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Item No. 41:2012
Screening Committee 306

Title of the Agenda: i) Modification in the Layout Plan of Sector-XVIII, Rohini
ii) Modification in the Layout Plan of Sector-XIX, Rohini

(File No. PP/R/Sec.-5/MRTS)

Synopsis

In the approved Sector Plan of Sector-XVIII & Sector-XIX, Rohini, the proposal is for the modification to accommodate the area required by Delhi Metro Rail Corporation (DMRC) for construction of Jahangirpuri - Badli Corridor of Delhi MRTS Project, Phase III on permanent basis and for some pockets on temporary basis for a period of four years.

1.0 BACKGROUND:

DMRC has requested DDA for 3.5124 HA land on temporary basis and 4.1656 HA of land on permanent basis for construction of Jahangirpuri - Badli Corridor of Delhi MRTS Project, Phase III. Some of this area is in Sector-XVIII and Sector-XIX of Rohini Project area. The area required by DMRC on permanent basis in Sector-XIX is marked as pockets 'D', 'E' and 'F' which are required for construction of via duct. The area required by DMRC in Sector - XVIII is marked as Pockets 'H', 'I' and 'J' out of which:

- Pockets 'H' and 'I' are required on temporary basis for a period of four years for casting yard, batching plant, Construction Depot and temporary site office and Via-Duct.
- Pocket 'J' which is required on permanent basis is sub divided into Pockets 'J-1' and 'J-2'. 'J-1' is required for construction of entry/ exit structure of Rohini Sector-XVIII Metro Station and 'J-2' is required for parking of Rohini Sector-XVIII Metro Station.

2.0 EXAMINATION:

The requirement of DMRC is not in continuous stretch and desired in 6 pockets in Sector-XVIII & Sector-XIX, Rohini. The complete route passing through these sectors was obtained along with the total station survey carried out by DMRC with the consent of MCD and PWD for area requirement.

- The landuse of area required on temporary and permanent basis in Sector XVIII, Rohini is "Residential" as per MPD- 2021 and ZDP of Zone-H.

As per report/view/comments/status obtained from Land Disposal Department (I.L. Branch), Architecture Department (HUPW), Landscape /Horticulture Department, Engineering & Land Management Deptt. (Rohini), the entire area required by DMRC on temporary/permanent basis in Sector-XVIII, Rohini is DDA acquired land and lying vacant and no allotment for Girls' Hostel, HSS/LSC has been made. As regards LSC no scheme has been prepared by HUPW till date. However since LSC will bifurcate in two part due to proposed Via duct land to be given to DMRC, LSC cannot be planned. As such modification in layout plan is required as suggested by HUPW. As per Engineering Deptt. report no services has been laid. According to report of Horticulture Deptt., park required on temporary basis is partly developed with no trees. However, in this temporary allotment pylons will be constructed for via ducts by DMRC and DDA will be required to give permission for construction/maintenance of via duct/pylons if any. This will facilitate entire stretch of Park including area below the via-duct.

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During examination of the request of DMRC it is noticed that there is a 30m wide road existing along the Railway Boundary Wall which is not in accordance with the approved Layout Plan of Sector-XVIII, Rohini. In addition the Road Under Bridge (RUB) presently under construction by MCD on existing Railway Crossing at Auchandi – Bawana road connection has been integrated with proposed 30 m wide road as per approved Layout Plan of Sector-XVIII, Rohini instead of existing 30 m wide road.

The aspect was discussed in the meeting taken by EM, DDA on 06.03.2012 and the following was decided:

- The site consists of a road and proposed road to be constructed. It was decided that the portion of the road which is to be constructed as per approved plan may be segregated from the land proposed by DMRC for use as temporary basis for fabrication yard/site office.
 - The park which has been shown in the approved Layout Plan to be developed below the via-duct proposed for allotment of the land on permanent basis. The modified proposal for adjustment of the park, LSC and the school shall be brought before next Screening Committee.
- ii. The landuse of area required on **permanent basis in Sector XIX, Rohini** is partly 'Residential and partly Recreational' as per MPD-2021 and ZDP of Zone-H.

As per report / views/ comments/ status obtained from Landscape & Horticulture Deptt and Land Management Deptt. (Rohini), the entire area required by DMRC on permanent basis in Sector-XIX, Rohini is DDA acquired land and developed Park/ District Park with 83 numbers of trees of various species in the DMRC proposed route falling in the District Park. The District Park Layout Plan is also separately approved by Screening Committee. Since the area required by DMRC on permanent basis for via duct is in developed green of District Park and park, it may be considered for allotment on temporary basis for period of construction of via duct and to be returned by DMRC by restoring as Park / District Park. However, in this temporary allotment pylons will be constructed for via ducts by DMRC and DDA will be required to give permission for construction/ maintenance of via duct/pylons if any. This will facilitate entire stretch of Park/ District Park instead of bifurcation of the same by Via-duct.

