

Agenda for Screening

Screening Committee: -339
Item No.: 42:2016

Sub: Modification in the lay out plan of Paschim vihar, Block-A-4 regarding merging the Primary School plot measuring 2000 sqm into adjoining Neighborhood Park near Supriya apartments and Priyadarshini Apartments in Zone-G.

File No. F.3(14)2007/MP

Synopsis: This is regarding the request of Area Councilor forwarded by Hon'ble MP and Min. of Science and Technology for merging the Primary School plot measuring 2000 sqm into adjoining Neighbourhood Park near Supriya apartments and Priyadarshini Apartments at A-4 Block, Paschim Vihar, in Zone-G.

1.0 Background:

- 1.1 A meeting was held under the chairmanship of Dr. Harsh Vardhan, Hon'ble MP and Minister of Science & Technology, Govt. of India on 11.01.16, wherein the issue of merging of Primary School at Block A-4, Paschim vihar into the adjoining neighborhood park was also discussed along with other issues.
- 1.2 Representatives of 'Federation of Pashchim Vihar Co-operative Group Housing Societies Ltd.' have submitted the following:

- i) There is no park for the residents of 9 Group Housing Societies Complex of A-4 Block of Pashchim Vihar. The neighborhood park provided for the benefit of these Complexes was converted by DDA in to Sports Complex by changing the land use, thus depriving the residents of the Group Housing Complexes for the benefit of a park, the entry to the Sports Complex is restricted.
- ii) While DDA have taken over 90,000 sqm area of the neighborhood park and converted into Sports Complex, we are asking for only changing land use of 7000 sqm out of which 5000 sqm has already been converted into a park and only 2000 sqm is required to be converted now.
- iii) In the case of Group Housing Complexes, the need is much greater because there are not much open areas within the Residential Complexes.
- iv) There are as many as 20 schools in A- Block of Pashchim Vihar. Out of these, as many as five schools are located in the immediate vicinity of the above-mentioned school plot.
- v) The DDA have also taken over part area of park located in A-6 Block of the colony and allotted to two schools, namely St.Frobel School and St.Mathew School, thus, reducing the proportion of areas marked for parks in the area plan in comparison to requirements of the population.

2.0 Examination:

- 2.1 Initially, the site was earmarked for Primary School measuring 6000 sqm in the approved Layout plan of Paschim Vihar, Block- A which was prepared in early 80s based on MPD-62 norms wherein Primary schools were proposed varying from 6000 to 10000 sqm.
- 2.2 Earlier, on the request of Local MLA, the matter was placed before 283rd SCM held on 24.9.09 vide Item No. 121:2009 and on the basis of MPD -2021 norms for Primary Schools (2000-4000 SQM) and accordingly a Primary School site measuring 2000 Sqm approximately was retained and the remaining land measuring 4000 Sqm, approximately was proposed for a neighborhood park (Annexure-A).
- 2.3 Again, on the request of Local MLA, the modification in the lay out plan of Block- A, Paschim Vihar was discussed in the 317th Screening Committee held on 11.12.13 vide Item No.170/2013 for merging of this Primary School plot into the adjoining

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Neighborhood Park. (Annexure-E). The Screening Committee deferred the matter with the observations that the request of the land for Primary School site be confirmed from the Education Deptt, GNCTD by IL Deptt., DDA. The IL department vide letter dated 05/01/16 had conveyed the same to the Education Department, GNCTD but no reply has been conveyed to this office.

2.4 Subsequently, a Joint Site Inspection was convened on 30.01.2016 which was attended by the officers of Planning Wing, Engineering Wing, LM wing, Landscape wing, Horticulture wing along with Municipal Councilor, Ward No.58, NDMC and representatives of 'Federation of Pashchim Vihar Co-operative Group Housing Societies Ltd.'

