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Item No. (13:2017...)  
Screening Committee No. (347...)

Title of the Agenda :- Proposed Layout Plan of Community facility Pocket, Block-B (CF-7 & CF-8), Sector-28, Rohini Ph-IV.

File No.-Dir/Plg/R/4028/2005/603

**Synopsis**

Proposed Layout Plan of Community Facility Pocket, Block-B (CF-7 & CF-8), sector-28, Rohini Phase-IV placed before Screening Committee for its consideration & approval.

**1. BACKGROUND**

As per the approved layout plan of Sector-28, Ph-IV Rohini, there are fourteen (14) pockets earmarked for Community Facilities for the proposed population of 1,10,000 (approx.), out of which three pockets are in Block-A, six pockets in Block-B and five pockets in Block-C. Facility pockets in Block-A & C have already been planned and approved by Screening Committee.

Four Group Housing plots have been developed in Block-B, Sector-28, Rohini. Accordingly, two (02) Community Facilities pockets in block-B are required to be planned and designed to fulfil the requirement of Neighbourhood level facilities for the population of the Sector and nearby area.

**2. EXAMINATION**

- i. The Layout plan of Sector-28, Rohini, Ph-IV was approved by Screening Committee vide item no.31:2001 in its meeting date 25.07.2001.
- ii. As per the Master Plan for Delhi-2021 and Zonal Development Plan of Zone-M, the landuse of these facilities pockets is "Residential".
- iii. The proposal is based on P.T. Survey supplied by Survey Unit of Rohini Planning Office. As per the survey report, the total area of facility pockets (CF-7 & 8) in Block-B is 3.79 Ha.
- iv. To avoid the number of entries & exits in a small distance on 30.0 m. Wide road which may be prone to accidents, proposed community facility pockets CF-7 & CF-8 is connected by 18.0 m. wide road by taking 540 sq.m. area from 30.0 m. wide recreational/green.

**3. PROPOSAL**

- i. The proposed layout plan of Community Facility Pockets CF-7 and CF-8 in Block-B, Sector-28, Rohini Ph-IV.
- ii. Connectivity of proposed Community Facility Pockets CF-7 and CF-8 by 18.0 m. wide road passing through 30.0 m. wide recreational/green between both pockets.
- iii. The Development Control norms will be followed as per Master Plan of Delhi-2021.

**4. AREA STATEMENT**

There are two (02)Community Facility Pockets (CF-7 and CF-8) having the area as below:

Area Details of Community Facility Pocket (CF-7& CF-8)  
Total Area of Pockets\* = 38500.92Sq.m.

PLOT NO.	USE	AREA (IN SQ.M.)
1	CF-I (COMMUNITY FACILITY)	3083.91
2	FAMILY WELFARE CENTRE	1093.98

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3	DISPENSARY	1057.72
4	SR. SECONDARY SCHOOL-I	6007.50
5	RELIGIOUS-I	0.00
6	RELIGIOUS-II	400.00
7	MULTIPURPOSE COMMUNITY HALL	2000.00
8	BANQUET HALL	1973.23
9	MULTILEVEL PARKING	2012.97
10	CF-II (COMMUNITY FACILITY)	2640.00
11	SR. SECONDARY SCHOOL-II	6063.83
12	DIAGNOSTIC CENTRE	868.75
13	NURSING HOME/ POLYCLINIC	1825.45
14	MATERNITY HOME	1151.56
15	POLICE POST	1056.21
	CIRCULATION*	6865.82

\* Including 540 sq.m. area of 18.0 m. wide connecting road taken from Recreational/Green area between pocket CF-7 & CF-8.

Copy of drawings with above details is annexed (Refer Annexure-'A')

5. FINANCIAL LIABILITY/ 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 neighbourhood population of this sector.

6. FOLLOW UP ACTION

After the approval of Layout Plan by the Screening Committee, the samewill be forwarded to theconcerned Departments for actions as follows:

- Engineering Wing (Civil), Rohini, DDA -For Feasibility / Demarcation & Development
- Land Disposal Wing, DDA -For Disposal of plots based on demarcation & Verification of land status by Engg. Wing.
- Electrical Wing, DDA -For Electrification of the area
- Landscape Unit, DDA - For Development of Recreational/Green Areas
- Architecture Wing (HUPW), DDA - For Development of Commercial Areas/M.C.H.

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*(Signature)*  
(H.K. Bharti)  
Director (Plg.) Rohini  
Zone-M & H (Part)

*(Signature)*  
(A.K. Malhotra)  
Dy. Dir.(Plg.)Rohini  
Zone-M & H (Part)

*(Signature)*  
(Deepak Gosh) Asstt. Dir. (Plg.) Rohini  
Zone-M & H (Part)  
DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATOR  
Approved in 347  
Committee Meeting Date 22.2.17  
Vide Item No. 13.2.2017  
Dy. Director (Ar. ch.) Co-ordin.

DELHI DEVELOPMENT AUTHORITY  
CERTIFIED  
Approved in 347th Screening  
Committee Meeting Dt. 22.2.2017  
vide Item No. 13.2.2017  
Sign. *(Signature)*  
Name H. K. Bharti  
Designation Director (Plg.) Rohini  
Zone-M & H (Part)

The Proposal has been approved by  
the 347th Screening Committee  
held on 22.2.2017 vide item No. 13.2.2017  
in File No. D.Y.C.Plg. R./4028/2005/603