

-74/c- 86/c-
-17-

Item No. (53:2014)
Screening Committee No. (323)

Title of Agenda: (i) Proposed Numbering of Community Facility Pockets in Sector - 36, Rohini, Phase - V.
(ii) Proposed Layout Plan of Community Facility Pockets (CF-1 to CF-10), Sector - 36, Rohini, Phase - V.

File No. DIR (PLG)R/5036/CF/2013

Synopsis

Proposed Numbering and the Layout Plan of Community Facility Pockets (CF - 1 to CF - 10), Sector 36, Rohini, Phase - V are placed before Screening Committee for consideration and approval.

1. BACKGROUND

In the approved Layout Plan of Sector 36, Phase - V, Rohini, there are ten (10) Community Facility Pockets required to be Planned and Design to fulfil the requirement of Neighbourhood Level Facilities as per provisions of MPD 2021 for the proposed population in Sector-36 Rohini.

2. EXAMINATION

- (i) The Layout Plan of Sector- 36, Phase-V, Rohini was approved in the 258th Screening Committee Meeting held on dated 16-07-07 vide item No. 104:2007. As per the Master Plan for Delhi-2021 and Zonal Development Plan of Zone 'M' the Landuse of these pockets is "Residential". As per the Approved Layout Plan of Sector - 36 & 37 Phase-V, Rohini there are ten (10) CF pockets earmarked for Community Facilities in Sector 36 with the population of 65,574. Accordingly, the Neighbourhood level facilities are proposed as per the norms of Master Plan for Delhi-2021 in these ten (10) pockets in Sector-36, Rohini.
- (ii) The proposal is based on Survey, Demarcation and Feasibility in Sector 36 & 37 Rohini provided by Executive Engineer, RPD-6 vide letter no F.3 (Misc.)/AE (P)/RPD-6/DDA/85 dated 27-01-2012. As per the approved Layout Plan of Sector 36, Phase - V, Rohini, the total area of ten (10) Community Facility Pockets is 13.68 ha. However as per the feasibility the total area of ten (10) Community Facility Pockets is 14.06 ha. The Layout Plans has been worked out for the area of 14.06 ha.
- (iii) The status of Physical features falling in Community facility Pockets is confirmed by Engineering Wing, Rohini vide Letter No. F16(265)/pt/EE/RPD-8/DDA/1877 dated 27.02.2013 and by LM Wing, Rohini vide Report dated 25.02.2013 and 28.02.2013. As per the report the area measuring 1936.60 SQM in CF-2 is under built-up (existing Farm House) which is DDA acquired land and area measuring 1164.63 SQM in CF-7 is under built-up (existing Farm House) which is partly acquired land. These areas are under stay by Court Order dated 03.08.2007. Area measuring 18.59 SQM in CF-8 is under built-up (Samadhi) which is un-acquired land. In the current Proposal this physical feature is part of proposed 12m wide road. Area measuring 382.59 SQM under 6 to 7 M wide existing road in CF-9 rests with ADM (NW). The possession of this area needs to be taken up by LM Wing, DDA from ADM (NW). In the proposal the provision of Sector Plan roads are maintained. The existing lanes/ roads will be abandoned as and when development in this sector is undertaken by Engg. Deptt, DDA.
- (iv) In the approved layout Plan of Sector-36, Phase-V, Rohini, two (2) 30m R/W roads have been shown adjacent to CF-2 and the other adjacent to CF-3 instead of the two (2) 24m R/W roads shown in the Approved Zonal Plan of Zone-'M', one adjacent to the Commercial Pocket near FC-32 and the other adjacent to the Commercial Pocket at the intersection of 100 M R/W proposed UER-II and 60.0 M R/W proposed Auchandi Bawana Road. This aspect was also taken in to consideration earlier during the approval of Layout Plan of Residential Pockets C-1 and C-2, Sector -36, Rohini, Phase-V in 305th Screening Committee Meeting - DDA. The proposal for Community Facility Pockets in Sector-36, Rohini has been worked out on the basis of Approved Layout Plan of Sector-36, Phase - V, Rohini.
- (v) As per master Plan for Delhi-2021 two Fuel Stations (One Petrol Pump and One CNG Station) are to be provided in 'Residential' Use Zone per 150 ha of gross residential area. As per the Proposed Layout plan of Sector 36 & 37 Phase V, Rohini Sector 36 Rohini has a gross residential area of 86.96 ha and Sector 37 has a gross residential area of 113.76 ha. Thus in the proposal the provision of one Fuel Station (CNG) has been made.

