

102:2017
Item No. (.....)
Screening Committee No. (353rd.....)

Title of Agenda:- Modification in Layout Plan of Sector-18, Rohini Phase-I & II w.r.t
(i) Rehabilitation of JJ Cluster in CS/OCF Pocket in Block-F, Sector-18, Rohini
(ii) Sub-division of plot earmarked for Sr. Sec. School in Block-F.
(iii) Modification in layout plan of sub-division of CS/OCF-6 in Block-H for shifting of facilities proposed in CS/OCF in Block-F, Sector-18, Rohini.

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

Synopsis

Modification in Layout Plan of Sector-18, Rohini Phase-I & II w.r.t (i) Rehabilitation of JJ Cluster in CS/OCF Pocket in Block-F, Sector-18, Rohini (ii) Sub-division of plot earmarked for Sr. Sec. School in Block-F (iii) Modification in layout plan of sub-division of CS/OCF-6 pocket in Block-H for shifting of facilities proposed in CS/OCF in Block-F, Sector-18, Rohini is placed before Screening Committee for consideration and approval.

1. BACKGROUND

A meeting on the issues raised by Hon'ble Area MLA & Authority Member was held on 20.06.2017 under the Chairmanship of EM,DDA in his chamber. In which the issue regarding Rehabilitation of JJ Cluster Sector-18, Rohini was raised by Hon'ble Area MLA and after detailed deliberation it was decided that the JJ cluster in Residential Pocket-E will be rehabilitated in adjacent CS/OCF Pocket, Block-F sector-18, Rohini as a in-situ Housing Project. In view of this, the facilities proposed in CS/OCF pocket i.e. Convenient Shopping, Night Shelter, shall be shifted in plot earmarked for Sr. Sec. School in pocket-F, Sector-18, Rohini after sub-division of plot and Multipurpose Community Hall in CS/OCF-6 in Block-H, Sector-18, Rohini.

Accordingly, the agenda for above proposal was placed in 352th Screening Committee meeting held on 21.07.2017 for consideration. After detailed deliberation the agenda was deferred with observations that:

- 1) List of JJ clusters may be examined
- 2) Revision of LOP, CSC and LSC shall be combined with the location of night shelter and school may be re-located.

As a follow up of Screening Committee decision, the said layout plan has been revised as reflected in proposal and is being placed again before Screening Committee for its consideration.

File 1/5-353:102:2017
[Signature]

2. EXAMINATION

- i. Layout plan of CS/OCF Pocket in Block-F, Sector-18, Rohini was approved in 312th Screening Committee Meeting held on 11.03.2013 with the provision of convenient Shopping, Night Shelter and Multipurpose Community Hall.
- ii. Layout plan of sub-division of CS/OCF-6 pocket in Block-H, Sector-18, Rohini was approved in 228th Screening Committee Meeting held on 24.12.2003 with the provision of Post Office, convenience Shopping Centre, Community Room & Nursery School.
- iii. To rehabilitate the JJ Cluster in CS/OCF Pocket in Block-F sector-18, Rohini all the three proposed facilities in CS/OCF Pocket i.e. Convenient Shopping, Night Shelter, Multipurpose Community Hall needs to be shifted in some other pocket of sector-18, Rohini. Accordingly a plot measuring 8130.78 Sq.m. proposed for Sr.Secondary School is identified for shifting of Convenience Shopping Centre & Night Shelter and site proposed for Community Room & Nursery School in CS/OCF-6 Pocket in Block-H is to be merged to propose Multipurpose Community Hall.
- iv. As per the provision of MPD-2021, the area required for Sr.Secondary School is 4000 to 8000 sqmt. Accordingly the area measuring 8130.78 sqmt proposed for Sr.Secondary school is sub-divided for shifting of Convenience Shopping Centre & Night Shelter proposed in CS/OCF Pocket in Block-F, Sector-18, Rohini.
- v. The CS/OCF-6 Pocket in Block-H, Sector-18 is to be modified. Accordingly, the combined area measuring 1551.92 sq.m. (27.16m. X 57.14m.) of Community Room, Nursery School & part of Common Parking proposed in CS/OCF-6, Block-H, Sector-18 is merged for shifting of Multipurpose Community Hall proposed in CS/OCF Pocket in Block-F, Sector-18, Rohini. In this regard, the matter was conveyed to Sr. Architect (Socio-Culture) HUPW vide letter dated 30.06.2017 to confirm the possibility of designing of Multipurpose Community Hall in plot measuring 1551.92 sq.m. Accordingly, Sr. Architect (Socio-Culture) HUPW conveyed that as per MPD-2021, the area required for Multipurpose Community Hall is 2000 sq.m. and in 1551.92 sq.m. plot size a Community Hall/ Community Room may be considered in place of Multipurpose Community Hall with Development Control norms as per para 13.11 for PSP facilities in MPD-2021.
- vi. As per the MPD-2021 & ZDP of Zone-M, the landuse of CS/OCF Pocket in Block-F, site proposed for Sr.Secondary School in Block-F & CS/OCF-6 Pocket in Block-H, Sector-18, Rohini is Residential.
- vii. As per the Survey conducted by Survey unit of Rohini Planning Office the site measuring 11167.44 Sq.m. proposed for Sr.Secondary School & Local Shopping

