

Item No. (337/2016)
 Screening Committee No. (339th.)

Subject: Sub-division Plan of OCF-I & II and modification in location of ESS No.-II & III in Block-B, Sector-26 Ph-IV, Rohini.

(File No. Dir.(Plg.)R/4026/OCF-I & II/BLK.-B/2016)

Synopsis

Sub-division Plan of OCF-I & II and modification in location of ESS No.-II & III in Block-B, Sector-26 Ph-IV, Rohini is placed before Screening Committee for consideration and approval.

1. BACKGROUND

The modified Layout Plan of Pocket-B, Sector-26 Rohini was approved in the 241st Screening Committee meeting held on 27.07.2005 vide item no.74/2005 with two other community facility pockets (OCF-I & OCF-II). Accordingly, both OCF pockets are need to be designed for population of the Block-B & adjoining area of Sector-26, Rohini and location of two 11 K.V. ESS sites i.e. site No.-II & III needs to be re-located as per request of Electrical Division No-9. Executive Engineer, E.D.-9 also informed that the matter is under Court and Hon'ble Court has ordered to handover the land to TPPDL.

2. EXAMINATION

- i. As per Master Plan for Delhi-2021 and Zonal Development Plan of Zone-'M', the landuse of the pockets under reference is 'Residential'.
- ii. As per the approved modified Layout plan of Block-B (alternative plots) Sector-26 Ph-IV Rohini, two OCF pocket were earmarked to provide Neighbourhood facilities for the population of the block & adjoining area of Sector-26, Rohini.
- iii. The modified layout plan of Block-B (Alternative plots) Sector-26 was approved with provision of three (03) 11 KV ESS (Electric Sub-Station). Subsequently, on the request of Executive Engineer (Electrical) Division No.9, one (01) additional 11 KV ESS was also approved by 326th Screening Committee of DDA dated 17.11.2014 vide item no.128/2014. As per the letter No. F.3(134)/ED-9/DDA/1811 dated 23.12.2015 issued by Executive Engineer (Electrical) Division No.-9, out of four nos. of ESS earmarked in the modified layout plan of Block-B Sector-26, the location of ESS No. III confirmed by EE/RPD-8 is not feasible at site. Subsequently, vide letter No. F.3(134)/ED-9/DDA/309 dated 03.03.2016, it was informed that both ESS No.-II & III needs some modification/ change of location. Accordingly, a suitable location for ESS No.-III proposed in the proposal of OCF-II and location of ESS No.-II shifted to the corner adjoining 3.0 m. wide service lane to make the plot approachable from two side in Block-B, Sector-26, Rohini as suggested by Executive Engineer, E.D.-9.
- iv. As per the report of P.T. Survey provided by Survey Unit of Rohini Planning Office on 07.01.2016 & 20.01.2016, site for OCF-I & OCF-II area measuring is 6531.23 sq.m. & 1994.20 sq.m. respectively are lying vacant and having a tiny tin shed structure in OCF pocket-II. The area and profile of OCF pocket-II vary from approved modified layout plan of Block-B, Sector-26, Rohini.

P-19/c - 2
30/c

3. PROPOSAL

- The proposal for Sub-division Plan of OCF-I & II, Block-B, Sector-26 Ph-IV, Rohini with widening of 9.50 m. wide existing road up to 12.0 m. in front of proposed plot no.- 1, 2 & 3 of OCF Pkt.-II.
- Modification in location of ESS No.-II & III in Block-B, Sector-26 Ph-IV, Rohini.
- The Development Control Norms will be followed as per Master Plan for Delhi 2021.

4. AREA STATEMENT

A. Total area of Other Community Facility Pocket (OCF-I) = 6531.23 sq.m.

Detail of plot:

Plot No.	Use	Area (in sq. m.)
1.	Multipurpose Community Hall	2111.23
2.	Religious	400.00
3.	Nursing Home	2010.00
4.	Community Recreational Club	2010.00

B. Total area of Other Community Facility Pocket (OCF-II)* = 1856.44 sq.m.

Detail of plot:

Plot No.	Use	Area (in sq. m.)
1.	E.S.S. (Electric Sub-Station)	80.00
2.	Convenient Shopping Centre	978.87
3.	Dispensary	797.57

*Excluding area left for widening of 9.5 m. wide road upto 12.0 m.

Copy of drawings with proposal and above area 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.

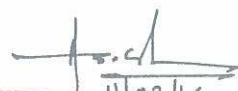
6. FOLLOW UP ACTION

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

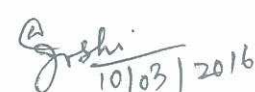
- Engineering Wing (Civil), Rohini, DDA - For Feasibility / Demarcation & Development
- Land Disposal Wing, DDA - For Disposal of plots based on demarcation and verification of land status by Engg. wing.
- HUPW, DDA - For designing of Multipurpose Community Hall, C.S.C. & L.S.C.
- Electrical Wing, DDA - For electrification of the area.


(H.K. Bharti)

Director (Plg.) Rohini
Zone-M & H(Part)


11/03/16
(A.K. Malhotra)

UDYT Dir (Plg.) Rohini
Zone-M


10/03/2016
(Deepak Joshi)
Asstt. Dir.(Plg.) Rohini
Zone-M

DEVELOPMENT AUTHORITY
ROHINI ZONE-M & H(PART)
338
Screening Committee Meeting
06.04.16
Vide Item No. 37 of 2016
25-76
Director