

Title of Agenda: Layout Plan of DDA vacant Land near Suraj Park, Sector – XVIII, Rohini, Phase – I & II.

File No.- PPR/1003-18/2003

**Synopsis**

Layout Plan of DDA vacant Land for Residential Plot in Sector-XVIII, near Suraj Park, Rohini, Phase I & II is placed before Screening Committee for consideration and approval.

**1. BACKGROUND**

The site under reference is a part of earlier approved Layout Plan of Sector – XVIII, Rohini, Phase I & II. Earlier the said land was encroached upon since long which is earmarked for 1100 DU's, health facilities & CS/OCF. The land recently retrieved needs to be designed to avoid the encroachment.

**2. EXAMINATION**

- (i) The site is a part of approved Layout Plan of Sector – XVIII, Rohini, Phase I & II. As per Zonal Development Plan of Zone 'H', the landuse of this pocket is "Residential".
- (ii) On the request of EE/RPD-6, DDA, the land recently retrieved measuring (6946.36 sq. m.) is designed to avoid encroachment. D.D (LM) vide his letter No.F10(198)2014/LM/RZ/525 Dated:31.07.2014 has clarified that presently there is no stay in the matter .
- (iii) The proposal is based on the P.T. Survey supplied by Dy. Dir. (Survey) Rohini on dated 20.01.2014.
- (iv) In all 25 plots facing 18.0 m road with variation of area from 98.86 sq. m. to 207.60 sq. m. has been proposed with remaining area for other community facilities as per approved Sector Plan. The residential plots scheme once approved required to be put to auction on priority as vacant area is prone to encroachment.

**3. PROPOSAL**

The proposal for the Layout Plan of vacant land in Sector – XVIII, Rohini, Phase I & II of 25 Residential Plots with remaining area for other community facility is placed for consideration and approval by the Screening Committee, DDA. The Development Control Norms will be as per MPD – 2021. Present proposal is for Residential pocket remaining acquired land will be used for other community facilities.

**4. AREA STATEMENT**

Total Area of the Plot - 6946.36 sq. m.  
 Area Reserved for other community facilities - ( A + B ) A=97.41 B=1947.80 2045.20 sq.m  
 Area Reserved for Residential Plot - 4901.16 sq. m.  
 The details of 25 Residential Plots are as under: -

Pockets	Plot No.	Area (In sq .m.)	Pockets	Plot No.	Area (In sq. m.)
C	1.	98.86	E	14.	212.56
C	2.	119.24	E	15.	217.52
C	3.	122.41	E	16.	222.49
D	4.	107.33	E	17.	227.45
D	5.	154.19	E	18.	232.41
D	6.	162.47	E	19.	237.37
D	7.	175.96	E	20.	229.38
D	8.	184.75	F	21.	299.41
D	9.	189.11	F	22.	238.68
D	10.	193.46	F	23.	236.20
D	11.	197.82	F	24.	233.72
E	12.	169.54	F	25.	231.24
E	13.	207.60	<b>Total</b>		4901.16

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5. FINANCIAL LIABILITY / SOCIAL GAIN

With the current proposal, there will be utilization of DDA vacant land and Financial Gain for DDA as per disposal policy.

6. FOLLOW UP ACTION

After the approval of the Layout Plan by the Screening Committee the same will be forwarded to concerned Departments for action as follows: -

- Engineering Wing, Rohini, DDA - For demarcation on site.
- Lands Management Wing, DDA - For appropriate action.
- Land Disposal Wing, DDA - For auction allotment based on demarcation by Engineering Wing, Rohini.

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 Director (Plg.) Rohini  
 Zone - 'M' & 'N'

*A.K. Malhotra*  
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MUMBAI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
 Approved by 324/15  
 Committee Meeting 02.09.14  
 vide Item no. 101: 2014  
*[Signature]* 02.09.14  
 Dy. Dir. (Plg.)-II/Rohini

324:101:2014  
*Ana Chaudhary*