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Item No. (47: 2015)

Screening Committee No. (.....330.....)

Title of Agenda: - Proposed Layout Plan of Community Facility Pocket CF-11, Sector – 40, Rohini, Phase – V.

(File No. Dir. (Plg.)R//5040/Pkt. R-17/2014)

Synopsis

Proposed Layout Plan of Community Facility Pocket CF-11, Sector – 40, Rohini, Phase – V is placed before Screening Committee for consideration and approval.

1. BACKGROUND:-

Commissioner, North Delhi Municipal Corporation (NDMC) requested for allotment of 2.35 ha land to NDMC to facilitate the certain civic facilities such as M.C. Primary School, Dispensary/Maternity & Child Welfare Centre/ Poly Clinic, Community Hall etc. in Municipal Ward No. 33, Pratap Vihar, Delhi in the larger Public Interest.

2. EXAMINATION:-

- i. The scheme of composite Layout Plan of Sector 22(part), 39, 40 & 41, Rohini, Phase - V and Individual Layout Plan of Sector 40 & 41, Rohini, Phase - V was approved in the 308th Screening Committee Meeting held on 11-10-2012 vide item no. 97:2012 and subsequently in 309th Screening Committee Meeting held on 29.10.2012 vide item no. 105:2012.
- ii. As per the above said approved Scheme, Pocket, R-17 (now renamed as CF-11), area measuring 3.05 ha. has been kept reserved for Neighbourhood Level Facilities for the existing unauthorised colonies. The 3.05 ha area for facilities has been proposed with reduced space standards for unauthorised colonies as stated in para 4.2.2.2.B. of MPD-2021.
- iii. At present the pocket is accessible by 3 m to 9 m wide existing road. However, it is on DDA's acquired land in Sector 40 & 41, Rohini and in the middle of heavily built up area which may eventually lead on encroachments on these pieces of land.
- iv. The current proposal is based on the Total Station Survey (TSS) Plan of Sector 39, 40 & 41, Rohini provided by office of Executive Engineer, RPD-11-DDA vide letter no. F2 (44)09 RPD-XI/DDA/1162 dated 05/09/2011 and modified Total Station Survey (TSS) plan provided by AE, RPD-11-DDA on 28/11/2011.
- v. Earlier in this pocket area measuring 4198.12 sq.m. has been approved by Authority for Change of Landuse from "Residential" to "Public and Semi Public Facilities" (Cemetery) adjoining to Cremation Ground in Sector-40, Rohini, Phase-V and the same is notified by Ministry of Urban Development (MoUD), Government of India vide S.O. 651(E) dated 02.03.2015.

3. PROPOSAL

- i. The Proposed Layout Plan of Community Facility Pocket CF-11(R-17), Sector – 40, Rohini, Phase – V is placed before Screening Committee for consideration and approval as per details given in area statement.
- ii. The Development Control norms for all use premises shall be as per Master Plan for Delhi-2021. However for plot no. 1,5,7,11 & 14, the Development Control norms shall be as per para 13.11 of Master Plan for Delhi-2021.

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4. AREA STATEMENT

The area and use detail for above said proposal is as under:-

Total Area of Pocket = 30778.22 Sq.M.
Area Under Approved Site for Cemetery = 4198.12 Sq.M.
Remaining Area of Pocket = 26580.10 Sq.M.

PLOT NO.	USE	AREA (IN SQ.M.)
1	LOCAL/GOVT. MAINTENANCE OFFICE	768.00
2	11 KV ESS	80.00
3	MILK & VEGETABLE BOOTH (MB/VB)	112.00
4	MULTIPURPOSE COMMUNITY HALL	1789.41
5	COMPOSITE FACILITY CENTRE-I**	1000.00
6	LOCAL SHOPPING CENTRE	2686.76
7	COMPOSITE FACILITY CENTRE-II**	1006.77
8	NEIGHBOURHOOD PLAY AREA	1543.77
9	DISPENSARY	1000.00
10	MATERNITY HOME	1000.00
11	COMPOSITE FACILITY CENTRE-III**	1022.33
12	SR. SECONDARY SCHOOL-I	2467.57
13	SR. SECONDARY SCHOOL-II	2544.27
14	COMPOSITE FACILITY CENTRE-IV**	1000.00
	MANDATORY GREEN BELT	2033.40
	CIRCULATION	6525.82

** For provision of social facilities, reduced space standards are being adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together. In these composite facility centres, Basti Vikas Kendra, Religious, Police Post, Health Centre, Shishu Vatika, Essential Retail Outlets, Informal Trade units, Weekly Market or any other facilities of local requirement are to be provided in the built up area developed as per Master Plan for Delhi-2021 provisions.

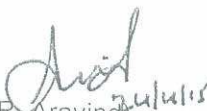
5. FINANCIAL LIABILITY AND SOCIAL GAIN

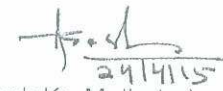
There are no financial implications from the Planning point of view as proposal is for utilization of DDA vacant land. The proposal will facilitate the neighbourhood population.

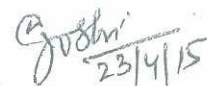
6. FOLLOW UP ACTION

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

- Engineering Wing (Civil), Rohini, DDA - For Feasibility / Demarcation & Development
- Land Disposal Wing, DDA - For Disposal of plots after demarcation
- Electrical Wing, DDA - For Electrification of the area
- Architecture Wing (HUPW), DDA - For Development of Commercial Areas
- Landscape Unit, DDA - For Development of Recreational Areas


20.09.2015
47.2015

(N. R. Aravind)
Director (Plg.) Rohini
Zone - "M"


(Ashok Kr. Malhotra)
Dy. Director (Plg.), Rohini
Zone - "M"


(Deepak Joshi)
Asstt. Director (Plg.), Rohini
Zone - "M"

HUPW/CD/.../.../...

Approved in..... 330 Screening
Committee Meeting..... 12.5.15
Date..... 47.2015


Dy. Director (Arch.) Co-ordin.