

-14-

-37/c- -27/c- -32/c-
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Item No. (.....43:2014)
Screening Committee No. (.....322..)

Title of Agenda: Sub-division Plan of CS/OCF Pocket between B-2 & B-3 (Residential Pocket),
Sector-XVII, Rohini, Phase - I & II.

File No.-Dir (Plg.)R/1003-17/CS/OCF/2014.

Synopsis

There is a request from I.L. Branch for the allotment of land for Dispensary of Delhi Government in Sector - XVII, Rohini, Phase - I & II. The proposal for sub-division of vacant CS/OCF Pocket between B-2 & B-3 is placed before Screening Committee for consideration and approval.

1. BACKGROUND

In the approved Layout Plan of Sector XVII, Rohini, Phase -I & II, there are two CS/OCF Pockets. Out of which, one Pocket of CS/OCF between A-1 & A-7 is already designed and developed and other Pocket of CS/OCF between B-2 & B-3 is lying vacant and needs to be planned and design to fulfil the requirement of neighbourhood level facilities.

2. EXAMINATION

- (i) There is a request from I.L. Branch vide letter No. F.22(Misc)2011/IL/954 dated 25.5.2012 for the allotment of land for construction of Delhi Government Dispensary building in Sector 9, 15, 16, 17, 24 & 26, Rohini. In this regard, a letter was sent by Dir. (Plg.) Rohini vide letter No. PPR/Misc/2003/210/17 dated 09.01.2012 to Dy. Dir. (I.L.) with the observation for possibility of dispensary to be explored in unplanned O.C.F. Pocket in Sector - XVII.
- (ii) In the CS/OCF Pockets, E.S.S. measuring 243.0 m² and Police Post measuring 1462.5 m² are already existing. On the basis of the joint inspection of site by L.M Branch and Asstt. Dir. (S) Rohini dated 09.12.2013, the area measuring 273.75 m² yet to be acquired and is not a DDA land in CS/OCF Pocket.
- (iii) The Proposal for the remaining vacant land is based on the survey supplied by Dy. Dir. (S)/ Rohini dated 12.04.2013. As per Master Plan for Delhi-2021 and Zonal Development Plan of Zone 'H', the landuse of this Pocket is "Residential".

3. PROPOSAL

The proposal for the sub-division of CS/OCF Pocket between B-2 & B-3, Sector XVII, Rohini is as per details given in area statement placed for consideration and approval by the Screening Committee DDA. The development control norms will be as per MPD-2021.

4. AREA STATEMENT

Total Area of the Plot - 4612.50 m²
Area yet to be acquired - 273.75 m²
Net Area of Plot - 4338.75 m²

Plot No.	Use	Area (in sq. m.)
1.	Religious	400.00
2.	Dispensary	855.00
3.	Multipurpose Community Hall (M.C.H.) + Convenience Shopping Centre (C.S.C.)	3083.75

Once 273.75 sq. m. area acquired will be part of M.C.H. & C.S.C.

Contd...2

-15-

~~30/c - 31/c~~

-36/c-

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: -

322:43:2014
19/3/2014

- Engineering Wing, Rohini, DDA - For demarcation on site.
- Lands Management Wing, DDA - For appropriate action.
- Land Disposal Wing, DDA - For allotment based on demarcation by Eng. Wing, Rohini.
- HUPW, DDA - For Layout Plan of Multipurpose Community Hall (M.C.H.) + Convenience Shopping Centre (C.S.C.).

Vinod Sakle
19/03/2014
(Vinod Sakle)
Director (Plg.) Rohini
Zone - 'M' & 'N'

A.K. Malhotra
(A.K. Malhotra)
Dy. Dir. (Plg.)-II/Rohini

Anita Dewan
(Anita Dewan)
Asstt. Dir. (Plg.) IV & V

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in.....322.....Screening
 Committee Meeting on 21.3.14
 vide Item no. 43:2014
25-03-14
 Dy. Director (Arch) Coord