- a) It was pointed out by the RWA that the Neighborhood park measuring 3.8 ha which was earlier catering to the recreational needs of the residents of 9 Group Housing societies Complex at A-4 Block, Pashchim Vihar has been converted into DDA Sports Complex and, therefore, there is a great requirement of neighborhood park in the area. DDA has already processed the CLU of the Neighborhood Park into PSP Use(Sports Complex) as per MPD-2021 provisions.
- b) Since, the area falls under the jurisdiction of North MCD, It was assured by the RWA that an NOC from MCD in this regard will be submitted shortly and, therefore, it was unanimously decided to place the request for merging the Primary School site into the adjoining Neighborhood park before Screening Committee for its consideration.

2.5 A P.T. Survey was got conducted from the office of Director (Survey), DDA to obtain the actual ground dimensions and it is observed that Primary school site measuring 2031.14 sqm. is lying vacant. Some big & small trees and bushes are also in existence. The adjoining park is a developed Neighborhood park having an area of 4914.18 sqm. approximately and an ESS measuring 106.00 sqm. is also in existence in this park. The site is located on 13.5 m road surrounded by Group housing societies (Annexure-C)..

2.6 The Area Councilor, Ward No.58, NDMC has submitted an Office Order issued by ADE (Capital Works), NDMC dated 07/04/16, stating the approval of Additional Commissioner (Edn.) dated 14/03/16. It is clarified that the land measuring 2000 sqm situated in A-4 Block, Pashchim Vihar between Supriya Apartments and Priyadarshini Apartments does not pertain to Education Department of North DMC. It is also further stated that Education Department of North DMC has no objection for some other use by concerned department, as per their requirements (Annexure-D).

3.0 Proposal

It is proposed to merge the Primary school site measuring 2031.14 sqm. into the adjoining park measuring 4914.18 sqm. since the CGHS pocket of A-4 Block, Paschim vihar societies is devoid of any neighborhood park in the vicinity and which is also one of basic requirements of the society.

The area break-up is as follows:

S.No	Description	Area(sqm)
1.	Existing Neighborhood Park	4914.18 sqm
2.	Area of Primary School proposed to be merged in existing Neighborhood park	2031.14 sqm
3.	Existing ESS	106.00 sqm
	Total area of proposed Neighborhood park (Including ESS)	7051.32 Sqm

The modified plan is placed as (Annexure-E).

4.0 Recommendation

The proposal at 3.0 above is placed before the Screening Committee for its Consideration.

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5.0 Follow up action

Copy of the approved plan will be sent to:

- (i) Commissioner (Land Disposal)/DDA-for verification of allotment status of Primary School and ESS etc. before disposal/transfer of land to concerned department for developing it as a Park.
- (ii) Chief Engineer (Dwarka)/DDA-for demarcation & feasibility.
- (iii) Chief Town Planner, NDMC – for information.
- (iv) Addl. Commissioner (Edu.), NDMC – for information.
- (v) Director (Hort.)/NWZ/DDA-for information & necessary action.

Rupinder Kaur
(Rupinder Kaur)
Asstt. Director (Plg.)
Zone - G

Rita Grover
(Rita Grover)
Dy. Director (Plg.)
Zone - G

Dr. K. Srirangan
(Dr.K.Srirangan)
Director (Plg.)
Zone -ABCGF&H

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in 339th Screening
 Committee Meeting Dated 24-05-2016
 Vide item No. 42:2016
[Signature]
 Dy. Director (i. h.) Co-ordn.

DDA
CITY PLANNING



NOTE:
MODIFICATION IN THE PLAN OF AREA
PREPARED BY THE CITY PLANNING DEPARTMENT
ON THE BASIS OF THE PLAN OF AREA
SUBMITTED BY THE APPLICANT FOR THE
REVISION OF THE PLAN OF AREA
ON 10/16/1954. THE PLAN OF AREA
ON 10/16/1954 IS THE BASIS FOR THE
REVISION OF THE PLAN OF AREA
ON 10/16/1954.



