

317 SCM -97/c-  
16/1/2013

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Item No. :  
Screening Committee No. :

**Title of the Agenda:**

Modification in the Layout Plan of Public Semipublic Facility Area No 2A & 2B (Madhuban Chowk) Rohini, Phase I & II w.r.t Plot of DDA Rohini Office

File No. FP/R/1072/PT/2006/129

Synopsis

Subsequent to withdrawal/cancellation of NOC issued to DMRC for property Development for the land measuring 3978 sq.m. at Pitampura, Modification in the Layout Plan of Public Semipublic Facility Area No 2A & 2B (Madhuban Chowk) Rohini, Phase I & II including area to be taken back from DMRC into Plot of DDA Office & Civic Bodies making it one single plot with revised area as  $6525+2295=8820$  sq.m. is placed before Screening Committee for consideration and approval.

1. BACKGROUND

- NOC was issued in favour of DMRC for property development of land measuring 3978 sq.m. at Pitampura vide letter no. F.22(2)06/IL/489 dated: 19/03/2010.
- It was directed by competent Authority for withdrawing/cancellation of NOC as the said land is required for Multilevel parking of DDA.
- Current modification in the Layout Plan of Public Semipublic Facility Area No 2A & 2B (Madhuban Chowk) Rohini, Phase I & II is w.r.t cancellation of allotment vide No. F 22 (2)96/IL (Pt)/1639 dated: 15/07/2013 and inclusion of the site u/r under plot of DDA Office and Civic Bodies.

2. EXAMINATION

- Site u/r is part of approved Layout Plan of Public Semi-Public Facility Area No. 2A and 2B (Madhuban Chowk) Rohini Ph. I & II.
- According to the Layout Plan, the land under reference is at the junction of Madhuban Chowk and reserved for MRTS interchange with area of 2295 sq.m.
- Landuse of site u/r is Public & Semi-Public Facilities as per MPD-2021 and ZDP of Zone-H. landuse at Layout level is partly Public & Semi-public Facilities (MRTS interchange) and partly Green along Outer Ring Road.
- IL Branch vide letter no. PPR/Sec-5/MRTS/Vol-II/03 dated: 02/01/2013 was informed that Green Area in front of Ring Road ( $3978-2295=1683$  sq.m.) should not be considered for property development and the remaining area ( 2295 sq.m.) is also to be used for traffic interchange/common parking/station facilities only and not property development. Accordingly IL Branch was requested to cancel/withdraw the NOC for property development for plot admeasuring 3978 sq.m. given to DMRC.
- Accordingly, the allotment was cancelled vide letter No. F 22 (2)96/IL (Pt)/1639 dated: 15/07/2013
- The land measuring 2295 sq.m. is required for utilisation for parking of DDA Rohini Project Office at Madhuban Chowk which is important as already there are problems for Entry and Exit and parking in DDA Rohini Project Office.

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317-161-2013

- HT Line passes through the site u/r. Adequate reservation of land as "Reserved Green" is also to be made under stretch of HT Line affecting the plot considering 6 m on either side of the central line of HT Line.

**3. PROPOSAL**

Modification in the Layout Plan of Public Semipublic Facility Area No 2A & 2B (Madhuban Chowk) Rohini, Phase I & II including area to be taken back from DMRC into Plot of DDA Office & Civic Bodies making it one single plot with revised area as  $6525+2295=8820$  sq.m. is placed before Screening Committee for consideration and approval.

**4. AREA STATEMENT**

There will not be any change in Area Statement of the layout plan of Public Semipublic Facility Area No 2A & 2B (Madhuban Chowk) Rohini, Phase I & II. However, w.r.t proposed modification and utilisation of 2295 sq.m. land, change in areas will be as below:

S.No	Facility	Area in Sq.m as per Existing LOP	Area in Sq.m after modification in LOP
1	DDA OFFICE & CIVIC BODIES	6525	$6525+2295 = 8820$

**5. FINANCIAL LIABILITY AND SOCIAL GAIN**

Current proposal is for utilisation of DDA Vacant land for the betterment of their employees at Rohini Project Office (Dedicated parking space).

**6. FOLLOW UP ACTION**

After the approval, the plan will be sent to:

- Engineering Wing - For Demarcation on site and for taking over the land from DMRC
- Land Disposal Wing - For information
- HUPW - For appropriate action (Preparation of proposal for Multilevel car parking or appropriate similar facility)

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DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved by *817* Screening  
Committee Meeting *11.12.2013*  
Date Item No. *161: 2013*  
*[Signature]*  
By: Director (Arch.) Coord