45-253-10252017

Centre in Block-F is lying vacant and demarcation at site vary from dimensions given in approved layout plan. Accordingly, re-demarcation at site is to be done by concerned Engineering wing as per the current proposal.

Another site measuring 1551.92 sq.m. proposed for Community Room, Nursery School & Common Parking in Block-H, Sector-18, Rohini is also lying vacant and land allotment status for sites under reference in Block-F & H is to be confirmed by Lands Department. In this regard a letter was sent to pr.Commr(Land Disposal) vide No. Dir(Plg.)/1089/2015/Pt./223 dated 14.06.2017 but no reply has been received so far.

viii. As per the approved Layout plan of Sector-18, Rohini, the population of Sector is 31000 and as per the MPD-2021, six nos. of religious plots are required in this Sector. Two nos. of religious plot has already been provided and four nos. of plot are to be provided. In view of this, one religious plot is proposed in given proposal.

ix. As per the note of Addl. Chief (Arch.) RZ, the sites under reference for Housing in sector-18, Pocket-E & F have been visited by the officers of HUPW, Rohini Zone, DDA along with the concerned Engineering Wing and it was examined that the total vacant area available in both the Block E & F is $(6450+4400)+10850$ Sq.mt. The encroachments on block-E Housing is contiguous to Group Housing in F-Block. The area under encroachment in Block E & F as per the layout plan is 9785.66 sqmt. and 7000 sq.mt. respectively. Thus, the total combined area under encroachment is $(9785.66 \text{ sq.mt.} + 7000 \text{ sq.mt.}) = 16785$ Sq.mt. The survey of the area with regards to the existing jhuggies etc. is still awaited from the LM Branch.

In view of the above, VC, DDA has in principal approved the matter for In-situ up-gradation of EWS Housing as per 4.2.3.4 of MPD-2021 to facilitate the development of Housing project (**Annexure-A**).

x. Chief engineer (Rohini) has been requested vide letter dated 10.08.2017 to examine the matter and provide the observation with respect to the decision of Screening Committee meeting held on 21.07.2017 & no reply has been received so far.

3. PROPOSAL

- i. Modification in Layout Plan of Sector-18, Rohini Phase-I & II w.r.t Rehabilitation of JJ Cluster in CS/OCF Pocket in Block-F Sector-18, Rohini.
- ii. Sub-division of plot earmarked for Sr. Sec. School in Block-F, Sector-18, Rohini and for shifting of Convenience Shopping Centre & Night Shelter proposed in CS/OCF Pocket in Block-F, Sector-18, Rohini and to propose Religious & Nursing Home facilities.

