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Item No. 78:2015
Screening Committee No. 333

Subject: Sub-division Plan of LS/CS/OCF Plot in Pocket A-1, Sector-VIII, Rohini, Ph-I&II.

(File No. PPR/1003-8/2003/Pt.)

Synopsis

Sub-division Plan of LS/CS/OCF Plot in Pocket A-1, Sector-VIII, Rohini, Ph-I&II is placed before Screening Committee for consideration and approval.

1. BACKGROUND

A meeting was held under the chairmanship of VC, DDA to discuss the issues raised by Sh. Vijendra Gupta, Authority Member/ Hon'ble MLA on 29.04.2015 and 29.05.2015. In the meeting, it was decided to carve out a plot for Multipurpose Community Hall from the site earmarked for LS/CS/OCF near Outer Ring road in Pocket A-1, Sector-VIII, Rohini, Ph-I & II.

2. EXAMINATION

- i. As per Master Plan for Delhi-2021 and Zonal Development Plan of Zone-'H', the land use of the pocket under reference is 'Residential'.
- ii. The layout plan of Sector-VIII, Rohini was earlier approved. As per the vacant land inventory sent by Engineering Wing, DDA, the plot under reference is lying vacant and reserved for LS/CS/OCF use for residents of the area.
- iii. As per the approved layout plan of Sector-VIII, Rohini, total nine nos. of LS/CS/OCF pockets are earmarked. Out of which seven nos. of pockets have already been developed and remaining two lying vacant.
- iv. Since the mixed land use & commercial streets have been declared in Sector-VIII, Rohini the Convenient/ Local Shopping Centres are not in demand. Hence, a plot lying vacant in LS/CS/OCF pocket can be considered to provide facility of Multipurpose Community Hall.
- v. As per the report of P.T. Survey provided by Survey Unit of Rohini Planning Office on 07.05.2015, the total area of the LS/CS/OCF plot is 3345.60 sq.m. (65.6m.x 51.0 m.) Out of which area 1101.6 sq.m. and 243 sq.m. are used as developed park and ESS respectively.

3. PROPOSAL

- i. In view of above, the plot earmarked for LS/CS/OCF has been considered to provide a plot for Multipurpose Community Hall.
- ii. To ease out the traffic movement between Outer Ring Road and the residential pocket A-1, the existing 9.0 m. wide road connecting residential pocket A-1 to Outer Ring road is to be proposed to be widened up to 12.0 m. wide R/W road by merging 3.0 m. wide strip from adjoining green belt along Outer Ring road. The execution of the said road will be as per the approved layout plan of Sector-VIII.
- iii. The Development Control Norms will be followed as per Master Plan for Delhi 2021.
- iv. The proposed modification is placed before the Screening Committee, DDA for its consideration.

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4. AREA STATEMENT

Total area of LS/CS/OCF plot = 3345.60 sq.m.

Detail of plot:

Plot No.	Use	Area (in sq. m.)
1.	Existing ESS	243.00
2.	Multipurpose Community Hall	2001.00
3.	Existing Developed Park	1101.60

Copy of drawing with above details is annexed (Refer Annexure-'A').

5. FINANCIAL LIABILITY / SOCIAL GAIN:

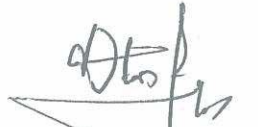
There is no financial implication from Planning point of view as proposal is for utilization of DDA vacant land and to facilitate the neighbourhood population.


6. FOLLOW UP ACTION

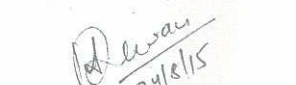
After approval of Layout Plan by the Screening Committee, the same will be forwarded to concerned Departments for action as follows:

- i. Engineering Wing (Civil), Rohini, DDA - For Feasibility / Demarcation & Development
- ii. Land Disposal Wing, DDA - For Disposal as per policy
- iii. HUPW, DDA - For designing of Multipurpose Community Hall
- iv. Horticulture Deptt, DDA - To maintain the developed park

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