

Title of Agenda: (i) Proposed Numbering of the Other Community Facility Pockets (OCF - 1 to OCF - 3) in Sector - 38, Phase - V, Rohini.
(ii) Proposed Layout Plan of Other Community Facility Pocket (OCF - 1), Sector - 38, Phase - V, Rohini.

File No. DIR (PLG)R/5038/OCF-1/2014

Synopsis

Proposed Numbering of Other Community Facility Pockets (OCF - 1 to OCF - 3) in Sector 38, Phase - V, Rohini, and Proposed Layout Plan of Other Community Facility Pocket (OCF - 1), Sector - 38, Phase - V, Rohini are placed before Screening Committee for consideration and approval.

1. BACKGROUND

In the approved Plan of Revised Layout Plan of Sector 38, Phase - V, Rohini, three (03) Other Community Facility Pockets are required to be Planned and Design to fulfil the requirement of Neighbourhood Level Facilities as per the provisions of Master Plan for Delhi (MPD) - 2021 for the proposed population in Sector-38, Rohini, Phase - V.

2. EXAMINATION

- (i) The Revised Layout Plan of Sector- 38, Phase-V, Rohini was approved in the 322nd Screening Committee Meeting held on dated 21-03-14 vide item No. 42:2014.
- (ii) As per the Master Plan for Delhi-2021 and Zonal Development Plan of Zone 'M' the Landuse of this pockets is "Residential".
- (iii) In the Revised Layout Plan of Sector - 38 Phase-V, Rohini, there are three (03) Other Community Facilities (OCF) needs to be planned for the population of 31,779. However, earlier there were thirteen (13) OCF pocket earmarked in the Layout Plan of Sector- 38, Phase-V, Rohini for the population on 69600. As per the Revised Layout Plan of Sector - 38, Rohini, out of those thirteen (13) OCF pockets, ten (10) OCF pockets are encroached and only three (3) OCF pockets are available for planning & designing due to unauthorized colonies / built-up area as per Total Station Survey furnished by Engineering Wing. Further, out of these 03 OCF pockets, one pocket i.e. Pocket No. OCF-1 measuring area 4.1 Ha. is fully available & Pocket no. OCF-2 & OCF-3 are partially available for planning/ designing / development for the proposed population. Accordingly, the Neighbourhood level facilities are proposed as per the norms of Master Plan for Delhi (MPD) - 2021 in this OCF pocket.
- (iv) The current proposal is based on Total Station Survey for Sector 38 Rohini provided by Executive Engineer, RPD-1 vide letter no F.2 (14)/AE-II/RPD-1/DDA/86 dated 22-01-2014 and the area calculation is based on redrafting of already Approved Layout Plan of Sector - 38, Phase - V, Rohini on Total Station Survey.
- (v) In the Total Station Survey Plans Unused Drain, Trees (Large, Medium & Small) and a well has been shown. In the current proposal, the unused drain is passing through Plot no. 1 (Sr. Sec. School) and as per the report of Engineering Wing the same is not required for services. In addition, one small tree (30cm to 60cm girth) coming in plot no. 4 (CF) & 9 (Dispensary) and two small trees (30cm to 60cm girth) & two large trees (above 90cm girth) are coming in Plot no. 8 (Dispensary). Further, one medium trees (60cm to 90cm girth) & one Well is coming in Plot no. 11 (Banquet Hall). The trees & unused drain will be retained / maintained by the individual plot owner as Green/Recreational.

3. PROPOSAL

Proposed Numbering and the Layout Plan of Other Community Facility Pockets (OCF - 1 to OCF - 3), Sector 38, Phase - V, Rohini, and Proposed Layout Plan of Other Community Facility Pocket (OCF - 1), Sector - 38, Phase - V, Rohini as per details given in Area Statement, is submitted for

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consideration and approval by the Screening Committee, DDA. The development control norms will be as per Master Plan for Delhi-2021.

4. AREA STATEMENT

The proposal for Pocket OCF-1 with area and Use details is as under:

Area Details of Other Community Facility (OCF) Pocket - 1
Total Area of Pocket = 41, 255.33 sqmt.

PLOT NO.	USE	AREA (IN SQM)
1	SR.SECONDARY SCHOOL	7,512.86
2	SR.SECONDARY SCHOOL	6,002.08
3	SR.SECONDARY SCHOOL	6,002.32
4	COMMUNITY FACILITY (CF)	4,305.89
5	COMMUNITY FACILITY (CF)	5,07.50
6	COACHING CENTRE	5,00.00
7	COACHING CENTRE	5,00.00
8	DISPENSARY	8,00.00
9	DISPENSARY	1,172.90
10	MULTIPURPOSE COMMUNITY HALL	1,998.62
11	BANQUET HALL	1,839.44
12	BANQUET HALL	1,860.48
	CIRCULATION (12M WIDE ROAD + GRADE SEPRATOR & TURNING RADIUS)	8,253.24
TOTAL		41,255.33

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 neighborhood population of this Sector.

6. FOLLOW UP ACTION

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

- Engineering Wing, DDA - For Feasibility/ Demarcation & Development
- 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) 28/10/2014
Director (Plg.) Rohini
Zone - "M" & "N"

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DEVELOPMENT AUTHORITY
HUPW-CO.ORDINATION UNIT
Approved in 326 Screening
Committee Meeting Dt. 17.11.14
vide Item no. 121:2014
Dr. Director (Arch.) Coord