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Item No. 96:2018
Screening Committee No. 364

Title of Agenda: - Modification in layout plan of DDA vacant land near Suraj Park, Sector-XVIII, Rohini, Phase-I & II to provide land for social facilities to North DMC.

(File No. PPR/1003-18/2003/Pt.)

Synopsis

Modification in layout plan of DDA vacant land near Suraj Park, Sector-XVIII, Rohini, Phase-I & II to provide land for social facilities to North DMC is placed before Screening Committee for consideration and approval.

1. BACKGROUND

Two requests of Hon'ble area MLA and Addl. Commissioner, North DMC vide letter dated 10.09.2018 & 12.09.2018 respectively regarding allotment of land measuring 96 Sq.m. (8m.x12m.) for Senior Citizen Recreation Centre cum Reading Room and land measuring 650 Sq.m. for Community Room adjacent to Suraj Park, Sector-XVIII, Rohini was forwarded by Institutional lands branch of DDA vide file no. F.23A(111)18/IL and F.23A(110)18/IL to Rohini planning office for examining the matter.

2. EXAMINATION

- i) The facility of Recreational Centre cum Reading Room for Senior Citizens is not mentioned in the Master Plan for Delhi-2021.
However, Suraj Park colony is unauthorized/ unplanned colony and as per the provision of Master Plan for Delhi-2021, to provide social facilities, reduced space standards for unauthorized/ regularized unauthorized colonies shall be adopted depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together and facilities i.e Multi-purpose community hall, Basti Vikas Kendra, Health Centre, informal trade units and weekly market etc. can be clubbed in a composite facility centre (500-1000 Sq.m.) as mentioned in para 4.2.2.2 B sub para (ii) 'social' of Master Plan for Delhi-2021.
- ii) The layout plan of DDA vacant land near Suraj Park, Sector-XVIII, Rohini, Phase-I & II was earlier approved in 324th Screening Committee meeting held on 02.09.2014 vide item no. 101:2014 for utilization of DDA's vacant land free from encroachment & litigation. As per this approved layout plan, pocket-A measuring 97.41 Sq.m. is earmarked for Milk Booth, pocket-B measuring 1947.80 Sq.m. is earmarked for Health Centre & CS/OCF and remaining pocket-C,D,E & F total area measuring 4901.16 Sq.m. are earmarked for residential plots for alternative/ auction plots.
- iii) As per Master Plan for Delhi-2021 and Zonal Development Plan of Zone-H, the Landuse of the plot under reference is 'Residential'.

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3. PROPOSAL

In view of above examination, total area measuring 902.79 Sq.m. (area measuring 97.41 Sq.m. of Pocket-A and area measuring 805.38 Sq.m. of part of Pocket-B, CS/OCF) is proposed for Composite Facility Centre as mentioned in para 4.2.2.2 B, sub para (ii) 'social' of Master Plan for Delhi-2021.

The following facilities can be clubbed in the proposed composite facility centre:

(i) Multi-purpose community hall - 100 sqm.

(ii) BastiVikas Kendra - 100 sqm.

(iii) Religious site - 100 sqm.

(iv) Police Post - 100 sqm.

(v) Health Centre - 100 sqm.

(vi) Park/Shishu Vatika- 200 sqm.

(vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, etc. may be provided.

(viii) Provisions for informal trade units and weekly market to be made, wherever necessary.

The Development Control norms will be followed as per Master Plan for Delhi-2021.

The above proposal is placed before the Screening Committee, DDA for its consideration and approval.

4. AREA STATEMENT

Total area of the Plot proposed for Composite Facility Centre (Pocket-A & part of Pocket B(CS/OCF))= (97.41+805.38)= 902.79 Sq.m.

AS PER ALREADY APPROVED L.O.P.			AS PER MODIFIED L.O.P.		
POCKETS	USE	AREA (IN SQ.M.)	POCKETS	USE	AREA (IN SQ.M.)
A	MILK BOOTH	97.41	A		97.41
B	HEALTH CENTRE & CS/OCF	1947.79	PART OF B (CS/OCF)	COMPOSITE FACILITY CENTRE	805.38
TOTAL		2045.20	REMAINING PART OF B	HEALTH CENTRE	1142.41
			TOTAL		2045.20

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

5. FINANCIAL LIABILITY/ SOCIAL GAIN

With the current proposal there will be social gain by providing social facilities for nearby residents of the area and there is no financial implication from planning point of view as the proposal is for utilization of DDA's vacant land.

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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 of the site.
- ii) Land Disposal Wing, DDA – For disposal of land based on feasibility and demarcation by Engineering Wing, Rohini.

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17/09/18

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

(Handwritten signature)
17/09

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

(Handwritten signature)
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(Ram Krishan)
Asstt.Dir (Plg.) Rohini
Zone-M

DELHI DEVELOPMENT AUTHORITY
CERTIFIED

Approved in 364th
Committee Meeting dated 27.09.18
vide item No. 96:2018
Sign. H.K. BHARTI
DIR (PLG.) R

The Proposal has been approved by
the 364th Screening Committee
held on 27.09.18 in Item No. 96:2018
in File No. PP/R/1003-18/2003/pt.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved in 364th Screening
Committee Meeting Dated 27.9.18
Vide item No. 96:2018

(Handwritten signature) 11/10
Dy. Director () Co-ordn.