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Item No. (126:2013  
Screening Committee No. (...315.....))

**Title of the Agenda: Proposed Layout Plans for Public & Semi Public Facilities Pockets FC-29 & FC-30 at Sector-35, Rohini PH-V.**

**File No. Dir (Plg) R/5034/PSP/26/2011**

**Synopsis**

In Sector-35, Rohini there are three (3) pockets, (FC-29, FC-30 & FC-31) proposed for Public & Semi Public facilities. The current proposal is for Layout Plans for two (2) Facilities Pockets (FC-29 & FC-30) for consideration & approval by Screening Committee.

**1.0 BACKGROUND**

In the approved Layout Plan of sector 34 & 35 of phase-V, Rohini, the provisions has been made for Public & Semi Public facilities at Zonal level. There are total three (03) pockets (FC-29, FC-30 & FC-31) in Sector-35. Layout plan of these Facility Pockets is required to be designed for the various Zonal level facilities as per MPD-2021. The current proposal is for remaining two (2) pockets in Sector 35, Rohini as FC-31 is fully builtup (unauthorised colony).

**2.0 EXAMINATION**

The Layout Plan of Sector-34 & Sector- 35, Phase-V, Rohini was approved in 247th Screening Committee held on 31/03/2006 vide item No. 39:2006 in file No. Dir (Plg.)R/ 1500/ PHV/ 2005/220. Revised layout Plan of Sector-34 & Sector- 35, Phase-V, Rohini is prepared based on actual demarcation of plots and roads done at site and forwarded by Chief Engg., Rohini vide file no. F4(633)A/Cs/EE/RPD-4/DDA/2012-13/598 Dated 17.04.2013. The same has also been placed separately as an agenda item in the Screening Committee vide File No. DIR(PLG) R/5001/PH V/2005.

The Proposed Layout Plans for Public & Semi Public Facilities Pockets FC-29 & FC-30 at Sector-35, Rohini PH-V was discussed in the 313<sup>th</sup> screening Committee Meeting held on 04.04.2013 vide Item No. 62:2013. The proposal as reflected in the agenda was deferred till all the issues pertaining to the requirement of land for proposed uses by GNCTD are re-examined and addressed. It was also mentioned that the proposal for allotment of land for Bus Depot should be as per the norms of MPD 2021 and in no case area more than the norms to be provided. The land already allotted by DDA for Bus Depot should be put to optimal use.

In the Revised Layout Plan of Sector-35 Rohini, an area measuring 23.39 Ha is earmarked for Public & Semi Public Facilities at Zonal level in three pockets. The Landuse of all the pockets is "Public & Semi Public Facilities" and partly "Recreational" as per MPD-2021 and Zonal Development Plan of Zone-'M'.

Out of the three pockets One (01) pocket in Sector-35 (FC- 31) is fully built up (unauthorised colony). As such no Layout Plan is prepared for FC-31 at this stage. Thus layout plans of remaining two (02) pockets have been proposed. The profile of the Facility Pockets is as per the Zonal Development plan of Zone 'M'.

As per the revised Layout Plan of Sector 35, Rohini the area of FC-29 is 13.44 ha and area of FC-30 is 5.15 ha which includes Recreational area as per MPD-2021 and Zonal Development Plan of Zone-'M'. The area and dimension of the Pockets are based on the Revised Layout Plan of Sector 35. However, the area of FC-29 & FC-30 with landuse as "Public & Semi Public Facilities" as per MPD-2021 and Zonal Development Plan of Zone-'M' is 12.183 ha and 3.949 ha respectively. The proposal is based on these areas.

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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 Facility area in various sectors. Accordingly, the Zonal level facilities are proposed in these two (2) pockets in Sector-35, Rohini.

The profile of physical features is based on the Feasibility forwarded by SE/CC-6 vide file no. F4(633)A/Cs/EE/RPD-4/DDA/2012-13/598 Dated 17.04.2013. The status of physical features has been confirmed by DD (LM), Rohini in File No. DIR (PLG) R/5034/PSP/ 26/. As per the Report the area measuring 0.044 ha under the built-up (existing temple) in FC-30 is un-acquired land. In the current proposal to make this approachable 12.0 m wide access has been provided in the DDA acquired land from the 20.0 m wide internal road. As such 33.94 sqm. area for 12.0 m wide access road has been proposed for the unacquired land, this being in the centre of DDA acquired land.

