

**Title of the Agenda: Modification in Sub-Division of OCF pocket in
CS/OCF-4, Sector-1, Rohini
(File No. PP/R/Misc./2003/10)**

Synopsis

The modification in Sub-Division Plan is for utilization for Community Hall and Nursery School Plots for Multipurpose Community Hall for consideration by Screening Committee, DDA

1.0 BACKGROUND:

The Sub-Division Plan of CS/OCF-4, Sector-1 Rohini, was approved by the 224th Screening Committee meeting held on 24.06.03 vide item No. 50:2003. The proposed Community Hall site was forwarded to Architecture Department (HUPW) for taking up the the design. The Architecture Department had requested for possibility for increase in area of Community Hall site as per MPD-2021. Accordingly, the matter was taken up for status of allotment/possession for adjoining Nursery School Plot from Land Disposal Wing (Institutional Branch) DDA vide letter dt. 27.05.11. Further, this matter was discussed in the meeting with Area MLA taken by VC, DDA on 26.08.11 wherein it was decided to place as an agenda item, the proposal of Multipurpose Community Hall by taking the area of Nursery School subject to confirmation of allotment of Nursery School Plot by the Land Disposal Wing, DDA.

2.0 EXAMINATION:

The Land use of the area under reference is 'Residential' as per MPD-2021 and Zonal Development Plan of Zone-'H'. The Sub-Division Plan of CS/OCF-4, Sector-1 Rohini with total area of 1333.0 Sqm. with one plot of Nursery School (NS) measuring 730 Sqm. and one plot of Community Hall (CH) measuring 603 Sqm. are lying vacant and feasible at site as per Survey report. On the request of Architecture Department (HUPW) for exploring the possibility of increase in area of Community Hall, the matter was referred to Dy. Dir.(IL) vide letter No. PP/R/Misc./2003/210/268 dt. 27.05.11 for furnishing the details of allotment/possession of both Community Hall and Nursery School Plot as per above Plan. The report from Land Disposal Wing (Institutional Branch) is still awaited. The current proposal is taking the area of Nursery School for Multipurpose Community Hall subject to confirmation of allotment of Nursery School Plot by Land Disposal Wing, DDA.

3.0 PROPOSAL:

The proposal is for utilization of entire area of vacant land of the Pocket comprising of earlier approved Community Hall (CH) and Nursery School (NS) for Multipurpose Community Hall measuring 1333.0 Sqm. subject to confirmation of allotment of Community Hall & Nursery School Plot by Land Disposal Wing, DDA.

The Development Control Norms will be as per Master Plan for Delhi-2021.

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4.0 AREA STATEMENT:

As per approved Scheme

As per Modified Proposal

Total Area - 1333.0 Sqm.

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Area of N.S. - 730 Sqm.

Area of Multipurpose- 1333.0 Sqm.
Community Hall

Area of CH - 603 Sqm.

5.0 FINANCIAL LIABILITY/SOCIAL GAIN:

As per MPD-2021, Nursery School (NS) are not required to be provided and current proposal for utilization of Nursery School plot by taking the area of N.S. for Multipurpose Community Hall is a social gain.

6.0 FOLLOW UP ACTION

After the approval, the modified Layout Plan will be sent to Engineering Wing for development and demarcation & Architecture Department (HUPW) for design of Multipurpose Community Hall as per policy and procedure. In addition, Layout Plan will also be sent to I.L. Branch, DDA for reference and record.

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22/10/2011*

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URBAN DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 302 & 303 Screening
Committee Meeting Dt. 17.11.11 & 21.12.11
vide item no. 101:2011 & 107(5):2011
16/02/12
Dy. Director (Arch.) Coord