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3.0 PROPOSAL:

In the Layout Plan of Sector-XVIII, Rohini the area requires modification has been highlighted. Based on DMRC requirement and decision taken in the meeting taken by EM, DDA on 06.03.2012, following three options for temporary (Pocket H, 2.5225 HA & Pocket I, 0.4239 HA)/ permanent (Pocket J; J-1, 0.096 HA; J-2, 0.356 HA) allotment to DMRC are proposed:

- Option-I (proposing the same area for Higher Secondary school, Local shopping Centre, Park and Girls' Hostel as per area proposed in already approved Layout Plan of Sector-XVIII, Rohini)
- Option-II (as per MPD-2021 norms with two Senior Secondary Schools, Local shopping Centre, Park, Working Women's Hostel and remaining area proposed for Group Housing)
- Option-III (as per MPD-2021 norms with one Senior Secondary School, Local shopping Centre, Park, Working Women's' Hostel and remaining area proposed for Group Housing)

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In all the three options the requirement of DMRC on permanent basis for Metro Station (J-1, 0.096 HA) and Parking (J-2, 0.356 HA) instead of Girls' Hostel in Pocket J (0.452 HA) has been proposed. In all the three options permission for construction/ maintenance of via-duct/ pylons requires to be considered since the land is being considered for allotment on temporary basis to DMRC.

The development control norms for construction of Metro Station and other proposed facilities will be as per MPD – 2021.

- ii. The modification in Layout Plan of Sector-XIX, Rohini for construction of via duct in 3 pockets marked as D (0.103 HA) from Park, E (0.135 HA) & F (0.209 HA) from District Park (2 parts) is proposed. As the proposed via duct bifurcates the District park/Park it is proposed that for construction of via-duct the land be allotted to DMRC on temporary basis instead of request for permanent basis. This is on similar lines as request for via-duct land in Sector-XVIII is on temporary basis by DMRC. However, in case it is considered for temporary allotment, DMRC will restore the area as park after construction of via duct and DDA will allow for maintenance of pylons/via duct.

The actual area available at site for temporary/ permanent transfer will be reconciled by land Disposal Wing, DDA and DMRC. The above proposal is placed for consideration and approval by screening Committee, DDA.

4.0 AREA STATEMENT:

i. Modified Part Layout Plan of Sector-XVIII, Rohini

Since in the approved Layout Plan of Sector-XVIII, Rohini modification is in the highlighted area with three options there is no change in the area statement of approved Layout Plan of Sector-XVIII, Rohini. However, based on option considered and approved the areas will be as given in various options:

AREA (3.553 HA):

▪ Option-I

SL. NO.		AREA(IN HA)
1	HIGHER SECONDARY SCHOOL	1.854
2	LOCAL SHOPPING CENTRE (LSC)	0.754
3	ESS (EXISTING)	0.009
4	PARK (INCLUDING VIA-DUCT)	0.528
5	GIRLS' HOSTEL	0.408
	TOTAL	3.553

▪ Option-II

SL. NO.		AREA(IN HA)
1	SENIOR SECONDARY SCHOOL -1	0.812
2	SENIOR SECONDARY SCHOOL -2	0.806
3	LOCAL SHOPPING CENTRE (LSC)	0.302
4	ESS (EXISTING)	0.009
5	WORKING WOMEN'S HOSTEL	0.104
6	GROUP HOUSING	0.992
7	PARK (INCLUDING VIA-DUCT)	0.528
	TOTAL	3.553

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• Option-III .

SL. NO.		AREA(IN HA)
1	SENIOR SECONDARY SCHOOL	0.801
2	LOCAL SHOPPING CENTRE (LSC)	0.305
3	ESS (EXISTING)	0.009
4	WORKING WOMEN'S HOSTEL	0.105
5	GROUP HOUSING	1.805
6	PARK (INCLUDING VIA-DUCT)	0.528
	TOTAL	3.553

AREA (0.452 HA) – Pocket J for land on permanent basis:

SL. NO.		AREA(IN HA)
1	METRO STATION (J-1)	0.096
2	PARKING (J-2)	0.356
	TOTAL	0.452

ii. **Layout Plan, Sector-XIX, Rohini**

There is no change in the area statement of approved Layout Plan since the proposed via-duct is in Park/ District Park in two parts and land is given on temporary basis which is to be restored by DMRC.

Park & District Park (in 2 parts)	Proposed for construction of Via duct in	
	Pocket-D	0.103 HA
	Pocket-E	0.135 HA
	Pocket-F	0.209 HA
	TOTAL	0.447 HA

5.0 FINANCIAL LIABILITY /SOCIAL GAIN:

Since the modification in the Layout Plan is for utilization of DDA land for DMRC route/station/ parking it will benefit for development being in influence zone area. As such there is no financial implication from the Planning point of view.

6.0 FOLLOW UP ACTION:

After the approval of respective Layout Plans with approved option for Sector-XVIII, Rohini by Screening Committee, it will be forwarded for follow up action as under:

Engineering Wing, Rohini

- For feasibility and demarcation

Land Disposal Wing

- For reconciliation of the actual area available at site and for allotment of land to DMRC as per Policy and procedure on temporary and permanent basis based on feasibility and demarcation by Engineering Wing (Rohini) with joint survey by DMRC.

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- In addition to take back temporary allotted land from DMRC in a stipulated period and to intimate to all concerned for utilization of respective plots.

**Architecture Department
(HUPW)**

- For design of LSC as per Option approved by Screening Committee, DDA.

**Landscape/ Horticulture
Deptt.**

- To take back the restored land of developed Park/ District Park from DMRC in both the sectors as the allotment is on temporary basis

Area Planning Wing

- For incorporation in Zonal Development Plan of Zone-H

**Land Management,
Rohini**

- For information and record.

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DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved in... 306 ... Screening

Committee Meeting Dt. 3.7.12

File No. 41.2012

16/05/12
Director (Arch.) Coord