

24/c

66/c
Item No. (12605)2016
Screening Committee No. (345)14

Agenda: Sub-Division Plan of CS/OCF Pocket between B-2 & B-3 (Residential Pocket) w.r.t Sub-Division of Plot earlier proposed for Multipurpose Community hall + C.S.C, Sector-XVII, Rohini, Phase-I & II.

File No.- Dir/Plg.JR/1003-17/CS/OCF/2014

Synopsis

Sub-Division Plan of CS/OCF Pocket between B-2 & B-3 (Residential Pocket) w.r.t Sub-Division of Plot earlier proposed for Multipurpose Community hall + C.S.C, Sector-XVII, Rohini, Phase-I & II is placed before Screening Committee for its consideration and approval.

1. BACKGROUND

Sub-Division Plan of CS/OCF Pocket between B-2 & B-3 (Residential Pocket), Sector-XVII, Rohini, Phase-I & II was approved in 322nd Screening Committee Meeting held on 21.03.2014 vide item no. 43:214. In the approved sub-division plan of CS/OCF, plot no.3 measuring 3083.75 sq.m for multipurpose community hall + C.S.C was proposed to give flexibility to explore new design/concept by designing integrated Multipurpose Community Hall + Convenience Shopping Centre.

Sr. Architect (Socio- Culture) has requested vide letter no. SA(Socio-Cultural)/HUPW/DDA/2016/D-171 dated 22.09.2016 that separate approved stand-along plot of multipurpose community hall may be provided in sector-17, Rohini as no development control norms for the integrated proposal for Multipurpose Community Hall and Convenience Shopping Centre is addressed in MPD-2021 (Refer Annexure-'A').

2. EXAMINATION

- (i) As per the Master Plan Delhi 2021 and Zonal Development Plan of Zone-'H', the land use of the plot under reference is "Residential".
- (ii) In the CS/OCF Pockets, E.S.S. measuring 243.0 sq.m and Police Post measuring 1462.5 sq.m. are already existing. As per the joint site inspection by L.M. Branch and Asstt. Dir.(S) Rohini dated 09.12.2013, the area measuring 273.75 sq.m is not a DDA land and yet to be acquired in CS/OCF Pocket, Sector-XVII, Rohini.

3. PROPOSAL

The proposal for Sub-Division of Plot earlier proposed for Multipurpose Community hall + C.S.C in CS/OCF pocket between B-2 & B-3, sector-XVII, Rohini as separate plots for Multipurpose Community Hall & Convenience Shopping Centre is as per details given in area statement placed for consideration & approval by Screening Committee of DDA. The Development Control Norms will be as per MPD-2021.

4. AREA STATEMENT

Area details of CS/OCF pocket excluding the area of existing Police Station & E.S.S.

Total Area of CS/OCF pocket - 4612.50 sq. m.
Area yet to be Acquired - 273.75 Sq.m.
Net Area of CS/OCF pocket - 4338.75 Sq.m.

Plot No.	Use	Area (in sq. m.)	Remarks
1.	Religious	400.00	Already Approved
2.	Dispensary	855.00	Already Approved
3.	Convenience Shopping Centre (C.S.C)	1134.50	Proposed
4.	Multipurpose Community Hall	1949.25	Proposed
	Total	4338.75	

Once the area measuring 273.75 Sq.m. is acquired the same will be part of ~~Area~~ M.C.H.

The drawing with above proposal is annexed (Refer Annexure-'B')

36- 57e

73/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 of plot approved by the Screening Committee the same will be forwarded to concerned Departments for action as follows: -

- Engineering Wing, Rohini, DDA - For demarcation at site.
- Land Management Wing, DDA - For acquisition of yet to be acquired land.
- Land Disposal Wing, DDA - For allotment based on demarcation by Engineering Wing, Rohini.
- H.U.P.W DDA - For necessary action w.r.t designing of Multipurpose Community Hall

[Signature]
 01/12/16
 (A.K. Malhotra)
 Dy. Dir. (Plg.) Rohini
 Zone-M & H(Part)

[Signature]
 01/12/2016
 (Mukesh Chander)
 Asstt. Dir. (Plg.) Rohini
 Zone-H (Part)

(H. K. Bharti)
 Director (Plg.) Rohini
 one-M & H (Part)

DELHI DEVELOPMENT AUTHORITY
 CERTIFIED
 Approved in 34577 Screening
 Committee Meeting D.02.12.2016
 vide Item No. 136/2016
 Sign. *[Signature]*
 Name H.K. Bharti
 Designation Director (Plg.) Rohini

The Proposal has been approved by the 34577 Screening Committee held on 02.12.2016 vide item No. 136/2016 in File No. P.W.C. PLD/R.1003-17/cs/ocF/2014

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in 34577 Screening
 Committee Meet: 02.12.2016
 Vide item No. 136/2016
 Dy. Director (i. h.) Co-ordn. *[Signature]*

[Signature]
 30/12/16
 DY. DIRECTOR (PL6)

[Signature]
 30/12/16
 ASSTT. DIRECTOR

[Signature]
 30.12.2016
 PLANNING ASSTT.