IN FILE NO. PPR/4001/2001/PH IV 2 AT PAGE 29 IN.

66 KV 10 PAT-PCS BLOCK 'B' SITE IS APPROVED BY V.D. D.O.A. THE PROPOSED IN C MASTHEAD VIDE 2-2-08 L.F. 24-08-2013. THE POWER DEPARTMENT GUNDED ON 8-12-2015 & THE COPY OF THE SAME IS PLACED AT PAGE 48 IN FILE NO. PPR/4001/PH IV 2/ESS/P/2006.

NOTES:

THE PROPOSAL FOR CHANGE OF THE LOCATION OF 66 KV ESS SITE MEASURING 114M X 75.0 M TOWARDS 80M/W ROAD IN SECTOR 28 WAS APPROVED IN THE 31<sup>TH</sup> SCREENING COMMITTEE MEETING HELD ON 21-12-2013 VIDE ITEM NO. 17/12-2013. AND THE SAME IS VERIFIED BY DD (DIR ARCH) CO-ORDINATION ON 05-01-2014 IN FILE NO. PPR/4001/2001/PH IV 2 (ESS/12/2003).

LAYOUT PLAN OF COMPOSITE SECTOR PLAN SECTOR 27 & 28 PHASE IV ROHINI

