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Screening Committee No. 302

Title of Agenda: Proposed Layout Plans for Public & Semi Public Facilities pocket at Sector-27 (FC-9) &Sector-28 (FC-3, FC-4& FC-5) Rohini PH-17

File No.Dir.(Plg.)R/4001/Ph-IV/Pt./2005.

Synopsis

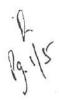
In composite sector plan of Sector-27 & 28, Rohini there are total eleven (11) pockets, three (03) in Sector-27 & eight (08) in Sector-28 proposed for Public & Semi Public facilities. The proposed Layout Plans for Six pockets, one in Sector-27 (FC-9) & Five in Sector-28Rohini, Phase-IV were placed before 208th Screening Committee Meeting held on 26.04.11 vide item No.25:2011 The item was discussed, and it was decided that the proposal be put up again in Screening Committee after due incorporation of the area confirmed through Total Station Survey. The current proposal based on Total Station Survey of Layout Plans for Four (4) Facilities Pockets as given in Agenda are placed before the Screening Committee for consideration & approval.

1.0 BACKGROUND:

In the approved composite sector plan of Sector 27 & 28 Rohini, the provisions has been made for Public & Semi Public facilities at Zonal level. Layout plan of these facilities pockets needs to be designed by sicroposing the various Zonal level facilities as per MPD-2021.

In the approved composite sector plan of Sector-27 & 28, Rohini, some facilities were proposed in the said pockets as per MPD-2001. Now the facilities are proposed as per MPD-2021.

In the 298th Screening Committee Meeting held on 26.04.11, six (6) Pockets, Layout Plan for Public & Semi Public Facilities areas i.e. Sector-27 (FC-9) & Sector-28 (FC-1, FC-2, FC-3, FC-4 & FC-5) were placed as an agenda item. The Layout Plan of FC-1 & FC-2 will be prepared once the matter regarding dov tailing (between Rohini & Narela) of UER-III (80mtr R/W) is finalised and approved by Technical Committee, DDA. The remaining Five pockets Two(2) in Sector-27 & one(1) in Sector-23 are fully built up (unauthorised colony), and two pockets in a Sector-28 are already approved by Screening Committee and the sector-29



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2.0 EXAMINATION:

The Composite Sector plan of sector-27 & .8, Rohini was approved in 215th Screening Committee held of 25.07.2001 vide item No.31:2001 in file No.PP/R/4001/2001. In the approved composite Sector Plan of Sector-27 & 28 Rohini, an area measuring 45 Hac (7.5 Ha in Sector-27 & 37.5 Ha in Sector-28) earmarked for Public & Semi Public area of conal level in eleven pockets with specifying FC-9 to FC-11 in Sector-27 & FC-1 to FC-8 in Sector-28. The Landuse of all the pockets is Public & Semi Public Facilities" as per MPD-2021 and approved Zonal Development plan of Zone-M'.

In the three pockets in Sector-27 two pockets (FC-10, FC11) are fully build up (unauthorised colony, Shahbad Extn). As such no Layout Plan is to be prepared at this stage. Similarly FC-9 is also partly built up, as such, the proposal requires to be planned for remaining area. The area adjacent to built up has been taken as per Total Station Survey provided by Rohini Engineering Wing.

In the eight pockets in Sector-28 one pocket FC-6 is fully built up (unauthorised colony, Shahbad Extn) at a two pockets FC-7 & FC-8 were earlier approved in the 243rd Scr. uning Committee held on 29.11.2005 vide item No.109:2005 in the No.Dir.(Plg.)R/4028/Blk-C/PSP/2005 in v. hich neighbourhood level facilities were proposed, as such no. Layout plan is to be prepared at this stage.

In the tops Station Survey of FC-3 Sector-28 forwarded by Engineering Wing, Rohini on 20.05.11, a Nallah has been shown passing through proposed scheme are 1. The matter was taken up for clarification from Engineering Wing Rohini. The Nallah is to be abandoned as per the overall development of Sector-27 & 28, Rohini as intimated by Rohini Engineering Wing.

