

## DELHI DEVELOPMENT AUTHORITY

No. F.4(31)Plg./Dwk/2011

**Sub: Layout Plan for Facility Pocket – 1 (HAF) & Facility Pocket – 2 (Senior Secondary School & Facilities) , Sector-26, Dwarka, Phase-II.**

**1.0 Background:**

In Sector-26, Pocket-2 EWS Housing has been constructed and included in DDA Housing Scheme – 2010. In approved Sector Plan, Housing Area Facility Pocket-1 and Sr. Secondary School and Facilities Pocket are proposed facing 60 M wide road. This road is proposed to be extended to Gudgaon in ZDP for Zone K-II. The layout plan of this pocket is prepared with facilities for population in planned areas and village Bharthal located in this sector.

**2.0 Examination:**

- i) The Sector & Demarcation Plan, Sector-26, Sector-21 & Sector-22 Ph-II is approved by the 225<sup>th</sup> Screening Committee held on 25/8/2003 vide item No. 68 / 2003. Engineering Wing provided feasibility of the 20 M wide road near EWS Housing Pocket and HAF Pocket. Based on this, the modifications in Sector Plan with reference to 20 M wide road was approved by 296<sup>th</sup> Screening Committee meeting held on 13/12/2010 vide item No. 126 / 2010.
- ii) In the sector plan, following facilities are proposed:
  - Housing Area Facility Pocket – I (0.5 Ha).
  - Sr. Secondary School (0.8 Ha).
  - Educational & Institutional Area (0.8 Ha).

The combined plan is prepared for this area which is divided into two parts by 20 M wide road. High Tension Line is passing through both the areas.

- iii) The plan has been prepared as per the feasibility report provided by Ex. Engineer / WD-3 vide letter No. F.31(1493)2010-11/WD-3/DDA/947 dt 11/11/2010.
- iv) The 60 M wide road on the West side of the Pocket / Sector-26 is an important road connecting 100 M wide road and is proposed to be extended to Haryana as per Zonal Development Plan for Zone K-II (Dwarka). Thus, facilities like Police Post, Fire Post, Multi Level Parking and Bus Terminal are proposed along this road.

**3.0 Proposal:**

- i) The facility-wise area proposed in Facility Pocket -1 (HAF ) is given below:

S. No.	Facility	Area as per MPD-2021 (in Sqm)	Proposed area (in Sqm)
1	Primary School	2000 - 4000	2008.14
2	Fire post	1000.00	1077.21
3	Convenience Shopping Centre	1000.00	1002.33
4	Religious Building	400.00	400.96
5	ESS – 11 KV	80.00	80.00
6	Recreational (reservation below HT Lines)	-	418.36
Total			4987.00

Pg. 1/2

- ii) The facility-wise area proposed in Facility Pocket -2 (Sr. Secondary School / Facilities) is given below:

S. No.	Facility	Area as per MPD-2021 (in Sqm)	Proposed area (in Sqm)
1	Sr. Sec. School	6000 8000	7926.48
2	Police Post	1000	1090.00
3	Bus Terminal	1000	1100.00
4	Multipurpose Community Hall	2000	1980.00
4	Night Shelter	1000 - 2000	1130.67
5	Family Welfare Centre/ Dispensary	500 - 800	1170.60
6	Multi Level Parking	800 - 1200	
7	Circulation	1000.00	1422.25
			180.00
	<b>Total</b>		<b>16000.00</b>

The layout pan of the pockets is enclosed as Annexure-I.

- iii) Development Control Norms and Setbacks will be as per prevailing Master Plan for Delhi.

#### 4.0 Recommendations

The proposal in para 3.0 above is placed before Screening Committee for consideration.

#### 5.0 Follow up action:

The modified lay out plan will be forwarded to :

- Engineering Wing (Civil) for feasibility, demarcation, provision of services etc.
- Engineering Wing (Electrical) for electrification.
- HUPW for designing of Convenient Shopping Centre.
- Lands Disposal Wing for allotment / disposal as per policy.

*[Signature]*  
18/3/11  
Asstt. Director (Plg.)  
Dwarka

*[Signature]*  
18/03/2011  
Dy. Director (Plg.)  
Dwarka

*[Signature]*  
18/3/2011  
Director (Plg.)  
Dwarka

URBAN DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 298 Screening  
Committee Meeting Dt 26.4.11  
vide Item no. 22.2011  
*[Signature]*  
08/07/11 Dy. Director (Arch.) Coord

9.2/2  
98.22.2011