

P-45/C

Item No. 36-29: 2012

Screening Committee 305

Title of the Agenda: Utilization of DDA vacant Land Site No.4 at Shahbad Dairy near St. Xavier School, Sector-26 Rohini (File No. Dir.(Plg.)R/4026/Pt./2010)

Synopsis The proposal is for Utilization of DDA vacant land along Bawana-Auchandi Marg 60m R/W for Group Housing.

1.0 BACKGROUND:

The site measuring 19540 Sqm. along Bawana- Auchandi Marg 60m R/W is one of the sites identified by Consultant, NPIIC, DDA. The current proposal is for Utilization of DDA vacant land, based on site report and subsequent meeting taken by Engineer Member, DDA on 16.03.12, it was decided to utilize this site for MIG/HIG Group Housing by DDA as it is adjacent to Bawana-Auchandi Marg.

2.0 EXAMINATION:

The landuse of Pocket is 'Residential' as per MPD-2021 and ZDP of Zone-M. As per approved Modified Layout Plan of Sector-26, PH.IV Rohini, the area is earmarked for Institutional/OCF (0.61 ha.) and Commercial Facilities (0.85 ha.). As per Modified Plan of Public & Semi-Public & Residential Complex in Sector-26, Rohini PH.IV, the area under reference is earmarked for OCF in two (2) Pockets i.e. 1750 Sqm. and 5500 Sqm. To prepare the Utilization Plan of DDA vacant land, PT survey for the site under reference was carried out by Rohini Planning Office. According to it, the area of the Scheme works out to 19540 Sqm. As per modified Layout Plan of Sector-26, Rohini PH.IV 30m wide Green has been proposed along the Bawana-Auchandi Marg. In addition land for Judicial Staff Quarters adjacent to the Scheme area had already been allotted with facing road of 20m. It is proposed to utilize these two (2) Pockets for Group Hosing-I & Group Housing-II. The Group Housing-II is facing road 9m (existing) & it is proposed to increase the road to 18m to make the facing road in accordance with MPD-2021 provisions.

3.0 PROPOSAL:

The proposal for Utilization of DDA vacant land Site No.4 Shahbad Dairy, Near St. Xavier School, Sector-26 Rohini for Group Housing-I & Group Housing-II as per Area Statement given in Sl. NO.4 alongwith Modified Layout Plan of Sector-26, PH.IV Rohini and Modified Plan of Public & Semi-Public & Residential Complex in Sector-26, Rohini PH.IV, is placed for consideration and approval of Screening Committee. The Development Control Norms for Group Housing -I & Group Housing-II will be as per MPD-2021.

4.0 AREA STATEMENT

Table with 2 columns: Description and Area. Total Area of Scheme: 19540 Sqm. Area Break Up: 1. Group Housing-I: 6270.0 Sqm., 2. Group Housing-II: 5985.0 Sqm., 3. Green: 5720.0 Sqm., 4. Circulation: 1565.0 Sqm.

5.0 FINANCIAL LIABILITY/SOCIAL GAIN:

There is no financial implication from Planning Point of view as proposal is for Utilization of DDA vacant land for Group Housing instead of earlier approved for Institutional/OCF, Commercial Facilities & OCF in respective Plans.

6.0 FOLLOW UP ACTION:

After approval of Utilization of DDA vacant land by the Screening Committee, the same will be forwarded to concerned Departments for actions as follows:

- ENGINEERING WING (CIVIL) ROHINI: For demarcation & development.
HUPW, DDA: For design of Group Housing-I & II Schemes
LAND DISPOSAL WING, DDA: For Information.

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Vinod Sakle 03/04/2012 Director(Plg.) Rohini, Zone-M & N

(P.C. Soni) Dy. Director(Plg.)-II Rohini

DELHI DEVELOPMENT AUTHORITY HUPW-CO-ORDINATION UNIT Approved in 30.6.12 Screening Committee Meeting Dt. 3.7.12 vide Item no. 36: 2012 Dy. Director (Arch.) Coord

Handwritten signature and date 17/04/12 at the bottom of the stamp.