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Item No. (.....50:2014.....)  
Screening Committee No. (.....323.....)

**Title of the Agenda: (i) Proposed Numbering of Community Facility Pocket in Sector-34, Rohini, Phase-V.  
(ii) Proposed Layout Plan of Community Facility Pocket (CF-1 to CF-10), Sector-34, Rohini, Phase-V.**

**File No. DIR (PLG)R/5034/N.F./2013**

**Synopsis**

Proposed Numbering and the Layout Plan of Community Facility Pockets (CF-1 to CF-10), Sector 34, Rohini, Phase-V is placed before Screening Committee for consideration and approval.

**1. BACKGROUND**

The Layout Plan of Sector 34, Ph-V, Rohini has been approved 247<sup>th</sup> Screening Committee Meeting held on 31.03.2006 vide item no.39:2006 with subsequent modification and lastly in 315<sup>th</sup> Screening Committee meeting held on 07.08.2013 vide item No. 124:2013. And the same is verified by DY. DIR. (Arch.) CO-ORDIN on 01.10.2013 in file No. DIR/PLG./R/5001/PH-V/2005.

**2. EXAMINATION**

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- (i) As per the approved Layout Plan of Sector-34, Rohini. There are ten (10) CF pockets earmarked for Community Facilities. Sector-34 has population of 1,49,923. Accordingly, the neighbourhood level facilities are proposed as per the norms of Master Plan for Delhi-2021 in these ten (10) pockets in Sector-34, Rohini.
  - (ii) As per the Master Plan for Delhi-2021 and Zonal Development Plan of Zone 'M' the Landuse of these pockets is "Residential".
  - (iii) The drawing is based on actual demarcation of plots and roads done at site and reported by AE-I, RPD-4 and AE-II, RPD-4 and forwarded by SE/CC-6 vide file no. F4(633)A/CS/EE/RPD-4/DDA/2012-13/598 dated 17.04.2013.
  - (iv) The parking areas provided in Community Facility Pockets (CF-1,CF-3 and CF-10) are part of approved layout plan of pocket A-1,A-4 and C-6 respectively in sector 34, 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 34, Rohini, the gross residential area is 210.47 ha. Thus in the proposal the provision of Fuel Stations (One Petrol Pump and One CNG Station) have been made.
  - (vi) In the 319<sup>th</sup> Screening Committee meeting held on 10.02.2014 vide item No. 19:2014 a committee comprising EM, Commr. (Plg.), Chief Architect, Addl. Commr. (Plg.) was constituted to discuss the alternatives. The meeting of the said Committee under the chairmanship of EM was held on 13.03.2014 wherein the current proposal, of CF - 1 to CF - 10, Sector - 34, Rohini, was also deliberated in detail and the proposals were finalized and approved in file No. Dir.(Plg.)R/5036/FC-32/2014.
  - (vii) In the Committee meeting, it was decided to allow Primary School / Middle School to be upgraded to Sr. Sec. School with an area of 6000 sq. m. and above, as per Communication dated 21.02.2014 vide No. F.18(35)95/IL/354. As such in new schemes provision of only Sr. Sec. School with an area of 6000 sq. m. and above are to be made. This requires modification in MPD-2021 U/S 11A to be processed by MP Section of Planning Department, DDA. A note regarding modification in the MPD-2021 U/S 11A for provision of Sr. Sec. School instead of Primary School was sent to Addl. Commr. (Plg.) UE & P/ MP/ LP vide letter No. Dir.(Plg.)R/5036/FC-32/2014/52 dated 24-03-2014 It was, further, decided in committee meeting on 13.03.2014 that the individual agenda item be put up without waiting for modification in MPD - 2021.