18-2-85/c-

(vi) The said Scheme was discussed in the 313th Screening Committee Meeting held on dated 04-04-2013 vide item No. 67:2013. The proposal as reflected in the agenda was discussed and it was decided that the proposal be re-worked with the calculation of saleable areas by segregating commercially viable plots. Accordingly, Director (Land Costing), DDA in response to this office letter dated 02/05/2013 conveyed on 17/06/2013 that the information regarding costing of saleable and non-saleable area in Sector - 36, Rohini, Phase-V may be obtained from Management Wing, DDA.

Subsequently, the matter was referred to Land Disposal (LD) Wing, DDA vide letter dated 05/07/2013 and further discussed with Principal Commissioner (LD), DDA on 27/01/2014. The comments of LD department are reproduced as below:-

- Only one Banquet Hall, site appears to be saleable. Fuel Pumps / CNG Stations are provided to OIL companies / Gas companies on license fee basis.

Accordingly only Banquet Halls in the current scheme are saleable and in the Layout Plan (LOP) these are proposed on 24m to 30m wide roads.

(vii) The proposal was placed in the 319th Screening Committee meeting held on 10.02.2014. In this Screening Committee, the following was decided that **"The proposal as reflected in the agenda was deferred with the observation that Director (Plg.) Rohini to rework the proposal for minimizing area of road to achieve efficient use of land."**

It was also decided in the meeting that **"The proposal as reflected in the agenda was deferred with the observation that the option for optimum use of land shall be explored by the Plg. Deptt. & alternatives will be discussed in the Committee comprising EM, Comm. (Plg.), Chief Architect, Add. Comm. (Plg.) & the proposal will be sent to VC for approval on file."**

✓ 2/4
1.2.2014
53.2014
(viii) A meeting was held on 13.03.2014 under the Chairmanship of EM DDA, wherein the current proposal of Layout Plans of Community Facility Pockets (CF - 1 to CF - 10), Sector 36, Rohini, Phase - V was deliberated in detail in file No. Dir.(Plg.)R/5036/FC-32/2014. Accordingly, the proposal for six CF Pockets bearing number CF-1, CF-2 and CF-7 to CF-10 were finalized, whereas four CF Pockets bearing number CF-3 to CF-6 were deferred as it was decided that the continuous Community Facility and Commercial Area as modification in Sector Plan with Pocket Plan be worked out for consideration.

3. PROPOSAL

The Proposed Numbering (CF-1 to CF-10) and the Layout Plan of six (6) Community Facility Pockets, Sector - 36, Phase - V, Rohini as per details given in Area Statement, is submitted for consideration and approval by the Screening Committee, DDA. The development control norms will be as per Master Plan for Delhi-2021.

4. AREA STATEMENT

There are ten (10) Community Facility Pockets numbering CF-1 to CF-10, Sector 36, Rohini. The proposal for six CF Pockets bearing number CF-1, CF-2 and CF-7 to CF-10 with area and Use details as under:

I. Area Details of Community Facility Pocket - 1 (CF - 1)

Total Area of Pocket = 18790.24 sqm.