One Pocket 5C-4 Sector-28 is at junction of proposed 80mtr. Road and 60mtr. Road. As per Landuse Plan of approved Zonal Development Plan of Zone-M at various Junctions provision for Intersection/Grade Separator requires to be made. In the earlier scheme of FC-4 no reservation for inter-section design was kept. However, the reservation for inter-section design in the scheme based on Total Station Survey has be a considered. Such provision of reservation at Junctions requires to be considered for all the intersection design on all the major arterial Road as indicated in the Landuse man of Zone-M.

One pottlet FC-5, Sector-28 is partly built up, the current proposal is based control Station Survey forwarded by Engineering Wing, DDA.

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Based on the report/list of approved Zonal Development Plan of Zone 'M' the facilities are proposed. A tentative matrix has been worked out for these facilities to be proposed in Public & Semi Public Facilities area in various sectors. Accordingly, the Zonal level facilities are proposed in Four (4) pockets in Sector-27 & 28, Rohini.

3.0 PROPOSAL:

In view of the above examination, following is proposed:-

The proposed Layout Plan for the Facilities pockets in Sector-27 (FC-9) and in Sector 28 (FC-3, FC-4 & FC-5) are placed as per details given in area statement (Para 4.0) for consideration and approval by the Screening Committee.

In addition the provision of reservation for inter-section design as considered in the FC-4, Sector-28, Rohini land reserved for grade separator, shall be followed for all the schemes by Architecture Deptt. (Housing & Commercial Scheme) and Landscape Unit for respective schemes based on Landuse Plan of Zone-M.

4.0 AREA STATEMENT:

i. SECTOR-27

FACILITY POCKET-9

Total area of pocket is 3.514 Ha. The details of Area Statment is as under:-

	C. 1 2007	. 19	
	Plot	No. USE Ar	ea (Ha)
5	1. 2. 3. 4. 5. 6. 7. 8. 9.	CNG Station(Existing) Veterinary Hospital Orphanage/Children Centre0. Parking space for parking of buses, LMV's ITPS etc. Hospital 'C' Vocational Training Centre PSP Fire Station Recreational Circulation No.0 PSP Circulation Recreational Circulation PSP Control Circulation Recreational Circulation PSP Control Circulation Recreational Control	108 200 201 289 734 410 409 030 08
		0.0	25

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II. FACILITY POCKET-3

Total area of the pocket is 7.374 Ha. The details of area Statement is as under:-

. 101 140. USE	
	Area (Ha)
1. ESS 66 KV (Existing) 2. Disaster Management Cen 3. Nursing Home/Polyclinic 4.to7. (4 plots)PSP (1000 sqm each) 8. Hosplital 'D' 9. Family Welfare Centre 10. Pediatric Centre 11. Geriatric Centre 12. Diagnostic Centre 13. Maternity Home 14. PSP 15-16 (2 plots) PSP (1000 Sqm each) 17. Socio-cultural activities	
18. District Office and Battalion Green	1.075
* Circulation	0.199
Circolation	0.910
Mr. a	

iii. FACILITY POCKET -4

Total area of the pocket is 7.155 da. The details of area Statement is as under:-

FIOT NO. USE	Area (Ha)
	1
7. Police Station 2. General College 3-4. (2 plots) PSP (940 sam each)).940 !.069).188
- PIGILICIE/Children	0.094
Mentally Challanged	0.094 0.094
9to 14 (6 plots) PSP 1100 same 5 - 1100	171 660
	201
Green U.	119 125
	208

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iv FACILITY POCKET -5

Total area of the pocket is 1.687'4a. The details of Area

Plot No. 1. 2. 3.	USE Recreational Club Hospital 'C' Circulation		Area (Ha) 0.480 1.184
PINIAL	-1911011	A TOWN	0.023

5.0 FINANCIAL LIABILITY/SOCIAL GAIN

The proposal is for utilisation of DDA land for Zonal level facilities. As such there will be financial gain once allotted and social fulfilment of requirement of the Community.