(viii) Based on population of 1,49,923 of Sector – 34, Rohini, the neighbourhood level facilities required and proposed as per MPD – 2021 are as under:-

S. No.	Facilities required as per MPD - 2021	No's	Area (Sq. m.)	Proposed
1.	Primary School	15	2000-4000	--
2.	Sr. Sec. School	15	6000-8000	23
3.	Banquet Hall	15	800-1200	13
4.	Dispensary	15	800-1200	14
5.	Coaching / Training Centre	15	500	15
6.	Religious	30	400	27
7.	Fuel Station	2	1080-1485	2

Note:-

- (i) Twenty three (23) Sr. Sec. Schools of area 14.19 ha. proposed in lieu of fifteen (15) Primary Schools and fifteen (15) Sr. Sec. Schools of combined minimum area 12.0 ha. as per norms of MPD-2021.
- (ii) Deficiency of two (2) No. of Banquet Hall have been proposed in adjacent Sector – 35.

### 3. PROPOSAL

The Proposed Numbering and the Layout Plan of Community Facility Pockets (CF-1 to CF-10), Sector-34, 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 followed as per Master Plan for Delhi-2021.

### 4. AREA STATEMENT

There are ten (10) Community Facility Pocket numbering CF-1 to CF-10 having the area as below:

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

Total Area of Pocket = 11396.75 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	MULTI LEVEL PARKING	2100.00
2.	SR. SECONDARY SCHOOL	7357.43
3.	RELIGIOUS	401.89
4.	COACHING/TRAINING CENTER	501.45
5.	DISPENSARY	923.55
	CIRCULATION	112.43

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

Total Area of Pocket = 37431.49 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR.SECONDARY SCHOOL	6005.29
2.	SR.SECONDARY SCHOOL	6008.71
3.	SR.SECONDARY SCHOOL	6011.89
4.	SR.SECONDARY SCHOOL	6015.08
5.	CF(COMMUNITY FACILITY)	2835.12
6.	RELIGIOUS	400.00
7.	RELIGIOUS	400.00
8.	DISPENSARY	787.50
9.	DISPENSARY	787.50
10.	RELIGIOUS	400.00
11.	RELIGIOUS	400.00
12.	COACHING/TRAINING CENTER	504.11
13.	COACHING/TRAINING CENTER	503.77
14.	BANQUET HALL	1885.99
15.	BANQUEET HALL	1954.67
	CIRCULATION	2531.86

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**III. Area Details of Community Facility Pocket-3 (CF-3)**

Total Area of Pocket = 11012.16 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	PARKING	1000.00
2.	SR.SECONDARY SCHOOL	6860.48
3.	BANQUET HALL	1752.26
4.	FUEL STATION (CNG)	1399.42

**IV. Area Details of Community Facility Pocket-4 (CF-4)**

Total Area of Pocket = 32795.00 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR.SECONDARY SCHOOL	6068.01
2.	SR.SECONDARY SCHOOL	6051.17
3.	SR.SECONDARY SCHOOL	6055.29
4.	SR.SECONDARY SCHOOL	6118.34
5.	RELIGIOUS	400.00
6.	RELIGIOUS	400.00
7.	RELIGIOUS	400.00
8.	RELIGIOUS	400.00
9.	COACHING/TRAINING CENTER	500.00
10.	COACHING/TRAINING CENTER	500.00
11.	DISPENSARY	1017.78
12.	BANQUET HALL	2903.02
	CIRCULATION	1981.39

**V. Area Details of Community Facility Pocket-5 (CF-5)**

Total Area of Pocket = 17487.34 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR. SECONDARY SCHOOL	6004.11
2.	RELIGIOUS	400.00
3.	RELIGIOUS	400.00
4.	COACHING/TRAINING CENTER	504.00
5.	COACHING/TRAINING CENTER	504.00
6.	RELIGIOUS	400.00
7.	RELIGIOUS	400.00
8.	DISPENSARY	976.00
9.	DISPENSARY	976.00
10.	BANQUET HALL	1526.16
11.	BANQUET HALL	1799.15
	CIRCULATION	3597.92

