

**Title of Agenda: Sub-Division Plan of OCF Plot in Alternative Pocket , Sector -V,
Rohini, Phase - I & II.**

File No.- Dir(Plg.)R/1003-5/OCF/2014

Synopsis

Proposed Sub-Division Plan of OCF Plot in Alternative Pocket, Sector-V, Rohini, Phase I & II is placed before Screening Committee for consideration and approval.

1. BACKGROUND

The OCF Pocket is the part of Layout Plan of alternative pocket in Sector V, Rohini and required to be planned and design to fulfil the requirement of neighbourhood level facilities.

2. EXAMINATION

- (i) As per the Master Plan Delhi 2021 and Zonal Development Plan of Zone-'H', the land use of this pocket is 'Residential'.
- (ii) The Plot lying vacant is reserved for OCF facilities to be provided for residents / population of the area. It needs to be designed to avoid the encroachment & utilization of DDA Land.
- (iii) In the Minutes of the meeting held under the chairmanship of Chief Engineer (Rohini), the issues raised by area M.L.A pertaining to Rithala Constituency, one issue is for the allotment of land for the construction of Gurudwara in sector-V Rohini. The issue was also raised by area M.L.A. in the meeting held on 06.06.2014 with V.C.DDA.
- (iv) The Proposal is based on the survey report given by D.D(Survey) Rohini Dt. 10.03.2014. As per the report there is existing E.S.S measuring 7.62 x 9.75 Mtr.
- (v) The Proposal is prepared on the basis of sector population and requirement as per MPD 2021. The proposed population of the sector is 23,915 with the requirement of five (5) Religious sites as per M.P.D.2021. One (1) religious site will fulfil the requirement of the facilities for the said population of the Sector.

3. PROPOSAL

The proposal of Sub-Division Plan of OCF Plot in Alternative Pocket, Sector-V, Rohini, Phase I & II, as per details given in Area Statement, is placed for consideration and approval by the Screening Committee, DDA. The development control norms will be as per MPD-2021.

4. AREA STATEMENT

Area details of OCF pocket

Total Area of Pocket: - 704.20 sq. m.

| Plot No. | Use | Area (in sq. m.) |
|----------|------------------------|------------------|
| 1. | Part of adjoining C.S. | 230.67 |
| 2. | Religious | 399.23 |
| 3. | E.S.S (EXISTING) | 74.30 |

5. FINANCIAL LIABILITY / SOCIAL GAIN

With the current proposal, there will be social gain for the neighbourhood population of this Sector and Financial Gain for DDA as per disposal policy.

6. FOLLOW UP ACTION

After the sub-division Plan approved by the Screening Committee the same will be forwarded to concerned Departments for action as follows: -

- Engineering Wing, Rohini, DDA - For demarcation on site.
- Land Disposal Wing, DDA - For allotment based on demarcation by Engineering Wing, Rohini.
- H.U.P.W DDA - For information & necessary action for design of C.S. plot

19/2/2
24.8.86:2014

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DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 324 Screening
Committee Meeting Dt. 2.9.14
vide Rem no. 86:2014
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