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Item No. 118:2014

Screening Committee No. 325

**Title of the Agenda:**(1) Modification in revised Layout Plan of Sector 34 & 35, Ph-V, Rohini.

(2) Modified Proposed Layout Plan of Community Facilities Pocket (CF-6) in Sector-34, Rohini, Ph-V.

File No.Dir.(Plg.)R/5034/NF/2013

**Synopsis**

In Sector 34, Rohini there are ten (10) pockets (CF-1 to CF-10) proposed for Community Facilities. The current proposal is for Modification in earlier approved Proposed Layout Plan of Community Facilities Pocket (CF-6) for proposal of Mini Sewerage Treatment Plant and deletion of earlier approved site of Mini Sewerage Treatment Plant in Sector -35, Ph-V, Rohini for consideration and approval by Screening committee.

**1.0 BACKGROUND :**

In the revised Layout Plan of Sector-34 and 35, Ph-V, Rohini, in Sector-35 in recreational area STP site was earlier approved by 317<sup>th</sup> Screening Committee meeting held on 11.12.2013 vide item No.169:2013. S.E.(HQ) Rohini vide letter No. F.12(59)/2000/DDA/4311 dt.09.09.14 has intimated that the work of STP in Phase-V Rohini could not be taken up as the location falls in the area affected by the Barwala Villagers agitation. Accordingly to identify alternative location a meeting was held under the Chairmanship of Chief Engineer (Rohini) on 12.09.14 wherein it was decided to relocate the STP site in Community Facilities Pockets CF-6 in Sector-34, Ph-V, Rohini. This meeting was attended by S.E.CC-6, E.E. RPD-7, Representative of Land Scape and Planning Department, Rohini.

**2.0 EXAMINATION:**

(i) STP site measuring 25m x 35m in Sector-35 was approved in 317<sup>th</sup> Screening Committee meeting. The same could not be executed at site due to agitation by Barwala Villagers and proposed to be deleted. An alternative site out side the revenue boundary of Village Barwala in CF-6, Sector-34, agreed upon due to existing/developed level of Sewer lines. The said proposed site forms part of CF-6, Sector-34 approved in the 323<sup>rd</sup> Screening Committee meeting. The approved Plan by the Screening Committee is yet to be released as such the proposed Layout Plan of Community Facilities Pockets CF-6 in Sector-34, Rohini, Ph-V now will be released once the modification is considered by the Screening Committee. The concerned Executive Engineer informed that the plot size should have minimum dimension of 25m x 50m. Since the agreed upon location forms part of plot no.14, Banquet Hall measuring 87.64m x 33.98m in CF-6, Sector-34, Rohini, the proposal for STP measuring 50x27.48m has been carved out by modification in Layout Plan. The remaining plot area is kept for Community Facilities Plot for future requirement.

(ii) As per the Master Plan for Delhi 2021 and Zonal Development Plan for Zone 'M' Landuse of Pocket CF-6 is 'Residential' and 'Utilities' are permitted in all use Zones.

(iii) Since the STP site is required to be relocated in Pocket CF-6 the earlier approved STP site in Sector-35, Ph-V will be re-converted to 'Recreational' use as per approved Zonal Plan of Zone 'M' and Master Plan for Delhi 2021.

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**3.0 PROPOSAL:**

(i) The earlier approved STP site in Sector-35 Rohini, Ph-V is since required to be re-located its use premises will be recreational by deletion of earlier STP site.

(ii) The modified proposed Layout Plan of Community Facilities Pocket (CF-6) in Sector-34, Rohini, Ph-V for proposal of STP measuring 50m x 33.98m with remaining area for Community Facilities instead of earlier approved plot of Banquet Hall as per details given in Para 4.0 (Area statement). The development control norms will be followed as per MPD-2021.

The above proposal is placed for consideration & approval of Screening Committee.

**4.0 Area Statement:**

Proposed Layout plan of Community Facility Pocket CF-6, Sector-34, Rohini, Ph.V.

Total area of the Pocket: 32766.83 sqm

The details of the area Statement is as under:-

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PLOT No.	USE	AREA (SQM)	Remarks
1.	SR. SECONDARY SCHOOL-I	6061.92	-
2.	SR. SECONDARY SCHOOL-II	6041.85	-
3.	SR. SECONDARY SCHOOL-III	6042.65	-
4.	BANQUET HALL-I	3153.01	Earlier approved area was 2583.70 sqm.
5.	RELIGIOUS- I	400.00	-
6.	RELIGIOUS-II	400.00	-
7.	COACHING/TRAINING CENTRE-I	508.38	-
8.	COACHING/TRAINING CENTRE-II	508.38	-
9.	RELIGIOUS-III	400.00	-
10.	RELIGIOUS-IV	400.00	-
11.	DISPENSARY-I	851.45	Earlier approved area was 851.41 sqm.
12.	DISPENSARY-II	852.02	-
13.	BANQUET HALL-II	2378.12	Earlier approved area was 2378.06 sqm.
14.	S.T.P.	1338.57	Earlier proposed for Banquet Hall with Area
15.	CF	960.17	measuring- 2868.15 sqm.
	CIRCULATION	2470.31	-

**5.0 FINANCIAL LIABILITY/SOCIAL GAIN**

The proposal is for utilization of DDA land for Neighborhood level facilities. As such there will be financial gain once allotted and social fulfillment of requirement of the Community.

**6.0 FOLLOW UP ACTION**

After the approval of the Layout Plan for Public & Semi Public Facilities Pockets in Sector-35, Rohini the same will be forwarded to:

- Engineering Wing (Civil)/Rohini, DDA - For Feasibility/demarcation & Development
- Engineering Wing (Electrical)/Rohini, DDA - For Electrification of the area.
- Land Disposal Wing/DDA - For allotment based on Feasibility/ Demarcation by Engineering Wing (Civil), Rohini.
- Landscape Unit, DDA - For necessary action & record.

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*Vinod Sakle*  
(Vinod Sakle) 30/09/2014

*A.K. Malhotra*  
(A.K. Malhotra) 30/9/14

*S.M.*  
(Savita Mangla) 30/9/14

*SA*  
(Charanjeet) 30/9/14

Director (Plg.)Rohini

Dy. Dir.(Plg.)I&II Rohini

A.D. (Plg.)Rohini

Planning Asstt.

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
 Approved for 325th Screening  
 Committee Meeting Dt. 07.10.14  
 vide item no. 118 82014  
 By, Director (Arch.) Coord