6.0 FOLLOW UP ACTION

After the approval of the Layout Plans for Public & Semi Public Pockets in Sector-27&28 will be forwarded to Engineering Wing for feasibility/demarcation Simultaneously to Land Disposal Wing for appropriate based on feasibility/demarcation by the Engineering Wing. Further the plan will be forwarded to Landscape Unit, DDA for preparation of the Plans wherever applicable.

In addition the Plan of FC-4, Sector-28 will be separately forwarded to Architecture Deptt a: I Landscape Unit for reservation for inter-section design in respective scheme.

Vine Desire (Vinod Sakle) (P.C. Soni) Director(Plg.) Amhini Dy.Dir.(Plg.) I/Rohini Zone M & N/DDA DDA

(A.K.Malhotra) Asstt. Dir.(Plg.)/Rohini

DELHI DEVELOPMENT AUTHORA

HUPW-CO-ORDINATION UNIT

Approved in 302 Screenis

Committee Meeting Dt...[7-[]-1]

vide Item no. 10 4: 20 11

Dy. Director (Arch.) Coord

Approved Minutes of the 302nd screening Committee meeting held on 17.11.11 in Vikas Sadan.

104:2011 Proposed layout plans for Public & Semi Public facilities pocket at Sector-27 (FC-9)& Sector-28(FC-3,FC-4 & FC-5)Rohini Ph.-IV.

File no.- Dir.(Plg.)R/4001/Ph.IV/Pt./2005

Presented by: - Dir.(Plg.)Rohini

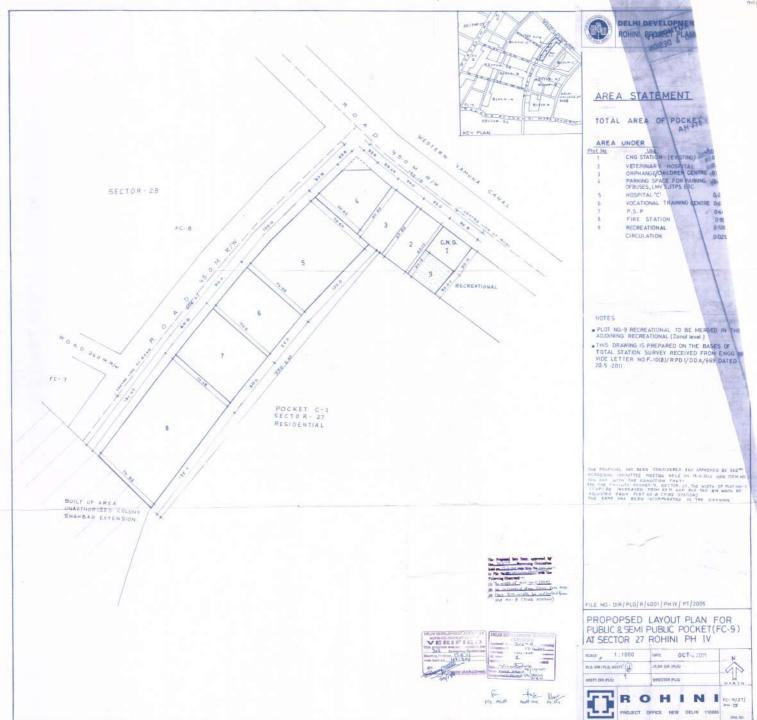
<u>Proposal for Consideration</u>: In composite sector plan of Sector-27 & 28,Rohini there are total 11 pockets; three in Sector-27 and eight in Sector-28 proposed for Public and Semi Public facilities. The proposed layout plans for six pockets, one in Sector-27(FC-9) and five in Sector-28 Rohini Ph.-IV were placed before 298th SCM held on 26.04.11 vide item no.25:2011. The item was discussed and it was decided that the proposal be put up again in Screening Committee after due incorporation of the area confirmed through Total Station Survey. The proposed layout plan for the Facilities pockets in Sector-27(FC-9) and in Sector-28(FC-3, FC-4 and FC-5) are placed as per details given in area statement of the agenda.

