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Item No. 99:2018  
Screening Committee No. 384

**Title of the Agenda: Proposed Layout Plans for Public & Semi Public Facilities Pockets FC- 27 & FC- 28 at Sector- 34, Rohini PH- V.**

(File No. DIR(PLG.)R/5034/PSP/26/2011)

Synopsis

The Proposed Layout Plans of Public & Semi Public Facilities Pockets FC- 27 & FC- 28 at Sector- 34, Rohini PH- V is placed before the Screening Committee for its consideration.

**1. BACKGROUND**

In the approved layout plan of Sector 34 & 35 Phase- V, Rohini, the provisions has been made for Public and Semi Public facilities at Zonal Level. There are total three (03) pockets (FC- 26, FC- 27 & FC- 28) in Sector 34. Layout Plan of these Facility Pockets is required to be designed/ planned to provide various Zonal level facilities as per the provision of MPD- 2021. The current proposal is for two (2) pockets in Sector 34, Rohini i.e. FC-27 & FC- 28 as Facility Pocket FC-26 is kept for the future utilization.

**2. EXAMINATION**

- i) To honour the commitment of Rohini Residential 1981 scheme, 10 residential pockets and 4 Group Housing pockets have been carved in Sector 34, Rohini and the development work is being taken by Engineering Wing at site, so to facilitate the public and for the development of these pockets the Facility Pockets i.e. FC- 27 & FC- 28 has been designed as per the provision of MPD- 2021.
- ii) The Revised Layout Plan of Sector- 34 & Sector- 35, Phase- V, Rohini was approved in 315<sup>th</sup> Screening Committee Meeting held on 07.08.2013 vide item no. 124:2013 vide File No. Dir.(Plg.)R/5001/Ph-V/2005. In the approved Layout Plan of Sector- 34 Rohini, an area measuring 23.35 Ha (i.e. FC- 26 with Area 5.11, FC- 27 with Area 13.04 & FC- 28 with Area 5.2 Ha) was earmarked for Public & Semi Public Facilities at Zonal level in three pockets.
- iii) The Landuse of all the pockets is "Public & Semi Public Facilities" as per MPD- 2021 and Zonal Development Plan of Zone 'M'.
- iv) The area and dimensions of the Facility Pockets (FC-27 & FC- 28) are as per Revised Layout Plan approved in the 315<sup>th</sup> Screening Committee Meeting held on 07.08.2013 vide item no. 124:2013.
- v) To examine the physical status of site the Plain Table Survey was conducted by Survey unit of Planning office, as per the survey report both the Facility Pockets (FC- 27 & FC- 28) are lying vacant and thick bushes were found on site.
- vi) The provision has also been made for future Sub City level facilities to be provided for population of 10 lakh as per MPD 2021.
- vii) All the facilities proposed in the Facility Pockets (FC- 27 & FC- 28) are as per the Table 3.3. i.e. Hierarchy of Urban Development of MPD- 2021.
- viii) The areas proposed for General College and Professional College (Engineering) are as per the UGC and AICTE norms.

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- ix) The area proposed for Science Centre is as per revised norms laid down by Ministry of Culture under Science Cities Scheme.
- x) A tentative list of already proposed and to be proposed PSP Facilities is worked out and the proposal is based on the deficiency of facilities in Zone 'M'.
- xi) The area reserved for Clover leaf in Facility Pocket FC- 27 should be temporarily allotted to its adjacent plot owner to be used as Soft Green area, unless until it is developed as Clover leaf.

### 3. PROPOSAL

The proposed Layout Plan for the Facilities pockets FC-27 & FC- 28 in Sector- 34, Rohini as per details given in area statement (Para 4.0) are placed before Screening Committee for its consideration and approval.

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

### 4. AREA STATEMENT

#### a) Facility Pocket- 27, Sector- 34, Rohini

Total area of the Pocket is 13.04 Ha. The details of the Area Statement is as under:

Plot No.	Use	Area (in Ha.)
1.	Recreational Club	0.56
2.	Professional College (Engineering)	0.64
3.	Hospital	1.24
4.	Hospital	2.1
5.	PSP Area for Sub City Level Facility	4.36
6.	Tertiary Health Care Centre	1.22
7.	PSP	0.90
8.	PSP	0.88
	Circulation Space (Area reserved for Clover Leaf)	1.14
<b>Total</b>		<b>13.04</b>

Copy of drawing with dimensions and area details is annexed (Refer Annexure -'A').

#### b) Facility Pocket- 28, Sector- 34, Rohini

Total area of the Pocket is 5.2 Ha. The details of the Area Statement is as under:

Plot No.	Use	Area (in Ha.)
1.	Science Centre	2.01
2.	General College	1.12
3.	PSP	1.03
4.	Vocational Training Centre	0.43
5.	PSP	0.61
<b>Total</b>		<b>5.20</b>

Copy of drawing with dimensions and area details is annexed (Refer Annexure -'B').

### 5. FINANCIAL IMPLICATIONS/ SOCIAL GAIN

There is no Financial implications from planning point of view as the proposal is for utilization of DDA vacant land to provide Zonal Level Facilities. There will be social gain by fulfillment of required social infrastructure of the community.

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6. FOLLOW UP ACTION

After approval of Layout Plans for Public & Semi- Public Facilities Pockets (FC- 27 & FC- 28) in Sector- 34, Rohini, the same will be forwarded to the concerned departments for action as follows:

- I. Engineering Wing (Civil), Rohini, DDA - For feasibility/ Demarcation & Development of the site.
- II. Engineering Wing (Elect.), Rohini, DDA - For Electrification of area
- III. Land Disposal Wing, DDA - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil), Rohini

*[Signature]*  
 (H.K. Bharti)  
 Director (Plg.) Rohini  
 Zone-M & H (part)

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

*[Signature]*  
 (Ram Krishan)  
 Asstt.Dir (Plg.) Rohini  
 Zone-M

The Proposal has been approved by the 364th Screening Committee held on 27.9.18 vide item No. 99:2018 in File No. DIR (Plg.) R. / 5034 / PSP / 26 / 2011

DELHI DEVELOPMENT AUTHORITY  
 CERTIFIED  
 Approved in 364th Screening Committee Meeting Dated 27.09.18  
 vide item No. 99: 2018  
 Sign. *[Signature]*  
 Name H.K. Bharti  
 Designation Director (Plg.) Rohini

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
 Approved in 364th Screening Committee Meeting Dated 27.9.18  
 Vide item No. 99:2018  
*[Signature]*  
 Dy. Director (P. h.) Co-ordn.