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Item No. 38:2017  
Screening Committee 349

Title of Agenda: - Alternative site for Multipurpose Community Hall from Pocket-A-1, Sector-VIII, Rohini, Ph.-I & II- Modification in Layout plan.

(File No. PP/R/1003-8/2003/Pt.)

Synopsis

Alternative site for Multipurpose Community Hall from Pocket-A-1, Sector-VIII, Rohini, Ph.-I & II which is already approved by Screening Committee in its meeting held on 04.11.2015 is placed before Screening Committee for its consideration and approval.

1. BACKGROUND


- I. With reference to the meeting held under the Chairmanship of V.C, DDA to discuss the issue raised by Sh.Vijender Gupta, Hon'ble MLA & Authority Member of DDA on 24.04.2015 and 29.04.2015 to carve out the site for Multipurpose Community Hall from the site earmarked for LS/CS/OCF near Outer Ring Road at Pocket-A-1 sector-VIII, Rohini, Ph-I&II.
- II. Accordingly, the Agenda for Multipurpose Community Hall was placed in 333<sup>th</sup> Screening Committee meeting held on 04.11.2015 vide item no 78:2015. After detailed deliberation the same was approved.
- III. Subsequently, as per the Note of Chief Engineer (Rohini) dated 23.03.2017 the work for construction of Multipurpose Community Hall was awarded by Engineering wing Rohini on 20.02.2017. However, the construction work could not be taken up due to objection raised by Local Residents. On the request of Local residents Sh.Vijender Gupta, Hon'ble, MLA, Authority Member of DDA requested to shift already approved site for Multipurpose Community Hall from LS/CS/OCF plot at Pocket-A-1, Sector-VIII, Rohini to Plot no-7, Pocket-F-17 of the same sector which is earmarked for park as per the approved LOP of Sector-VIII, Rohini.
- IV. In view of this Rohini Planning office raised the objection that as per the approved Layout plan of Sector-VIII, Rohini, the alternative site proposed for Multipurpose Community Hall at Pocket-7, Pocket-F-17, Sector-VIII Rohini is earmarked for Park & as per the report provided by Survey Unit of Rohini Planning office on 30.03.2017, the site under reference is developed park having infrastructure i.e. light post, open gym and sitting hut and there are approx. 147 grown up trees having girth from 0.2 mtr to 2.2 mtr and falls within the periphery of the plot.
- V. Subsequently, a meeting was held under the Chairmanship of EM, DDA on 06.04.2017 which was attended by Chief Engineer (Rohini), Director(Plg.)Rohini, SE, C-9, Rohini & EE, RPD-10. As per the minutes of the meeting, ***"It was explained by the Chief Engineer (Rohini) that the work in subject already stands awarded on 20.02.2017 but the work at the earlier approved site at Pocket-A-1, Sector-8 could not be taken up due to objections raised by the local residents. Accordingly, number of sites have been studied in consultation with public & Sh. Vijender Gupta, MLA, Delhi Vidhan Sabha. Consultations have also been made with RWA's regarding alternative relocation of site. Based on the discussions, the site located near Hanuman Mandir, DDA Park, Pocket-F-17, Plot No.-7, Sector-8, Rohini, has been recommended to relocate on the southern side abutting 18 mtr wide road on two***

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side  wide road on one side of the said location. The TSS of the same has been conducted by Engineering Wing, Rohini and it has been observed through TSS that no tree has to be uprooted for construction of this community hall. So, it was opined that community hall can be constructed at the site near Hanuman Mandir, DDA Park, Pocket-F-17, Plot No.-7, Sector-8, Rohini with the prior approval of Screening Committee. Accordingly, the case may be put up before Screening Committee for decision." On the basis of above minutes & decision taken by EM, DDA, the case is being placed before Screening Committee for its consideration.