IL Branch vide Letter No. F22(06)/2012/IL/1154 dated 23.05.2013 requested for allotment of land for the following:

Sl No.	Name of the Institute	Date of Request	Area Required	Area Proposed	Purpose
1	Maulana Azad Institute of Dental Science	31.12.2012	20 acres	10 acres	for establishment of Dental University
2	Health & Family welfare Department, GNCTD	11.04.2013	15 acres	5 acres	Public Health University and Indian institute of Public Health

The scheme is based on area proposed for respective Institutions.

As per MPD-2021, provisions of four (4) University Campus (City Level Public and Semi-Public Facilities) have to be made in the Urban Extension Area with a total area of up to 20 ha. The provision of 4.082 ha (10.08 acre) has been made in FC-29 (Plot No. 3) for Maulana Azad Institute of Dental Science for establishing of Dental University and provision of 2.146 ha (5.30 acre) has been made in FC-29 (Plot No. 4) for Health and Family welfare Department, GNCTD for establishing of Public Health University and Indian institute of Public Health.

As per MPD-2021 one (1) Bus Depot measuring 4000 sqm is to be provided for a population of 5,00,000. Thus provision of one Bus Depot measuring 0.40 ha has been made in FC-29 (Plot No. 1).

### 3.0 PROPOSAL:

The proposed Layout Plans for the Facilities pockets FC-29 & FC-30 in Sector-35, 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:

#### a) FACILITY POCKET- 29, SECTOR-35, ROHINI

Total area of the pocket is 12.183 ha. The details of the area Statement is as under:-

PLOT NO	USE	AREA (IN HA)
1	BUS DEPOT	0.400
2	PSP	1.315
3	UNIVERSITY (DENTAL)	4.082
4	UNIVERSITY (PUBLIC HEALTH)	2.146
5	PSP	1.606
6	FIRE STATION	1.402
7	FUEL STATION (CNG-APPROVED)*	0.108
	CIRCULATION	1.124

\* CNG Site in Sector- 34&35 measuring 36.0M x 30.0 M is approved in the 297th Screening Committee held on 19.06.09 vide Item No. 85:2009 in File No. PPR/1061/CNG/PT./09.

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**b) FACILITY POCKET- 30, SECTOR-35, ROHINI**

Total are of the Pocket: 3.949 ha.  
Area under Built-up (Unacquired Land): 0.044 ha  
Net Area of the Pocket: 3.905 ha

The details of the area Statement is as under:-

PLOT NO	USE	AREA (IN HA)
1	PARKING SPACE FOR BUSES, LMVs, IPTs etc.	0.330
2	NURSING HOME/ POLYCLINIC	0.185
3	HOSPITAL 'D'	0.399
4	SCHOOL FOR PHYSICALLY CHALLENGED	0.188
5	SCHOOL FOR MENTALLY CHALLENGED	0.188
6	VETRINARY HOSPITAL	0.180
7	HOSPITAL 'C'	0.684
8	FUEL STATION (PETROL PUMP)	0.108
9	FUEL STATION (CNG)	0.108
10	COMMUNITY RECREATIONAL CLUB	0.199
11	POLICE POST	0.094
12	DIAGNOSTIC CENTRE	0.065
13	FAMILY WELFARE CENTRE	0.067
14	GERIATRIC CENTRE	0.083
15	PEDIATRIC CENTRE	0.083
16	PARK	0.298
	CIRCULATION	0.646

**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 fulfilment of requirement of the Community.

**6.0 FOLLOW UP ACTION:**

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

- Engineering Wing (Civil)/Rohini - For Feasibility/ Demarcation & Development
- Engineering Wing (Elect.)/Rohini - For Electrification of area
- Land Disposal Wing/DDA - For allotment based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini
- Landscape unit, DDA - For preparation of plans wherever applicable

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*Vinod Sakle*  
18/06/2013  
Director (P/g), Rohini  
Zone M&N  
Approved in 315 Screening  
Committee Meeting Dt. 7.8.13  
vide Memo No. 126:2013

*Rohini*  
(P C Soni)  
Deputy Director (P/g)  
Rohini

*3/5/13*  
By. Director (Arch.) Coord