

**Title of Agenda: Modifications in Layout Plan of Sector-9,13,14 w.r.t. utilization of vacant OCF Pocket in CS/OCF-5 and vacant land adjacent to M.C. Primary School in Sector-9, Rohini, Ph-I&II.**

(File No. PP/R/1003-9,13,14/2001)

Synopsis

Modifications in Layout Plan of Sector-9,13,14 w.r.t. utilization of vacant OCF pocket in CS/OCF-5 and vacant land adjacent to M.C. Primary School in Sector-9 Rohini, Ph-I&II. is placed before Screening Committee for consideration and approval.

**1. BACKGROUND**

A request from Chairman of Standing Committee, North Delhi Municipal Corporation (NDMC) has been received in DDA for utilization of vacant pockets falling in MCD ward No.-50. Accordingly two sites falling in Sector-9 were considered for utilization of vacant plot inventory provided by Engineering Wing, Rohini. Subsequently a meeting was held in the Office of Director(Plg.). In which, it was decided that the sites falling as a part of CS/OCF-5 in Sector-9 shall be considered for Office of Local Body w.r.t. F.No. F-23(53)14/IL and another site near MC Primary School shall be considered for dispensary facility. Since these two use premises are not part of the approved Layout Plan. Hence, modification in Layout Plan is necessitated.

**2. EXAMINATION**

- i. The Scheme of Layout Plan of Sector-9,13 & 14, Rohini was earlier approved in 1983.
- ii. As per MPD-2021 and Zonal Development Plan of Zone-'H' the landuse of the both sites is "Residential".
- iii. The detailed sub-division plans of both sites were not available and designed as a part of Sector plan itself.
- iv. The current proposal for two sites is based on Plane Table Survey (PTS) Plan provided by Dy. Director (Survey), Rohini dated 9.12.2014 and 18.12.2014 respectively. As per the Plane Table Survey Plan, site is part of CS/OCF-5 and other site is adjacent to MC Primary School area measuring 298.80 sq.m. and 1416.49 sq.m. respectively, both are lying vacant. There are few trees at Site adjacent to existing Primary School. For development of the site, the executing agency shall integrate the design by allowing/ relocating trees in the same site or tree cutting permission from concerned agency if need arises.
- v. Area of the site identified for Dispensary is more than area as per Space Standards stated in MPD-2021 (800 to 1200 sq.m.) and there is requirement of religious facility to facilitate the neighbourhood population as per MPD-2021. Accordingly, identified site adjacent to MC Primary School is proposed for two facilities i.e. Dispensary and Religious.
- vi. Since the vacant plots have not been designated to any use premises, hence modification in Layout Plan is prepared for consideration of Screening Committee. However, before the allotment, lands branch may verify the status of the plots before allotting to any agency.

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### 3. PROPOSAL

- i. Proposal for Modifications in Layout Plan of Sector-9,13,14 w.r.t. utilization of vacant OCF Pocket in CS/OCF-5 and vacant land adjacent to M.C. Primary School in Sector-9, Rohini, Ph-I&II. is placed for consideration & approval by Screening Committee, DDA with following area details.

- ii. Area of Site Proposed for Office of Local Body

Total area = 298.80 sq.m.

Detail of plot:

Plot No.	Use	Area (in sq. m.)
1.	Office of Local Body	298.80

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

- iii. Area of Site Proposed for Dispensary and Religious

Total area = 1416.49 sq.m.

Detail of plot:

Plot No.	Use	Area (in sq. m.)
1.	Dispensary	1002.21
2.	Religious	414.28

Copy of drawing with above details is annexed (Refer Annexure-'B').

- iv. Development control norms for dispensary and Religious are as per MPD-2021. Whereas DC Norms for site office of local body has not been specified in MPD-2021. Since the site under reference is part of O.C.F. pocket. Hence the applicable norms for this site shall be of Public & Semipublic Facility as stated in para 13.11 of MPD-2021.

### 4. FINANCIAL LIABILITY / SOCIAL GAIN:


There is no financial implication from Planning point of view as proposal is for utilization of DDA vacant land and to facilitate the neighbourhood population.

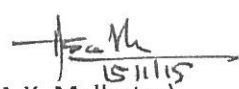
### 5. FOLLOW UP ACTION

After approval of Layout Plan by the Screening Committee, the same will be forwarded to concerned Departments for action as follows:

- i. Engineering Wing (Civil), Rohini, DDA - For Feasibility / Demarcation & Development  
ii. Land Disposal Wing, DDA - For Disposal of plots after demarcation and verification of land status  
iii. Electrical Wing, DDA - For Electrification of the area

328/12/2015

  
(N.R. Aravind)  
Director (Plg.) Rohini  
Zone-"M"

  
(A.K. Malhotra)  
Dy. Dir. (Plg.)-I & II/ Rohini  
Zone-"M"

  
(Anita Dewan)  
Asstt. Dir.(Plg.)- V

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Approved in 328 Screening  
Committee Meeting Dt. 24.2.15  
vide item no. 12/2015  
Dy. Director (Arch.) Coord