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Item No. (52:2014)

Screening Committee No. (323)

Title of Agenda: (i) Proposed Layout Plan of Facility Centre (FC – 32) Pocket, Sector - 36, Rohini, Phase - V.

File No. DIR (PLG)R/5036/FC-32/2014

Synopsis

Proposed Layout Plan of Facility Centre (FC – 32) Pocket, Sector - 36, Rohini, Phase - V is placed before Screening Committee for consideration and approval.

1. BACKGROUND

In the approved Layout Plan of Sector 36, Phase – V, Rohini, there is one (1) Facility Center Pocket required to be Planned and Designed to fulfil the requirement of Zonal Level Facilities as per provisions of MPD 2021.

2. EXAMINATION

(i) The Layout Plan of Sector- 36, Phase-V, Rohini was approved in the 258th Screening Committee Meeting held on dated 16-07-07 vide item No. 104:2007. As per the Master Plan for Delhi-2021 and Zonal Development Plan of Zone 'M' the Landuse of the pocket is "Public & Semi Public Facilities". As per the Approved Layout Plan of Sector – 36 & 37 Phase-V, Rohini there is one (1) FC Pocket earmarked for Zonal Level Facilities in Sector 36. Accordingly, the Zonal Level Facilities are proposed as per the norms of Master Plan for Delhi-2021 in this FC Pocket in Sector-36, Rohini.

(ii) The proposal is based on Total Station Survey, Demarcation and Feasibility in Sector 36 & 37 Rohini provided by Executive Engineer, RPD-6 vide letter no F.3 (Misc.)/AE (P)/RPD-6/DDA/85 dated 27-01-2012. As per the approved Layout Plan of Sector 36, Phase – V, Rohini and as per Demarcation and Feasibility Plan the total area of Facility Center (FC) Pocket is 4.13 ha.

(iii) The status of Physical features falling in Facility Center Pocket (FC) - 32 is confirmed by Engineering Wing, Rohini vide Letter No. F16(265)/pt/EE/RPD-8/DDA/1877 dated 27.02.2013 and by LM Wing, Rohini vide Report dated 25.02.2013 and 28.02.2013. As per the report the area measuring 157.48 SQM in FC-32 is under built-up (existing Temple) which is unacquired land. In the proposal the provision of Sector Plan roads are maintained. The existing lanes/ roads will be abandoned as and when development in this sector is undertaken by Engg. Deptt, DDA. However existing Built-up is un-acquired and approachable from 30 m wide R/W.

(iv) The 20 m wide road between PSP Pocket FC – 32 and Community Facility and industrial area is proposed for plot of CF / Industrial.

(v) As per Master Plan for Delhi – 2021, Fire Station shall be located on corner plot as far as possible and on main roads with minimum two entries. Further for Hospital it is stated that the preference to plots having three sides open & having minimum 18m ROW is stipulated. In the current proposal these two activities have been approachable from two sides/roads.

(vi) The proposal was placed in the 319th Screening Committee meeting held on 10.02.2014. In this Screening Committee, the following was decided: -

"The proposal as reflected in the agenda was deferred with the observation that:

(i) The option for optimum use of land shall be explored by the Plg. Deptt. & alternatives will be discussed in the Committee comprising EM, Comm. (Plg.), Chief Architect, Add. Comm. (Plg.) & the proposal will be sent to VC for approval on file."

(vii) As per the decision of the 319th Screening Committee, the proposal was discussed in the Committee under the Chairmanship of EM comprising Comm. (Plg.), Chief Architect, Addl. Comm. (Plg.) as Members on 13.03.2014.

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3. PROPOSAL

The Proposed Layout Plan of Facility Center (FC - 32) Pocket, Sector - 36, Phase - V, Rohini as per details given in Area Statement, is submitted for consideration and approval by the Screening Committee, DDA. The development control norms will be followed as per Master Plan for Delhi-2021.

4. AREA STATEMENT

The Area and Use details of Facility Center (FC) - 32 Pocket, Sector - 36, Rohini is as under:

Total Area of Pocket	41304.20	SQ.M.
Area of built-up (Un-acquired Land)	157.48	SQ.M.
Net Area of the Pocket	41146.72	SQ.M.

PLOT NO.	USE	AREA (IN SQ.M.)
1	HOSPITAL	4700.00
2	FIRE STATION	10042.69
3	GENERAL COLLEGE	15029.02
	CIRCULATION	11375.01
TOTAL		41146.72

5. FINANCIAL LIABILITY AND SOCIAL GAIN

There are no financial implications from the Planning point of view as proposal is for utilization of DDA vacant land. The proposed Facilities will be beneficiary to the population of the Sector.

6. FOLLOW UP ACTION

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

- Engineering Wing, DDA - For Feasibility/ Demarcation & Development
- Land Management Wing, DDA - For acquisition/ possession of built-up areas
- Land Disposal Wing, DDA - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini
- Electrical Wing, DDA - For Electrification of the area.

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Vinod Sakle
 (Vinod Sakle) 29/04/2014
 Director (Plg.) Rohini
 Zone - "M" & "N"

H.K. Bharti
 (H.K. Bharti) 29/04/14
 Dy. Director (Plg.) - I
 Rohini

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in... 323...
 Committee Meeting 29.5.2014
 vide order 52: 2014
[Signature] 26/5/14
 Director (Arch.) Coord