

Item No. (.....33:2015.....)

Screening Committee No. (.....329.....)

Title of the Agenda: Proposed Layout Plan of Community Facility Pocket (CF-4), Sector-34, Rohini, Phase-V.

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

**Synopsis**

Proposed Layout Plan of Community Facility Pocket (CF-4), Sector 34, Rohini, Phase-V is placed before Screening Committee for consideration and approval.

**1. BACKGROUND**

As per the approved Layout Plan of Sector-34, Rohini, Phase-V there are ten (10) CF pockets earmarked for Community Facilities. Sector-34 has been designed for population of 1, 49,923. Accordingly, the neighbourhood level facilities were proposed as per the norms of Master Plan for Delhi-2021 in these ten (10) pockets in Sector-34, Rohini. Out of Ten (10) CF Pockets Nine (9) CF pockets were approved in 323<sup>rd</sup> Screening Committee held on 29.05.2014 vide item no. 50:2014. One CF pocket i.e. CF-4 was withdrawn during the meeting and now it is required for approval for sub-division of pocket for various facilities.

**2. EXAMINATION**

- (i) As per the Master Plan for Delhi-2021 and Zonal Development Plan of Zone 'M' the Landuse of this pocket is "Residential".
- (ii) The drawing is based on actual demarcation of plots and roads done at site as per the report of Engineering division vide file no. F4(633)A/CS/EE/RPD-4/DDA/2012-13/598 dated 17.04.2013.
- (iii) In this pocket one 66kv ESS site was earlier approved in 303<sup>rd</sup> Screening Committee Meeting held on 21.12.2011 vide item no. 110:2011 (marked as plot no.1) and remaining area requires further sub-division for facilities to be provided in this Sector.
- (iv) In the Committee meeting under the Chairmanship of EM DDA held on 13.03.2014. 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.

**3. PROPOSAL**

The Proposed Layout Plan of Community Facility Pocket (CF-4), 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.

105/L + 10/10

-29-

#### 4. AREA STATEMENT

##### 1. Area Details of Community Facility Pocket-4 (CF-4)

Total Area of Pocket=32795.04sq.m.

##### DETAILS OF PLOT

PLOT NO.	USE	AREA (IN SQ.M.)
1	66 KV ESS (ALREADY APPROVED)	8108.12
2	Community Facility (C.F.)	1091.00
3	DISPENSARY	800.00
4	BANQUET HALL	1506.54
5	MULTI LEVEL PARKING	1117.74
6	SR. SECONDARY SCHOOL-1	6011.34
7	SR. SECONDARY SCHOOL-2	6007.28
8	SR. SECONDARY SCHOOL-3	6026.06
	CIRCULATION	2126.96


#### 5. Financial Liability and Social Gain

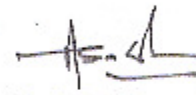
There are no financial implications from the Planning point of view as proposal is for utilization of DDA vacant land. The proposed Facilities will facilitate to the neighborhood population of this Sector.

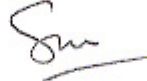
#### 6. Follow up action

After the Layout-Plan is 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 and Development by Engineering Wing (civil)/Rohini
- Electrical Wing, DDA For Electrification of the area.

  
(N.R. Aravind)  
Director (Plg.) Rohini -  
Zone-"M"

  
(A.K. Malhotra)  
Dy. Dir. (Plg.) I&II/Rohini  
Zone-"M"

  
(Savita Mangla)  
Asstt. Dir. (Plg.)  
Zone-"M"