355-102-2017
10/8/17

44-

678/c

- iii. Modification in Layout plan of sub-division of CS/OCF-6 in Block-H, Sector-18, Rohini for shifting of Multipurpose Community Hall proposed in CS/OCF Pocket in Block-F, Sector-18, Rohini in plot area measuring 1551.92 sq.m. after merging of area proposed for Community Room, Nursery School & Common Parking.
- iv. The Development Control norms for all use premises shall be as per Master Plan for Delhi- 2021.

In view of above, the proposal is placed before Screening Committee for its consideration and approval as per details given in area statement.

4. AREA STATEMENT

The area and use detail for above said proposal is as under:-

i. Total Area of Plot proposed for Rehabilitation of JJ Cluster = 4471.03 Sq.m.

ii. Sub-division of plot earmarked for Sr. Sec. School in Block-F, Sector-18, Rohini

Total area of plot sub-divided to propose for Community Facility = 11167.44 Sq.m

Details of plot:

PLOT NO.	USE	AREA (IN SQ.M.)
1.	NIGHT SHELTER	1094.69
2.	RELIGIOUS	400.00
3.	NURSING HOME	1402.43
4.	SR. SECONDARY SCHOOL	4101.51
5.	CONVENIENT SHOPPING CENTRE (C.S.C.)	1123.70
6.	LOCAL SHOPPING CENTRE	3045.11

iii. Modification in Layout plan of sub-division of CS/OCF-6 in Block-H, Sector-18, Rohini

Total area of plot proposed for Community Facilities = 4000.00 Sq.m.

Details of plot:

PLOT NO.	USE	AREA (IN SQ.M.)
1	POST OFFICE (POSSESSION HANDED OVER)	833.81
2	CONVENIENT SHOPPING CENTRE (C.S.C.) (EXISTING)	1099.80
3	MULTIPURPOSE COMMUNITY HALL	1551.92
4	CIRCULATION (ROAD 9.0 M. R/W)	514.47

Copy of drawings with above details is annexed (Refer Annexure- B,C,D & E)

Ms. S. S. Singh
 03/10/2017

6581c ~~676/~~
6771c
- 45 -

5. FINANCIAL LIABILITY AND SOCIAL GAIN

There are no financial implications from the Planning point of view as proposal is for optimum utilization of DDA vacant land. The proposal will facilitate the neighbourhood population.

6. FOLLOW UP ACTION

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

- Engineering Wing (Civil), Rohini, DDA - For Feasibility / Demarcation & Development as per above proposal
- Land Disposal Wing, DDA - For Disposal of plots after demarcation
- Electrical Wing, DDA - For Electrification of the area
- Architecture Wing (HUPW), DDA - For Development/ Designing of Commercial Areas, Multipurpose Community Hall & Housing for Resettlement of J.J. Cluster

*Recd 25/09/17
353-102-2017*

J.K.B.
(H.K. Bharti)
Director (Plg.) Rohini
Zone - M & H (Part)

A.K.M.
(Ashok Kr. Malhotra)
Dy. Director (Plg.), Rohini
Zone - M & H (Part)

S.M.
(Savita Mangla)
Asstt. Director (Plg.), Rohini
Zone - H (Part)

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 353rd Screening
Committee Meeting Dtd. 28.09.17
vide Item No. 102:2017
Signature: *J.K.B.*
Name: H.K. BHARTI
Designation: DIR (PLG) R

The Proposal has been approved by
the 353rd Screening Committee
held on 28.9.17 vide Item No. 102:2017
in File No. PPR/1003-18/2003

S.M.
DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 353 Screening
Committee Meeting Dated 28.9.17
Vide Item No. 102:2017
Signature: *S.M.*
Name: ASSTT. DIR (PLG) R
Designation: ASSTT. DIR (PLG) R

J.K.B.
Signature: *J.K.B.*
Name: H.K. BHARTI
Designation: DIR (PLG) R