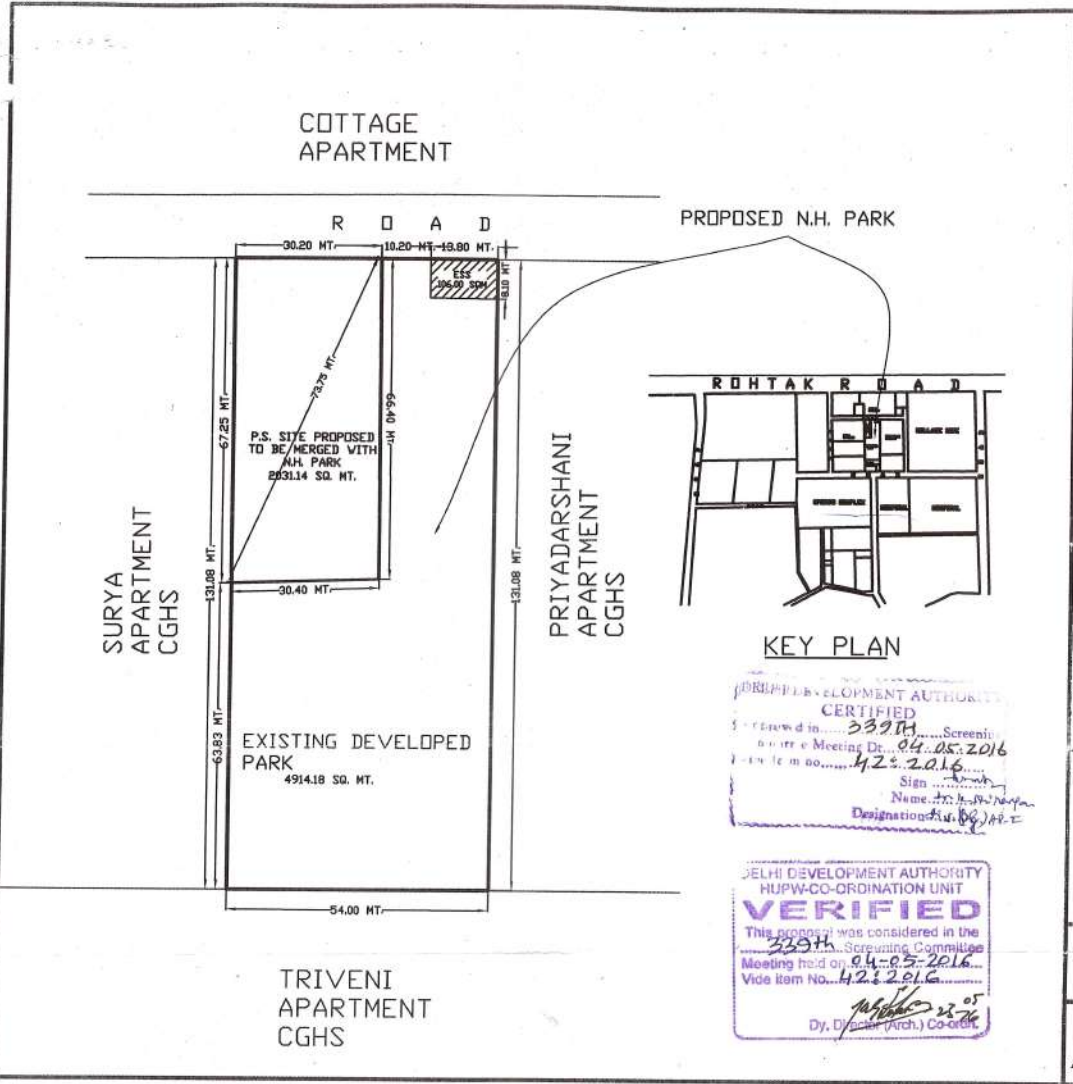
ROAD 200 (60.58 M)

STATEMENT OF PLOTS
TYPE SIZE IN METERS

TYPE	SIZE IN METERS
A	10.00 - 22.00
B	10.00 - 15.00
C	15.00 - 22.00
D	15.00 - 15.00
E	10.00 - 10.00
F	10.00 - 10.00
G	10.00 - 10.00
H	10.00 - 10.00
I	10.00 - 10.00
J	10.00 - 10.00
K	10.00 - 10.00
L	10.00 - 10.00
M	10.00 - 10.00
N	10.00 - 10.00
O	10.00 - 10.00
P	10.00 - 10.00
Q	10.00 - 10.00
R	10.00 - 10.00
S	10.00 - 10.00
T	10.00 - 10.00
U	10.00 - 10.00
V	10.00 - 10.00
W	10.00 - 10.00
X	10.00 - 10.00
Y	10.00 - 10.00
Z	10.00 - 10.00

NOTES

1. ALL PLOTS ARE TO BE DEVELOPED WITHIN THE PERIOD OF 18 MONTHS FROM THE DATE OF THE ISSUANCE OF THIS PLAN OF AREA.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO THE PLOTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES TO THE PLOTS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES TO THE PLOTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES TO THE PLOTS.



