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Item No. (.....51:2014.....)  
Screening Committee No. (.....323.....)

**Title of the Agenda: (i) Proposed Numbering of Community Facility Pocket in Sector-35, Rohini, Phase-V.  
(ii) Proposed Layout Plan of Community Facility Pocket (CF-1 to CF-6), Sector-35, Rohini, Phase-V.**

**File No. DIR (PLG)R/5035/N.F./2014**

**Synopsis**

Proposed Numbering and the Layout Plan of Community Facility Pockets (CF-1 to CF-6), Sector 35, 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**

- (i) As per the approved Layout Plan of Sector-35, Rohini. There are six (6) CF pockets earmarked for Community Facilities. Sector-35 has population of 53,477. Accordingly, the neighbourhood level facilities are proposed as per the norms of Master Plan for Delhi-2021 in these six (6) pockets in Sector-35, Phase-V, 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) In the six pockets, two pockets (CF-2 and CF-6) have part built up area (unauthorised colony No.-258, Jain Colony and Barwala Village respectively).
- (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 35, Rohini, the gross residential area is 111.14 ha. Thus in the proposal the provision of Fuel Stations (One Petrol Pump) 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 - 6, Sector - 35, 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.



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(viii) Based on population of 53,477 of Sector – 35, 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	5	2000-4000	--
2.	Sr. Sec. School	5	6000-8000	8
3.	Banquet Hall	5	800-1200	7
4.	Dispensary	5	800-1200	4
5.	Coaching / Training Centre	5	500	5
6.	Religious	10	400	8
7.	Fuel Station	1	1080-1485	1

Note:-

- (i) Eight (8) Sr. Sec. Schools of area 4.9 ha. proposed in lieu of five (5) Primary Schools and five (5) Sr. Sec. Schools of combined minimum area 4.0 ha. as per norms of MPD-2021.

### 3. PROPOSAL

The Proposed Numbering and the Layout Plan of Community Facility Pockets (CF-1 to CF-6), Sector-35, 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 followed as per Master Plan for Delhi-2021.

### 4. AREA STATEMENT

There are six (6) Community Facility Pocket numbering CF-1 to CF-6 having the area as below:

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

Total Area of Pocket = 5720.36 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	BANQUET HALL	2845.57
2.	BANQUET HALL	2762.34
	CIRCULATION	112.45

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

Total Area of Pocket = 35646.16 Sq.m.

Area under Built-Up (Unacquired Land) = 19774.95 Sq.m.

Net Area of Pocket = 15871.19 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	BANQUET HALL	2958.31
2.	SR. SECONDARY SCHOOL	6300.00
3.	SR. SECONDARY SCHOOL	6500.42
	CIRCULATION	112.46

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

Total Area of Pocket = 5861.61 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	BANQUET HALL	2127.81
2.	DISPENSARY	1001.20
3.	RELIGIOUS	406.28
4.	RELIGIOUS	400.00
5.	COACHING/TRAINING CENTER	500.00
6.	CF (COMMUNITY FACILITIES)	537.06
	CIRCULATION	889.26



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

Total Area of Pocket = 18000.19 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR.SECONDARY SCHOOL	6038.54
2.	BANQUET HALL	1527.86
3.	DISPENSARY	801.13
4.	RELIGIOUS	405.00
5.	COACHING/TRAINING CENTER	530.35
6.	RELIGIOUS	405.00
7.	SR.SECONDARY SCHOOL	6006.30
	CIRCULATION	2286.01

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

Total Area of Pocket = 18049.68 Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	SR.SECONDARY SCHOOL	6074.74
2.	BANQUET HALL	1500.00
3.	DISPENSARY	806.84
4.	RELIGIOUS	405.00
5.	COACHING/TRAINING CENTER	519.29
6.	RELIGIOUS	405.00
7.	SR.SECONDARY SCHOOL	6051.79
	CIRCULATION	2287.02

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

Total Area of Pocket = 40467.92 Sq.m.

Area under Built-Up (Unacquired Land) = 676.12 sq.m.

Net Area of Pocket = 39791.80 sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1.	CF(COMMUNITY FACILITY)	3698.17
2.	SR.SECONDARY SCHOOL	6134.21
3.	CF(COMMUNITY FACILITY)	2943.31
4.	COACHING/TRAINING CENTER	500.00
5.	COACHING/TRAINING CENTER	500.00
6.	DISPENSARY	890.39
7.	RELIGIOUS	412.86
8.	RELIGIOUS	400.00
9.	CF(COMMUNITY FACILITY)	1800.00
10.	BANQUET HALL	1607.84
11.	CF(COMMUNITY FACILITY)	5661.18
12.	SR.SECONDARY SCHOOL	6049.02
13.	FUEL STATION (PETROL)	1388.79
14.	CF(COMMUNITY FACILITY)	3370.01
	CIRCULATION	4436.02

**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 neighborhood population of this Sector.

**6. FOLLOW UP ACTION**

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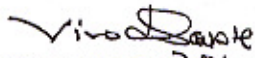
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After the Layout Plan approved by the Screening Committee, the same will be forwarded to concern Departments for action as follows:


- Engineering Wing, DDA - For Feasibility/ Demarcation & Development
- Land Management Wing, DDA - For Acquisition of land
- 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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(Vinod Sakle) 28/04/14  
Director (Plg.) Rohini  
Zone - "M" & "N"

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

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

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO.ORDINATION UNIT  
Approved in... 323/c... Screening  
Committee Meeting Dt... 29.5.14  
vide Item no... 51: 2014  
  
Dy. Director (Arch.) Coord