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Item No. (.....)
Screening Committee No. (.....312.....)

Title of the Agenda: Layout Plan of CS/OCF in Pocket F, Sector- XVIII, Rohini

File No. DIR(PLG)/R/1003-18/CS-OCF PKT-F/2013

Synopsis

The Layout Plan of CS/OCF measuring 0.44 Ha in Pocket F, Sector-XVIII, Rohini is placed before Screening Committee for consideration and approval.

1. BACKGROUND

CS/OCF plot admeasuring 0.44 Ha in Pocket- F is part of approved layout Plan of Sector-XVIII, Rohini. Delhi Urban Shelter Improvement Branch (DUSIB), Govt. of NCTD vide D.O. No PS/CEO (DUSIB)/2012-1 dated 17.05.2012 have requested to identify and process site near Badli Railway Station for Night Shelter purpose. Subsequently the matter was taken up with various wings in DDA and based on site inspection and other reports the current proposal has been worked out.

2. EXAMINATION

- The Layout Plan of Sector-XVIII was approved by E.M./ V.C., DDA on 28.06.1985. As per the layout Plan of Sector XVIII, CS/OCF plot is accessible from 18.0 m wide road on two sides.
- The landuse of the CS/OCF plot is 'Residential' as per MPD-2021 and as per approved Zonal Development Plan of Zone- H. The plot is proposed for neighbourhood level facilities.
- The population of Sector- XVIII is approximately 34460 and it falls adjacent to Bawana- Auchandi Marg and Rohtak Railway Line (Badli Railway Station) near Samaipur Village.
- On the request of DUSIB dated 17/05/12, a joint inspection was organised and carried out by Rohini Planning Office along with DUSIB representative to identify site for night shelter purpose near Badli Railway Station on 20/07/2012.
- The site identified by DUSIB was part of park earmarked in approved Layout plan of Sector- XVIII, Rohini and on site it was adjoining Unauthorised construction of Samaipur Village.
- Engineering Department, Land Management Wing and Landscape Unit, DDA were requested to provide their inputs on the same vide letter No: PP/R/1003-18/2003/365 dated 03.08.2012.
- As per report of LM Wing received on 29.08.2012, portion of the site was handed over to MCD.
- After assessment it was observed that adjoining CS/OCF plot in Pocket- F would be more appropriate for night shelter site rather than proposing the same on land earmarked for "Park"
- PT Survey of the site was carried out on 07/12/12 and area and dimensions of the plots were ascertained. Total area of CS/OCF plot as per LOP is 0.47 Ha whereas area as per PT Survey carried out is 0.44 Ha. The scheme is based on area as per PT Survey i.e. 0.44 Ha.
- Joint Inspection of the site was carried out on 18/12/12 by Rohini Survey Team and representative from Land Management Wing. As per their report site under reference is currently lying vacant and is a DDA acquired land.
- Feasibility Report from Engineering Wing is received vide letter no. F 3 (Misc)/AE(P)/RPD-6/DDA/2012/1252 on 08/01/2013.
 - Night Shelter falls in Other Community Facility category and is to be provided One (01) for each 1 Lakh of population. The area prescribed in MPD-2021 for night shelter is 1000 sq.m. In Rohini Phase I & II which has population of 8.5 lakhs there are only two Night Shelters one in Sector 1, Rohini with an area of 842 sqm. and another in Sector 5, Rohini with an area of 1454.30 sqm. Thus in the proposal the provision of one more Night Shelter has been made as desired by DUSIB.
- There are Two Community Rooms of area 660 sq.m. and 660.52 sq.m and Two Community Halls of area 660 sq.m. and 665 sq.m proposed in Sector- XVIII, Rohini. However there is no Multipurpose Community Hall in Sector XVIII, Rohini as per the provision of Master Plan for Delhi 2021 which states that one (01)

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Multipurpose Community Hall of area 2000 sqm is to be provided for a population of 1 lakh. Accordingly in the proposal provision for Multipurpose community Hall has been made.

3. PROPOSAL

The Layout Plan of CS/OCF measuring 0.44 Ha in Pocket F, Sector-XVIII, Rohini and Modification in the area of CS/OCF plot from 0.47 Ha to 0.44 Ha in the Approved Layout Plan of Sector XVIII, Rohini is placed before Screening Committee for consideration and approval.

4. AREA STATEMENT

CS/OCF, POCKET F, SECTOR -XVIII, ROHINI		
S.No	Facility	Area (sq. m.)
1	Convenience Shopping (Including ESS)	1068.73
2	Night Shelter	1210.67
3	Multipurpose Community Hall	2191.64
	Total	4471.03

Modification in Total area of CS/OCF in Pocket F in Approved Layout Plan of Sector- XVIII, Rohini	
Area as per Approved Layout Plan of Sector- XVIII, Rohini	Modified area as per Feasibility from Engineering Wing, site inspection and survey report.
0.47 Ha	0.44 Ha

5. FINANCIAL LIABILITY AND SOCIAL GAIN

Since the proposal is for Sub division of CS/OCF which is for utilization of DDA land for providing community facilities, it will benefit society as a whole. Commercial component of the proposal would have financial gain.

6. FOLLOW UP ACTION

After the approval, the plan will be sent to:

- Engineering Wing - For feasibility & demarcation on site
- Architectural Wing (HUPW) - For design of plots concerning HUPW
- Land Disposal Wing - For allotment based on feasibility provided by Engineering Wing as per requirement
- Electrical Wing, DDA - For electrification of the area

Vinod Sakie
 (Vinod Sakie) 17/01/2013
 Director (Plg), Rohini
 Zone M & N

P C Sohi
 (P C Sohi) 17/01/2013
 Deputy Director (Plg)
 Rohini

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in 312th Screening
 Committee Meeting Dt. 11.09.2013
 vide Item no. 42! 2013
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 Dy. Director (Arch.) Coord

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