D.D.A.

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AREA PLANNING-I (zone -G)

NOTE

SNO	USE AS PER ZDP-G	AREA OF P.S AS PER APPL.OP (BASED ON MPD-02 NORMS)	PROPOSED AREA OF P.S AS PER MPD-2021 NORMS	REMARK
1.	PRIMARY SCHOOL SITE	7058.35 SQM	2031.14 SQM	*AS PER MPD-1982 THE PRIMARY SCHOOL SITES VARYING FROM 6000 TO 10000 SQM WERE PROPOSED *AS PER MPD-2021, THE PRIMARY SCHOOL SITES VARYING FROM 2000 TO 4000 SQM WERE PROPOSED
2.	NEIGHBOURHOOD PARK		4914.18 SQM	
3.	ESS		106.00 SQM	
TOTAL AREA OF PROPOSED NEIGHBOURHOOD PARK			7051.32 SQM	IT IS PROPOSED TO MERGE THE PRIMARY SCHOOL SITE INTO EXISTING NEIGHBOURHOOD PARK

NOTE:-
 MODIFICATION IN THE LAYOUT PLAN OF " PASCHIMPURI SOUTH OF ROHTAK ROAD LAYOUT PLAN"(BLOCK-A) REGARDING MERGING OF PRIMARY SCHOOL PLOT OF 2000.00 SQ. MT. INTO NEIGHBOURHOOD PARK WAS APPROVED IN 339TH SCREENING COMMITTEE HELD ON 04.05.2016 VIDE ITEM NO. 42:2016 IN FILE NO F3(14)/2007/MP AT PAGE NO 78/N.

PLG. ASSTT. ASSTT. DIR.'G' DY. DIR.(PLG.)'G' DIR. (PLG.)AP-I

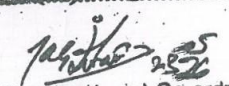
MODIFICATION IN THE LAY OUT PLAN OF PASCHIM VIHAR, BLOCK-A-4 REGARDING MERGING THE PRIMARY SCHOOL PLOT MEASURING 2000 SQM INTO ADJOINING NEIGHBORHOOD PARK NEAR SUPRIYA APARTMENTS AND PRIYADARSHINI APARTMENTS.

1 : 1000	DATE	PLG. ASSTT.	↑
Scale :	DATE	PLG. ASSTT.	
ASSTT. DIR.	DY. DIR.	DIRECTOR	

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
CERTIFIED
 This proposal was considered in the 339th Screening Committee Meeting held on 04.05.2016 vide item no. 42:2016.
 Sign: [Signature]
 Name: [Name]
 Designation: [Designation]

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
VERIFIED
 This proposal was considered in the 339th Screening Committee Meeting held on 04.05.2016 vide item no. 42:2016.
 Dy. Director (Arch.) Co-ordt.

