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Item No. 08: 2012

Screening Committee No. 304

Title of Agenda: Proposed Layout Plans for Public & Semi Public Facilities pocket (FC-15 & FC-16) at Sector-30, Rohini PH-IV.

File No.Dir.(Plg.)R/4030/Facilities/2011

Synopsis

Three (3) facilities Pockets, FC-15, FC-16 & FC-17 are earmarked for Public & Semi Public facilities in the approved Layout Plan of Sector-30 Rohini. The proposal of Layout Plans for two (2) pockets were placed before 298th Screening Committee Meeting held on 26.04.11 vide item No.24:2011. One pocket out of three pocket (FC-17) is fully built up. The item was discussed, and it was decided that the proposal be put up again in Screening Committee after due incorporation of the area confirmed through Total Station Survey. The current proposal is for two (2) Facilities Pockets FC-15 & FC-16 based on Total Station Survey is placed before the Screening Committee for consideration & approval.

1.2 BACKGROUND:

In the approved sector Layout Plan of Sector - 30 of Ph-IV, Rohini, the provisions have been made for Public & Semi Public Facilities at Zonal level. Layout plan of these facilities pockets needs to be designed by proposing the various Zonal level facilities as per MPD-2021.

2.0 EXAMINATION:

The Landuse of all the pockets is "Public & Semi Public Facilities" as per MPD-2021 and approved Zonal Development plan of Zone-'M'. The Layout Plan of sector-30, Ph-IV, Rohini was approved in 219th Screening Committee held on 02.07.2002 vide item No.17:2002 in file No.PP/R/4030/2002. In the approved Layout Plan of Sector-30 Rohini, an area measuring 20.00 Hac was earmarked for Public & Semi Public Facilities at Zonal level in three pockets. The proposed numbering for Public & Semi Public Facilities (FC) in various Sector of Zone-M, Rohini Ph-III, IV & V was considered and approved by 303rd Screening Committee Meeting held on 21.12.2011 vide item No.110:2011 in File No.Dir.(Plg.)R/5001/Ph-V/2005. The Minutes are still awaited, however the numbering of Facility Pockets has been taken as per approval by Screening Committee. In three pockets, one pocket (FC-17 is fully built up (unauthorised colony, Jain Colony, Nanesh Enclave) as such no Layout Plan is to be prepared at this stage. Similarly, FC-16 pocket is also partly built up as such the proposal requires to be planned for remaining area.

FC-16, Sector-30, Rohini is at the intersection of 60m R/W (Bawana Auchandi Road) & 80m R/W (UER-III). It is the one of the intersection indicated in the approved Zonal Development Plan on Zone 'M'. Based on 302nd Screening Committee meeting held on 17.11.2011 vide item No.104:2011, it was decided to reserve the area for such grade separator. Accordingly, area has been reserved for grade separator in FC-16, Sector-30 Rohini.

Based on the Total Station Survey and report/list of approved Zonal Development Plan of Zone 'M' the facilities are proposed as per matrix worked out for these facilities in various sectors of Rohini

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3.0 PROPOSAL:

The proposed Layout Plans for the two (2) Facilities pockets FC-15 & FC-16 in Sector-30, Rohini are placed as per details given in area statement (Para 4.0) for consideration and approval by the Screening Committee.

The Development Control Norms will be as per Master Plan for Delhi – 2021.

4.0 AREA STATEMENT:

(i) FACILITY POCKET- 15

Total area of pocket is 8.31 Ha. The details of Area Statment is as under:-

Plot No.	USE	Area (Ha)
1.	PSP	0.416
2-6.	(5 Plots) PSP 1000 sqm. each	0.500
7.	Family Welfare Centre	0.100
8.	Pediatric Centre	0.100
9.	Geriatric Centre	0.100
10.	Diagnostic Centre	0.100
11.	Park	0.943
12.	PSP	0.458
13.	PSP	0.415
14.	PSP	0.426
15.	Parking Buses, LMV, IPTS	0.406
16.	PSP	0.415
17.	Hospital 'D'	0.464
18.	Bus Terminal	0.120
19-20.	(2 Plots) PSP 1200 sqm each	0.240
21.	Police Post	0.120
22.	Fuel Station(Petrol Pump)	0.108
23.	Fuel Station (CNG - Existing)	0.108
24.	Park	0.215
25.	Police Lines	2.061
	Circulation	0.495

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(ii) FACILITY POCKET-16

Total area of the pocket is 5.955 Ha. The area under built up is 1.977 Hac. Approx. The area available for planning is 3.678 Hac. The details of area Statement is as under:-

Plot No.	USE	Area (Ha)
1.	Multi-purpose Community Hall	0.210
2.	Community Recreational Club	0.197
3.	PSP	0.197
4.	Maternity Home	0.178
5.	Park	0.146
6.	PSP	0.168
7.	PSP	0.303
8.	PSP	0.762
.	Circulation	1.457

5.0 FINANCIAL LIABILITY/SOCIAL GAIN

The proposal is for utilization of DDA land for Zonal level facilities. As such there will be financial gain once allotted and social fulfillment of requirement of the Community.

6.0 FOLLOW UP ACTION

After the approval of the Layout Plans for Public & Semi Public Facilities Pockets i.e. FC-15 & FC-16, Sector-30, Ph-IV Rohini, it will be forwarded for follow up action as follows:

- Engineering Wing (Civil)/Rohini - For Demarcation & Development
- Land Disposal Wing/DDA - For Allotment Based on demarcation by Engineering Wing, (Civil)/Rohini.
- Engineering Wing (Electrical)/Rohini - For Electrification of the pockets.

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20/01/2012
Director (Plg.) Rohini
Zone M & N/DDA

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Dy. Dir. (Plg.)/Rohini
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(A.K. Malhotra)
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DDA

DELHI DEVELOPMENT AUTHORITY
MUPIN CO-ORDINATION UNIT
Approved in 304th Screening
Committee Meeting Dt. 27.2.12
vide item no. 08 : 2012
(Signature)
26/01/12
Director (Arch.) Coord