

**Title of Agenda:** Modification in the Layout Plan for Facilities and Residential Area (adjacent to Sec.XIV) PSP-2, Rohini (File No. PP/R/1072/Pt./2006/129)

**Synopsis**

Modification in the Layout Plan for Facilities and Residential Area (adjacent to Sec.XIV) PSP-2 Rohini is for proposal of Multi Level Parking placed before Screening Committee, DDA for consideration and approval.

**1.0 BACKGROUND:**

There is a site lying vacant in the approved Layout Plan for which Mayor of North Delhi Municipal Corporation has desired to convert it into Multi level parking due to acute parking problem in the adjacent area.

**2.0 EXAMINATION:**

There is a Layout Plan for Facility and Residential Area (adjacent to Sec.XIV) PSP-2 Rohini which is as per drawing approved by DUAC on 26<sup>th</sup> April, 1988 vide reference No. 11(7)87/DUAC. According to the approved Layout Plan, the proposal is for PSP Area and Residential Area comprising of District Court, Fire Station and Individual Cooperative Group Housing Society Plots.

In the said Layout Plan there is a Plot/Site No. 4 which was earmarked for CSC and subsequently cancelled due to Sub-soil Water Level at 1.5 m and converted to CGHS Dispensary as approved in the Screening Committee meeting held on 20.12.1993 vide item No. 115/93. The site earmarked for Dispensary is lying vacant at site.

Mayor of North Delhi Municipal Corporation vide letter dt. 11<sup>th</sup> July 2014 to VC, DDA has highlighted the acute problem of parking in the said area and desired the said plot which is lying vacant, be utilized for Multi-Level Parking by constructing or by handing over sufficient land to the North Delhi Municipal Corporation..

The landuse of site under reference is Residential as per MPD-2021 and Zonal Development Plan of Zone-H. As per Master Plan for Delhi, Multi-Level Parking Facility should preferably be developed in the designated parking spaces or Residential, Public and Semi-Public Facilities, Commercial, Transport , DTC Depot etc. as per Development Control Norms specified in para 12.13.7 on Multi-Level Parking.

In the approved Layout Plan, the area of Dispensary is shown as 1880 Sqm. with open area on rear which measures 538.93 Sqm. Once the area of Dispensary with area of rear is taken, the total area works out to 2418.93 Sqm. The said plot is approachable by 13.5m road and there is an additional approach from rear again from 13.5 m R/W. It is proposed that area measuring 2418.93 Sqm. be earmarked for Multi-Level Parking instead of Dispensary & open area in rear.

**3.0 PROPOSAL:**

Modification in the Layout Plan for Facilities and Residential Area (adjacent to Sec.XIV) PSP-2, Rohini with the proposal of Multi-Level Parking for Area measuring 2418.93 Sqm. is placed for consideration and approval by Screening Committee, DDA. The Development Control Norms for the said plot will be as per Master Plan for Delhi-2021.

**4.0 AREA STATEMENT:**

There is no change in the Area Statement of approved LOP except change of use of plot for Multi-Level Parking.

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5.0 **FINANCIAL LIABILITY/SOCIAL GAIN:**

Current proposal is for Utilization of DDA vacant Area earlier earmarked for Dispensary & open area in rear for Multi-Level Parking which will resolve the parking problem in the adjoining area. Further, there will not be any financial liability as it will be developed with Commercial component as specified in Master Plan by Delhi Development Authority.

6.0 **FOLLOW UP ACTION:**

After the approval, the Plan will be forwarded for follow up action as under:

- **ENGINEERING WING (CIVIL) ROHINI** : For Information.
- **LAND DISPOSAL WING, DDA** : For Disposal of Plot.
- **HUPW, DDA** : For Information.

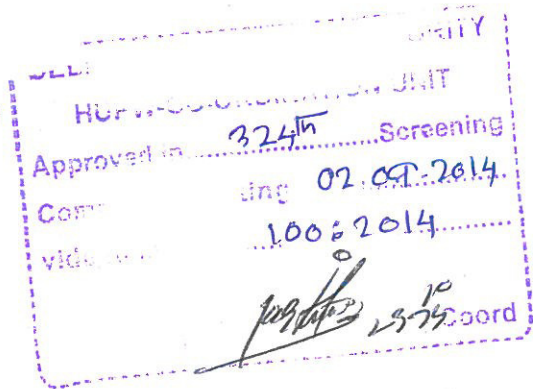
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