

Item No. 02:2012  
 Screening Committee No. 304

**Title of Agenda: Proposed Layout Plans for Public & Semi Public Facilities pocket (FC-13 & FC-14) at Sector-29, Rohini PH-IV.**

**File No.Dir.(Plg.)R/4029/Facilities/2011**

**Synopsis**

In Sector-29, Rohini there are three (3) pockets, (FC-12, FC-13 & FC-14) proposed for Public & Semi Public facilities. The proposed Layout Plans for these three (3) pockets were placed before 298<sup>th</sup> Screening Committee Meeting held on 26.04.11 vide item No.23:2011. The item was discussed, and it was decided that the proposal be put up again in Screening Committee after due incorporation of the area confirmed through Total Station Survey. The current proposal based on Total Station Survey of Layout Plans for two (2) Facilities Pockets as given in Agenda is placed before the Screening Committee for consideration & approval.

**1.0 BACKGROUND:**

In the approved sector Layout Plan of Sector 29 of Ph-IV, Rohini, the provisions have been made for Public & Semi Public Facilities at Zonal level. Layout plan of these facilities pockets needs to be designed by proposing the various Zonal level facilities as per MPD-2021.

In the 298<sup>th</sup> Screening Committee Meeting held on 26.04.11, three (3) Pockets, Layout Plan for Public & Semi Public Facilities areas i.e. (FC-12, FC-13 & FC-14) were placed as an agenda item. The Layout Plan of FC-12 will be prepared once the matter regarding dow-tailing (between Rohini & Narela) of UER-III (80mtr R/W) is finalized and approved by Technical Committee, DDA.

**2.0 EXAMINATION:**

The Layout plan of sector-29, Ph-IV, Rohini was approved in 219<sup>th</sup> Screening Committee held on 02.07.2002 vide item No.15:2002 in file No.PP/R/4029/2002. In the approved Layout Plan of Sector-29 Rohini, an area measuring 19.5 Hac was earmarked for Public & Semi Public Facilities at Zonal level in three pockets. The proposed numbering for Public & Semi Public Facilities (FC) in various Sector of Zone-M, Rohini Ph-III, IV & V was considered and approved by 303<sup>rd</sup> Screening Committee Meeting held on 21.12.2011 vide item No.110:2011 in File No.Dir.(Plg.)R/5001/Ph-V/2005. The Minutes are still awaited, however the numbering of Facility Pockets has been taken as per approval by Screening Committee. The Landuse of all the pockets is "Public & Semi Public Facilities" as per MPD-2021 and approved Zonal Development plan of Zone-'M'.

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Based on the report/list of approved Zonal Development Plan of Zone 'M' the facilities are proposed. A tentative matrix has been worked out for these facilities to be proposed in Public & Semi Public area in various sectors. Accordingly, the Zonal level facilities are proposed in these three (3) pockets in Sector-29, Rohini.

In FC-14, DDA, has already made a commitment to National Institute for Disaster Management (NIDM) Ministry of Home Affairs, Govt. of India for plot measuring 2.625 Hac. in IL Branch File No.F.32(12)/03/IL/1748 as per proposal placed before Screening Committee on 26.4.2011 vide item No.23:2011. In the current proposal the area of said PSP plot is 2.87 Hac. (Plot No.15).

### 3.0 PROPOSAL:

The proposed Sub-division Plan for the Facilities pockets FC-13 & FC-14 in Sector-29, Rohini are placed as per details given in area statement (Para 4.0) for consideration and approval by the Screening Committee.

The Development Control Norms will be as per Master Plan for Delhi - 2021.

### 4.0 AREA STATEMENT:

#### (i) FACILITY POCKET- 13

Total area of pocket is 3.021 Ha. The details of Area Statment is as under:-

Plot No.	USE	Area (Ha)
1.	PSP	0.227
2.	Maternity Home	0.245
3.	Nursing Home/Polyclinic	0.200
4-7	(4 plots) PSP, 900 sqm each	0.360
8.	PSP	0.200
9-10	(2 plots) PSP 980 sqm each	0.196
11.	Community Recreational Club	0.200
12.	Hospital 'D'	0.400
13.	School for Mentally Challenged	0.196
14.	Park	0.196
.	Circulation	0.601

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**(ii) FACILITY POCKET-14**

Total area of the pocket is 7.56 Ha. The details of area Statement is as under:-

Plot No.	USE	Area (Ha)
1.	Space for parking of buses, LMVS, ITPS etc.	0.53
2.	Nursing Home/Polyclinic	0.10
3.	Maternity Home	0.10
4-6.	(3 plots) PSP 1000 sqm each	0.30
7.	Socio Cultural Activity	0.10
8.	School for Physically Challenged	0.18
9.	Community Recreational Club	0.20
10.	Multi-purpose Community Hall	0.20
11-12	(2 Plots) PSP 1000 sqm eachj	0.40
13.	Hospital 'C'	0.81
14.	ESS 66 KV	0.86
15.	PSP (for National Institute of Disaster Management, PTOH, GOI)	2.87
16.	Park	0.18
.	Circulation	0.73

**5.0 FINANCIAL LIABILITY/SOCIAL GAIN**

The proposal is for utilisation of DDA land for Zonal 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 Plans for Public & Semi Public Facilities Pockets i.e. FC-13 & FC-14, Sector-29, Ph-IV Rohini, it will be forwarded for follow up action as follows:

- Engineering Wing (Civil)/Rohini - For Demarcation & Development
- Land Disposal Wing/DDA - For Allotment Based on demarcation by Engineering Wing, (Civil)/Rohini.
- Engineering Wing (Electrical)/Rohini - For ESS 66 KV IN FC-14 (Plot No.14) & Electrification of the pockets.

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DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 304<sup>th</sup> Screening  
Committee Meeting Dt. 27.2.12  
vide Item no. 02: 2012  
*[Signature]*  
Director (Arch.) Comm

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