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Item No. 11:2017
Screening Committee 347

**Subject :- Sub Division Plan of LS/OCF Vacant Plot in Pocket - A-2 & A-3 behind
Sr. Sec. School, Sector-III , Rohini, Ph-I & II**

File No. PP/R/1003-3 /2002 /Pt. / 142

Synopsis

Sub Division Plan of LS/OCF Vacant Plot in Pocket- A-2 & A-3 behind Existing Sr. Sec. School, Sector-III, Rohini, Ph-I & II is placed before Screening Committee for consideration.

1. Back Ground.

- i) A letter from Hon'ble MLA, Mangol Puri Legislative Assembly was received in the office of VC, DDA for providing the Community Facilities ~~Facilities~~ i.e. Religious, Community Hall, old age home and dispensary at the site earmarked for LS/OCF in pocket – A-2 & A-3, Sector-III, Rohini, Ph-I & II.

2. Examination.

- i) As per master plan for Delhi-2021 and Zonal Development plan of Zone-H, the landuse of the pocket under reference is 'Residential'.
- ii) The layout plan of sector-III, Rohini was earlier approved. As per the vacant land inventory sent by Engineering wing DDA, the plot under reference is lying vacant and reserved for LS/OCF use for residents of the area.
- iii) As per the approved layout plan of Sector-III, Rohini, total twelve nos. of LS/CS/OCF pockets are earmarked. Out of which nine nos. of pockets have already been developed and remaining three are lying vacant and will be developed as per requirements of the Sector.
- iv) Since the mixed landuse & commercial streets have been declared in Sector-III, Rohini the Convenient/ Local Shopping Centres are not in demand. Hence, a plot designated for Local Shopping Centre is lying vacant in LS/OCF pocket-A-2 & A-3 can be considered to provide facility of Multilevel Parking as there is huge demand of Multilevel parking in this area.
- v) As per the report of P.T. Survey provided by Survey Unit of Rohini Planning Office on 17.02.2016, the total area of LS/OCF Plot is 3914.49 sq.mt. out of which 242.95 sqmt. area is already used under Existing Electric Sub Station respectively.

3. Proposal.

In view of above, the proposal is placed before the Screening Committee, DDA, for its consideration:-

- i) Proposed Sub Division of LS/OCF Vacant Plot in Pocket - A-2 & A-3 behind Sr. Sec. School, Sector-III , Rohini, Ph-I & II
- ii) The Development Control norms will be followed as per Master Plan for Delhi-2021.

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4. Area Statement

Total Area of Local Shopping / Other Community Facilities Plot = 3914.49 Sqmt.

Plot. No.	Use	Area in Sqmt.
1.	Existing ESS	242.95
2.	Multilevel Parking	2162.90
3.	Dispensary	913.00
4.	Religious	402.00
	Circulation (9.0 m. wide road R/W)	193.64

Copy of drawing with above details is annexed (Refer Annexure -'A')

5. Financial Liability / Social Gain

There is no financial implications from planning point of view as proposal is for utilization of DDA vacant land for planned development.

6. Follow up Action :

After approval of layout plan by Screening Committee, the same will be forwarded to concern Department for action as follows.

- Engineering Wing (Civil) Rohini, DDA - For Feasibility / Demarcation & Development
- Land Disposal / Institutional land, Wing DDA - For disposal as per policy.
- HUPW, DDA - For Designing as per policy

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347:11:2017

[Signature]
 (H.K. Bharti)
 Director (Plg.) Rohini
 Zone-M & H (Part)

[Signature]
 (A.K. Malhotra)
 Dy. Director (Plg.) Rohini
 Zone-M & H (Part)

[Signature]
 (Deepak Joshi)
 Asstt. Dir. (Plg.) Rohini
 Zone-M & H (Part)

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
 Approved in... 347th ... Screening
 Committee Meeting Dt. 22.02.2017
 vide Item No. 11: 2017
 Sign. *[Signature]*
 Name H. K. Bharti
 Designation Director (Plg.) Rohini
 Zone-M & H (Part)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
 Approved in... 347 ... Screening
 Committee Meeting Dt. 22.02.17
 Vide item No. 11: 2017
[Signature]
 Dy. Director (Plg.) Co-ordn.

The Proposal has been approved by
 the... 347th ... Screening Committee
 held on 22.2.2017 vide item No. 11: 2017
 in File No. PP/R/1003-3/2002/Pl/142