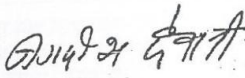
Agenda Item No.	Issues	Discussion/ Recommendations	Remarks
40:2016	Confirmation of minutes of 338 th SCM held on 06.04.2016	The minutes of the 338 th Screening Committee were confirmed and approved respectively.	
41:2016	ATR's of the items of 338 th SCM held on 06.04.2016	All ATR's were noted. It was directed that all action shall be completed within the time frame as already communicated.	
42:2016	Modification in the layout plan of Paschim Vihar, Block A-4 regarding merging the Primary School plot measuring 2000sq.m. into adjoining neighbourhood park near Supriya Apartments in Zone-G. File no.-F.3(14)2007/MP	The proposal was presented by Dy.Dir.(Plg.)ZoneG. After detailed deliberation, the proposal as reflected in the agenda was approved because according to Commr.(Plg.) as per norms, there is no requirement of Primary School in this area.	Action: 1. Commr.(LD) 2. CE(Dwarka) 3. Dir.(Hort./NWZ/ DDA)
43:2016	Modification in the layout plan of LSC site no.2 at Sector-3, Dwarka near Madhu Vihar. File no.F.34/SCMSA/Commr./HUPW /DDA/016	The proposal was presented by SA(Commercial). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1. Comm(LD) 2. SA(Comm.)
ITEMS LAID ON TABLE			
44:2016	Modification in the layout plan for facilities in DDA area between Gujranwala Town & Derawal Nagar Society in Zone C. File no.F.3(28)2015/MP	The item was withdrawn by Dir. (Plg.)-AP.	

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
 Approved in... 339th Screening
 Committee Meeting Dated 04.05.2016
 Vide item No. 42:2016.....

 Dy. Director (.....) Co-ordn.

45:2016	Modification in the layout plan of 'Facility Centre'(F-3&F-4)Dheerpur Scheme Ph.-I in Zone C. File no.F.3(34)2002/MP	The item was withdrawn by Dir. (Plg.) -AP.	
46:2016	Partial modification of layout plan of Sector-25, Dwarka for earmarking the plot of Exhibition-cum-convention centre with area measuring 90 hac. File no.F.4(25)/95/Plg./Dwk./Pt.-II/Vol.-I	The proposal was presented by Dir.(Plg.) Dwarka. After detailed deliberation, the proposal as reflected in the agenda was approved .	Action: 1Dir.(Plg.)Dwk. 2.CE(Dwarka) 3.CE(Elect.) 4.Commr.(LD) 5.Commr.(LM)
47:2016	Modification in the Standard design for plots allotted to Paper Merchants at Pocket-C IFC Gazipur measuring 50 sq.m., 98sq.m. and 200 sq.m. File no.-F.3(21)2015/MP/Vol.-II	The proposal was presented by Dy.Dir.(Plg.)Zone E&O. After detailed deliberation, the proposal as reflected in the agenda was approved with the observation that Permissible FAR be allowed subject to payment of charges for Additional FAR and maximum ht. as per norms.	Action: 1. Dir.(Plg.)E&O
48:2016	Community Facility at Begum Pur Harijan Basti, Malviya Nagar, New Delhi. File no.F.9(235)2016/ACA-I/S.CULT.	The proposal was presented by ACA-I(Socio-Cultural). After detailed deliberation, the proposal as reflected in the agenda was not approved with the observations that scheme should be redesigned for the Optimal Use.	Action: 1.ACA-I(Socio-Cultural)
49:2016	Provision of Community facilities in SFS Housing Pocket DA-Block, Shalimar Bagh. File no.-F.9(214)2016/ACA-I/S.Cult./DDA/	The proposal was presented by ACA-I(Socio-Cultural). After detailed deliberation, the proposal as reflected in the agenda was not approved with the observations that the scheme should be redesigned for Optimal Utilization of plot for bigger footprint and FAR.	Action: 1.ACA-I(Socio-Cultural)

		It was also desired that ACA-I will submit Standard Designs of the Community Halls with maximum floor plate and FAR for approval.	
50:2016	Refurbishment of existing Community Facility at Jaidev Park. File no.-F.9(202)2016/ACA-I/S.Cult./DDA/Pt./	The proposal was presented by ACA-I(Socio-Cultural). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.ACA-I(Socio-Cultural) 2.CE(NZ) 3.CE(Elect.)
51:2016	Modification in the layout plan of Sector-36,Rohini, Ph.-V w.r.t., providing entry/exit approach road from 60.0m. wide R/W road through 45.0m. wide green belt to Helicopter Site. File no.F.20(05)2008/MP	The proposal was presented by Dir.(Plg.)Rohini After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.Dir.(Plg.)Rohini 2.CE(Rohini) 3.Dir.(LS)

The meeting ended with a vote of Thanks to Vice Chairman.
This issues with the approval of Vice Chairman.


Dy.Dir.(Arch.)Coordn.