## 2. EXAMINATION

### Site-1

- i. As per MPD-2021 & ZDP of Zone-H the Landuse of the Pocket-F-17, Plot No.-7 is "Residential" and as per the approved layout plan of Sector-VIII, Rohini the same plot is designated for Park.
- ii. As per the Total Station survey provided by the office of the Executive Engineer, RPD-10 on 07.04.2017, total area of the plot is 5612.78 sq.m. having trees, lamp post, rainy shelter, open gym & footpath. Out of 5612.78 sq.m. area, a plot area measuring 2004.00 sq.m. is carved out for Multipurpose Community Hall and remaining area shall be maintained as Park.
- iii. The proposed plot for Multipurpose Community Hall is carved out in such a way that proposed plot is kept away from busy 18.0 mtr road R/W to make the smooth traffic flow and to prevent the uprooting of trees. However, if any tree is uprooted during the execution of Multipurpose Community Hall at the site, the alternative plantation to be accommodated in adjacent park or an alternative site be located as per prevailing guidelines by Engineering Wing in consultation with Horticulture Deptt., DDA.
- iv. The site under reference was earlier used as function site for religious purpose by the local residents with approval of competent authority. Although, it is not in the list of DDA's function site available on DDA website for online booking as on date.
- v. Besides above, it is observed at site that a plot earmarked for health centre measuring 52.83m X 38m (2007.54 sq.m.) opposite plot No.-7 on 18.0 m. road R/W has been developed as park at site. In view of this, the area of green under recreational head will remain more or less same as per original provision of approved layout plan of Sector-VIII, Rohini.

### Site-2

- i. During the site visit, another site was identified in adjacent Community Centre, Sector-VIII, Rohini. As per the report of Survey Unit of Rohini planning office, the area of said site is 1900 sq.m. approx. and lying vacant. As per the approved layout plan of Community Centre, Sector-VIII, Rohini, the said site is earmarked for Dispensary, Common hall & Library. In view of this, the same site can be utilized for Multipurpose Community Hall and as per the MPD-2021, "**Multipurpose Community Hall includes provision for marriages, small public gathering, function, eating joint and library etc.**"

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- II. Land Disposal Wing, DDA – For Disposal as per prevailing policy.
- III. Institutional Lands Branch, DDA – To verify the allotment status of Dispensary, Common Hall, & Library proposed in Community Centre, Sector-VIII, if option-2 is considered/ approved
- IV. HUPW, DDA – For designing of Multipurpose Community Hall / for modification in layout plan of Community Centre, Sector-VIII, Rohini, if option-2 is considered/ approved
- V. Engineering Wing (Electrical), Rohini – For shifting of Lamp post from site under Reference.
- VI. Horticulture Deptt., DDA – For maintaining the developed Park adjacent to site under reference. If required, alternative plantation to be accommodated by Engineering wing, Rohini & Horticulture Deptt. As per prevailing guidelines

*(Signature of H.K. Bharti)*

(H.K. Bharti)  
Director (Plg.) Rohini  
Zone-M & H (part)

*(Signature of A.K. Malhotra)*  
12/04/17

(A. K. Malhotra)  
Dy.Dir (Plg.) Rohini  
Zone-M & H (part)

*(Signature of Deepak Joshi)*

(Deepak Joshi)  
Asstt.Dir (Plg.) Rohini  
Zone-M & H (part)

The Proposal has been approved by the 349th Screening Committee held on 13-04-17 vide item No. 38:2017 in File No. P.P(R)/1003-B/2003/Pt.

DELHI DEVELOPMENT AUTHORITY  
 CERTIFIED  
 Approved in 349th Screening  
 Committee Meeting Dt. 13-04-2017  
 vide Item No. 38:2017  
 Sign. *(Signature)*  
 Name H.K. BHARTI  
 Designation DIRECTOR (PLG.)

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
 Approved in 349th 41 Screening  
 Committee Meeting Dt. 13-04-17  
 Vide Item No. 38:2017  
*(Signature)*  
 Dy. Director (Ar & H) Coordn.