PLOT NO.	USE	AREA (IN SQM)
1	SR.SECONDARY SCHOOL	6103.29
2	SR.SECONDARY SCHOOL	6103.40
3	CF	3576.74
	CIRCULATION	3006.81

II. Area Details of Community Facility Pocket - 2 (CF - 2)

Total Area of Pocket = 20021.97 sqm.

PLOT NO.	USE	AREA (IN SQM)
1	SR.SECONDARY SCHOOL	7946.12
	(a) AREA UNDER BUILT UP	1936.60
	(b) VACANT LAND	6009.52
2	SR.SECONDARY SCHOOL	7942.43
3	BANQUET HALL	2028.20
4	DISPENSARY	1180.95
5	RELIGIOUS	411.25
6	RELIGIOUS	401.63
	CIRCULATION	111.39

Contd...3

III. Area Details of Community Facility Pocket – 7 (CF – 7)

Total Area of Pocket = 19676.71 sqm.

PLOT NO.	USE	AREA (IN SQM)
1	SR.SECONDARY SCHOOL	7952.00
	(a) AREA UNDER BUILT UP	1164.63
	(b) VACANT LAND	6787.37
2	SR.SECONDARY SCHOOL	7590.89
3	BANQUET HALL	2014.36
4	DISPENSARY	1200.82
5	RELIGIOUS	404.25
6	RELIGIOUS	402.15
	CIRCULATION	112.24

IV. Area Details of Community Facility Pocket – 8 (CF – 8)

Total Area of Pocket = 17402.42 sqm.

Area under Built-Up (Unacquired Land) = 18.59 sqm.

Net Area of the Pocket = 17383.83 sqm.

PLOT NO.	USE	AREA (IN SQM)
1	SR.SECONDARY SCHOOL	7881.22
2	SR.SECONDARY SCHOOL	6937.10
3	FUEL STATION (CNG)	1071.32
	CIRCULATION	1494.19

V. Area Details of Community Facility Pocket – 9 (CF – 9)

Total Area of Pocket = 22952.42 sqm.

PLOT NO.	USE	AREA (IN SQM)
1	RELIGIOUS	404.31
2	RELIGIOUS	394.66
3	BANQUET HALL	1971.26
4	BANQUET HALL	1971.27
5	DISPENSARY	1232.04
6	SR.SECONDARY SCHOOL	6012.38
7	SR.SECONDARY SCHOOL	6017.17
8	CF	3914.86
9	RELIGIOUS	409.44
10	RELIGIOUS	400.85
	CIRCULATION	224.18

VI. Area Details of Community Facility Pocket – 10 (CF – 10)

Total Area of Pocket = 19029.39 sqm.

PLOT NO.	USE	AREA (IN SQM)
1	RELIGIOUS	400.38
2	RELIGIOUS	397.54
3	BANQUET HALL	2000.00
4	BANQUET HALL	2000.00
5	CF	6034.77
6	BANQUET HALL	2000.00
7	SR.SECONDARY SCHOOL	6085.31
	CIRCULATION	111.39

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 proposed Facilities will be beneficiary to the neighborhood population of this Sector.

- 83/c -

- #1/c -

- 20 -

- 4 -

6. FOLLOW UP ACTION

After the Layout Plan approved by the Screening Committee, the same will be forwarded to c Departments for actions as follows:

- Engineering Wing, DDA - For Feasibility/ Demarcation & Development
- Land Management Wing, DDA - For acquisition/ possession of built-up areas and area road as stated at Para (iii) in examination.
- Land Disposal Wing, DDA - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini
- Electrical Wing, DDA - For Electrification of the area.

323: 53: 2014
19.4/4

Vinod Sakle

29/04/2014

(Vinod Sakle)
Director (Plg.) Rohini
Zone - "M" & "N"

H.K. Bharti

(H. K. Bharti)
Dy. Director (Plg.) - I
Rohini, Zone - "M" & "N"

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in... 323+01 Screening
Committee Meeting Dt... 29.5.14
vide Item no... 53: 2014
Dy. Director (Arch.) Conr.