<u>Decision of Screening Committee:</u> The proposal as reflected in the agenda was approved with condition that

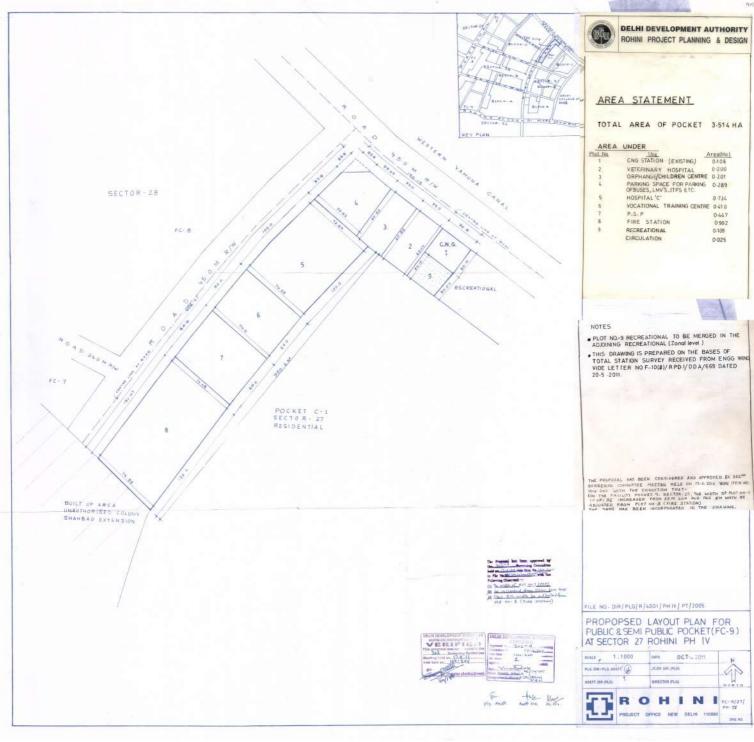
- In the Facility Pocket-9, Sector 27, the width plot no 7(PSP) be increased from 55m 60m and this 5m width be adjusted from Plot no 8(Fire Station).
- In the Facility Pocket-4, Sector 28 instead of six plots of 1100sqm each, four plots of equal size be carved out for better spaces, with change in subsequent plot numbering due to reduction of plots in pocket.
- In the Facility Pocket -5, Sector 28 it was decided that the Recreational Club site be put for Auction to gauge market response.

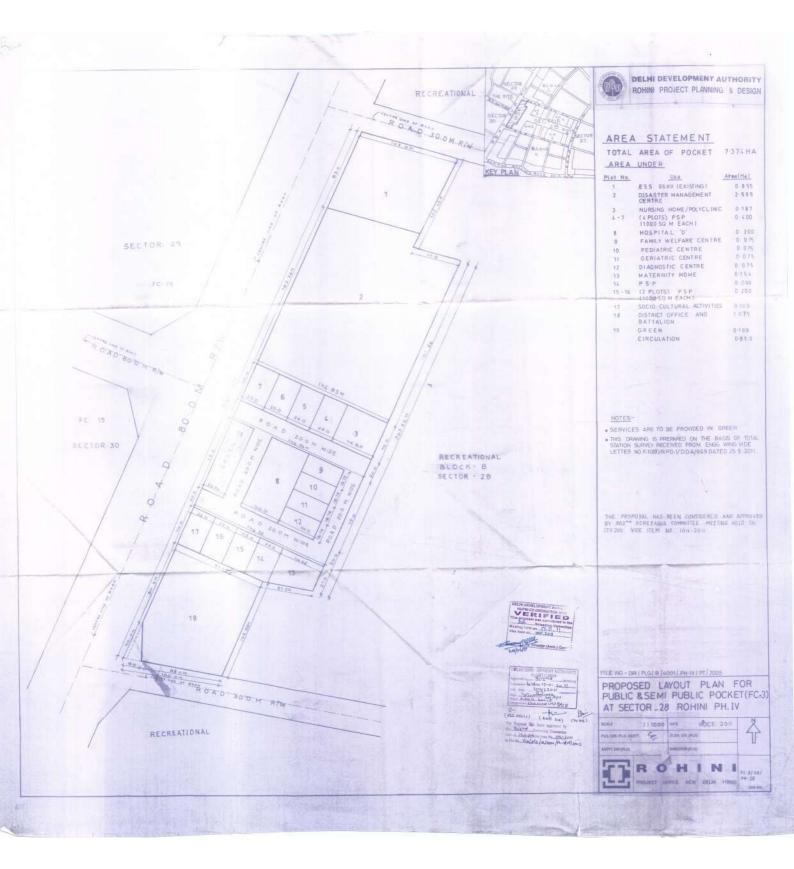
<u>Follow up Action</u>: The approved proposal for the Layout plan of the Public & Semi Public Pockets in Sector 27 & 28 will be forwarded to the Engineering Wing for feasibility/demarcation and simultaneously to the Land Disposal Wing for appropriate action based on feasibility/demarcation by the Engineering Wing. Further, the plan will be forwarded to the Landscape Unit, DDA for preparation of the plans wherever applicable. In Addition, the plan of FC-4, Sector 28 will be separately forwarded to Architecture Deptt. and Landscape Unit for reservation for inter-section design in respective schemes.

