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ADDITIONAL ITEM  
Item No. (...15:2015...)  
Screening Committee No. (...328...)

**Title of Agenda: Modification in Layout Plan of Convenient Shopping Centre/ Other Community Facility-5 in Sector—XVI, Rohini (CS/OCF-5).**

**File No.- PP/R/1003/LS &CS/93/791/Pt.II**

**Synopsis**

Layout Plan of CSC/OCF-5, Sector-XVI, Rohini was earlier approved in 1989 with the facilities of CSC, Community Hall and Religious and ESS site. Presently entire pocket is vacant as per the vacant pockets list provided by Engineering Wing, Rohini. The approved scheme could not be executed at site, and facilities provided are not as per current provisions of MPD-2021. Modification in the Layout Plan is proposed for consideration by Screening Committee.

**1. BACKGROUND**

The site u/r is a part of earlier approved Layout Plan of Sector-16 Rohini, Phase-I & II. The scheme of CS/OCF-5, Sector-XVI, Rohini was prepared and approved in the year 1989 when Architecture and Planning were together. The approved scheme, was not executed by DDA, as the site is lying vacant and space standards are not in accordance with present provisions of MPD-2021. Recently IL Branch has forwarded for earmarking Religious site in the Pocket and Rohini Planning Wing observed that modification in Layout Plan is required.

**2. EXAMINATION**

- i) CSC/OCF-5 is part of approved Layout Plan of Sector-XVI, Rohini, Ph-I & II. As per the Zonal Development Plan of Zone-'H' the landuse of this Pocket is 'Residential'.
- ii) In the month of September 2014 IL file bearing no. F8(09)05/IL received in Rohini Planning Office for earmarking Religious plot measuring 242.3 sq. m. in CS/OCF-5, Sector-XVI, Rohini. While examining the case it was observed that, Local Shopping Centre/ Other Community Facility pocket design the Religious plot & Community Hall plots are approachable by 6m. wide proposed road and space standard is not as per present MPD norms.
- iii) Total area of the CSC/OCF-5 is measuring 2469.22 Sq. m. was planned & approved in the year 1989 with a sub-division of facilities are as follows:-

Sl. No.	Use	Area as per earlier approved plan in sq. m.	Area as required as per current MPD-2021 in sq. m.
1	Convenience Shopping Centre	1838.86	1000
2	Community Hall*	242.63	2000
3	Religious Site	242.63	400
4	E.S.S. (11KV)	142.12	80

\*Community Hall provision has been replaced with Multipurpose Community Hall.

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- iv) Rohini Planning Office has conducted a Plane Table Survey and found that total area comprising of 2523.37 sq. m. is lying vacant and one fully grown tree 0.8m. dia meter is in the site.
- v) There is increase of 251.15 sq. m. area as compared to earlier approved plan. Entire land is lying vacant with the Boundary Wall. As per the vacant land inventory sent by Rohini Engineer Wing, site under reference needs to re-design/ modified to avoid the encroachment.
- vi) Since the sub-division was made in 1989 and entire CS/OCF-5 has not been developed to enable, MPD-2021 provisions entire, land requires modification in Layout Plan.

### 3. PROPOSAL

The modification in Layout Plan of CS/OCF-5 Sector-XVI Rohini is place for consideration & approval by Screening Committee DDA. The development control norms will be as per M.P.D.-2021. The details of the scheme area as under:-

AREA STATEMENT

TOTAL AREA OF PLOT=2523.28 SQ. M.

DETAILS OF PLOT:-

Sl. No.	USE Premise	Area in Sq. m.
1	DISPENSARY	846.50
2	RELIGIOUS	371.80
3	11 KV E.S.S.	80.35
4	C.S.C.	1088.61
5	MB/VB	112.00
	CIRCULATION (3 M.WIDE PATH)	24.02

### 4. FINANCIAL LIABILITY / SOCIAL GAIN


With the current proposal, there will be social gain for the neighbourhood population of this Sector and Financial Gain for DDA as per disposal policy

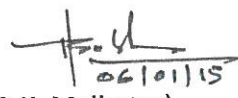
### 5. FOLLOW UP ACTION

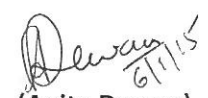
After the sub-division Plan approved by the Screening Committee the same will be forwarded to concerned Departments for action as follow:-

- Engineering Wing, Rohini, DDA - For demarcation on site.
- Land Disposal Wing, DDA - For allotment based on demarcation by Engineering Wing, Rohini
- H.U.P.W. DDA - For design/disposal of CSC Plot.

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

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

  
 (Anita Dewan)  
 Asstt. Director (Plg.) IV&V  
 Zone-"M"