**VI. Area Details of Community Facility Pocket-6 (CF-6)**

Total Area of Pocket = 32766.83 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR.SECONDARY SCHOOL	6061.92
2.	SR.SECONDARY SCHOOL	6041.85
3.	SR.SECONDARY SCHOOL	6042.65
4.	BANQUET HALL	2583.70
5.	RELIGIOUS	400.00
6.	RELIGIOUS	400.00
7.	COACHING/TRAINING CENTER	508.38
8.	COACHING/TRAINING CENTER	508.38
9.	RELIGIOUS	400.00
10.	RELIGIOUS	400.00
11.	DISPENSARY	851.41
12.	DISPENSARY	852.02
13.	BANQUET HALL	2378.06
14.	BANQUET HALL	2868.15
	CIRCULATION	2470.31

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**VII. Area Details of Community Facility Pocket-7 (CF-7)**

Total Area of Pocket = 16918.67 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR.SECONDARY SCHOOL	6000.00
2.	RELIGIOUS	400.00
3.	RELIGIOUS	400.00
4.	COACHING/TRAINING CENTER	504.00
5.	COACHING/TRAINING CENTER	504.00
6.	RELIGIOUS	400.00
7.	RELIGIOUS	976.00
8.	DISPENSARY	976.00
9.	DISPENSARY	2908.83
10.	BANQUET HALL	3449.84
	CIRCULATION	

**VIII. Area Details of Community Facility Pocket-8 (CF-8)**

Total Area of Pocket = 21362.75 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	RELIGIOUS	403.64
2.	COACHING/TRAINING CENTER	515.62
3.	DISPENSARY	926.18
4.	SR.SECONDARY SCHOOL	6000.00
5.	SR.SECONDARY SCHOOL	5562.75
6.	SR.SECONDARY SCHOOL	6000.00
7.	RELIGIOUS	412.69
8.	COACHING/TRAINING CENTER	513.59
9.	DISPENSARY	803.44
	CIRCULATION	224.84

**IX. Area Details of Community Facility Pocket-9 (CF-9)**

Total Area of Pocket = 36913.35 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR.SECONDARY SCHOOL	6397.31
2.	SR.SECONDARY SCHOOL	6358.49
3.	SR.SECONDARY SCHOOL	6322.91
4.	SR.SECONDARY SCHOOL	6287.33
5.	RELIGIOUS	402.50
6.	RELIGIOUS	402.50
7.	CF(COMMUNITY FACILITY	1105.38
8.	COACHING/TRAINING CENTER	509.44
9.	COACHING/TRAINING CENTER	506.69
10.	RELIGIOUS	409.09
11.	RELIGIOUS	409.08
12.	RELIGIOUS	811.78
13.	DISPENSARY	811.78
14.	DISPENSARY	1854.55
15.	BANQUET HALL	1853.49
	BANQUET HALL	2471.03
	CIRCULATION	

**X. Area Details of Community Facility Pocket-10 (CF-10)**

Total Area of Pocket = 13312.23 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	MULTI LEVEL PARKING	2030.00
2.	BANQUET HALL	3550.85
3.	SR.SECONDARY SCHOOL	6343.06
4.	FUEL STATION (PETROL)	1388.32

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**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 facilitate to the neighbourhood population of this Sector.

**6. Follow up action**

After the Layout Plan approved by the Screening Committee, the same will be forwarded to concern Departments for action as follows:-

- Engineering Wing, DDA - For Feasibility/ Demarcation & Development.
- Land Disposal Wing, DDA - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (civil)/ Rohini.
- Electrical Wing, DDA - For Electrification of the area.

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5:50:2014

*Vinod Sakle*  
(Vinod Sakle)  
28/04/2014  
Director (Plg.) Rohini  
Zone - "M" & "N"

*H. K. Bharti*  
(H. K. Bharti)  
25/04/14  
Dy. Director (Plg.) - I  
Rohini Zone - "M" & "N"

*Savita Mangla*  
(Savita Mangla)  
Asstt. Director (Plg.)  
Rohini

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-OP  
Approved in... 22nd  
Committee Meeting... 29.5.14  
vide Item no. 50:2014  
*[Signature]*  
30/7/14