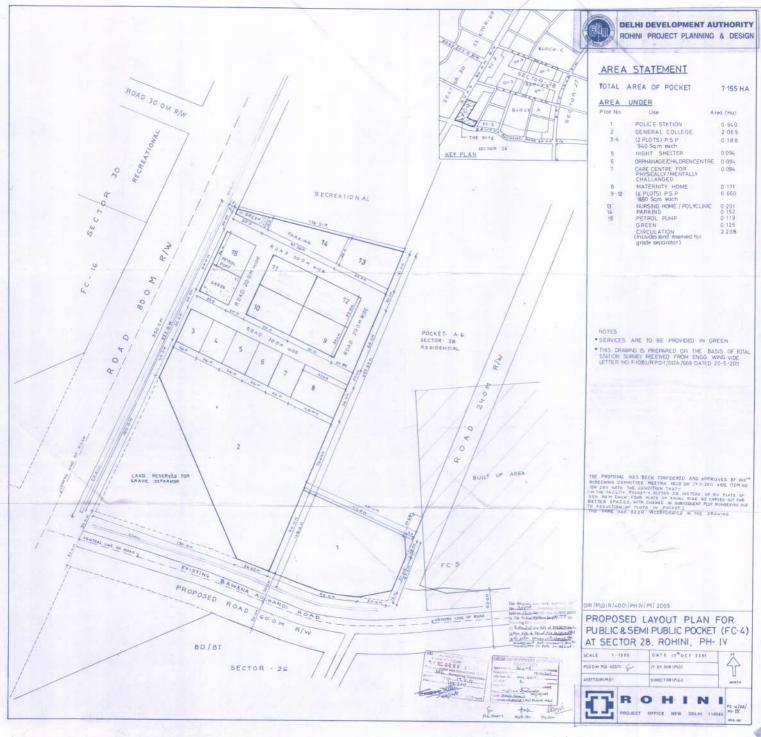
















AREA STATEMENT

TOTAL AREA OF POCKET AREA UNDER

Area(Ha) Plot No Use RECREATIONAL CLUB 0-480 CIRCULATION 0-023

1-687 HA



THE PROFOSAL HAS SEEN CONSIDERED AND APPROXIDE \$1,000*
DRIFERING, COMMITTEE PRETING HELD ON HISTORY HIGH FERROR
ONLY LON HITH THE COMMITTOR HITH THE BUT HES EXCENT THAT THE
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FILE NO. - DIR/PLG/ R/4001/ PH-IV/ PT/ 2005

PROPOSED LAYOUT PLAN FOR PUBLIC & SEMI PUBLIC POCKET [FC-5] AT SECTOR 28 ROHINI PH IV 1 1000 - we noct-2011

ROHINI FC5/28/