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106:2012
Item No. (~~70:2012~~)
Screening Committee No. (~~308~~) 309

Title of the Agenda:

Proposal for Change of Use- Premise of Community Hall to Religious in CS-I, Sector-IV, Rohini.

File No. PP/R/1003-4/P/2006

Synopsis

The proposal for change of Use- Premise of OCF/Community Hall measuring 409.05 sq.m. to Religious in the approved layout plan of CS-I, Sector-IV, Rohini is placed before Screening Committee for consideration.

1. BACKGROUND

In the approved layout Plan of CS-I, in Sector-IV there are plots earmarked for shops including Milk Booth, Toilets, Dustbin, ESS and an OCF. Total area of the scheme is 2898.0 sq.m. There is a request for exploring religious site for construction of temple in Sector-4, Rohini through IL File bearing No. F.8 (3)2012/IL.

2. EXAMINATION

- In the approved layout Plan of CS-I, in Sector-IV there are plots earmarked for shops including Milk Booth, Toilets, Dustbin, ESS and an OCF. These facilities were provided as per MPD-2001 norms and shops are built and functioning at site.
- The OCF site admeasuring 409.05 sq.m. is proposed for Community Hall in 01/10/90. However, records for the same is not available with Rohini Planning office.
- The landuse of the Community Hall site is "Residential" as per MPD-2021 and also as per approved Zonal Development Plan of Zone-H.
- As per approved Layout Plan of CS-I, in Sector-IV 'Use' of the site is neighbourhood facility. It is pertinent to mention that "Religious" is also a neighbourhood facility as per MPD-2021.
- Area reserved for ESS & OCF is 652.05 sq.m. Therefore the net area available for shopping is 2245.95 sq.m instead of 2235.95 sq.m. as mistakenly written in the Layout Plan of CS-I, Sector-IV
- As per MPD-2021, instead of community halls, there is a provision of One (01) "Multipurpose Community Hall" of area 2000 sq.m for a population of One (01) Lakh. The population of Sector-IV is 11,040. Accordingly One (01) Multipurpose Community Hall will be sufficient to cater to the population of Sector-IV.
- However, One (01) Multipurpose Community Hall measuring 2250 sq.m. is proposed in subdivision Plan of Vacant Land in Sector- IV (Extn.) Rohini
- In addition as per records, there are already Five (05) Community Halls/rooms proposed in Sector- IV out of which for one site PHO has been already provided to MCD. The current proposal is for one of these Five sites. Community Halls in Sector-IV are more than the required even after changing current Community hall site to religious.
- As per MPD-2021, for a population of Five (05) Thousand, One (01) religious site is required. Accordingly for a population of 11,040 Three (03) religious sites will be required. However, there are Five (05) Religious sites proposed/allotted in Layout Plan of Sector-IV, Rohini
- The area of the community hall is 409.05 sq.m which is too less to accommodate Multipurpose Community Facility of MPD-2021. Also, as per MPD-2021, area required for religious site has to be 400.00 sq.m.
- As per note of DD (IL) dated 19/04/2012, the land status of the site measuring 409.05 sq.m. is unallotted and currently lying vacant.
- Also, In the Layout Plan of Sector- IV (part), Rohini the aforesaid mentioned change has to be incorporated

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3. PROPOSAL

The proposal for change in Use- Premise of Community Hall measuring 409.05 sq.m. into Religious in the approved layout plan of CS-I, Sector-IV, Rohini and Layout Plan of Sector- IV (part) is placed before Screening Committee for consideration and approval.

The development control norms will be as per MPD-2021

4. AREA STATEMENT

Existing		Proposed	
Plot Area	2898.0 Sq.m.	Plot Area	2898.0 Sq.m.
Area Reserved for E.S.S. & O.C.F	652.05 Sq.m.	Area Reserved for E.S.S. & O.C.F	652.05 Sq.m.
Net Area available for shopping	2235.95 Sq.m.	Net Area available for shopping	2245.95 Sq.m.
Proposed actual covered area of G.F. Under Shops	684.00 Sq.m.	Proposed actual covered area of G.F. Under Shops	684.00 Sq.m.
Electric Sub- Station	243.00 Sq.m.	Electric Sub- Station	243.00 Sq.m.
Area of O.C.F	409.05 Sq.m.	Area of Religious	409.05 Sq.m.

5. FINANCIAL LIABILITY AND SOCIAL GAIN

Change of Use premise of the unallotted and vacant Community Hall site into religious site is a social gain as Community Hall site is only 409.05 sq.m. which is insufficient as per MPD-2021 to carry out Community Hall related activities.

6. FOLLOW UP ACTION

After the approval, the modified plan with religious site will be sent to:

- Engineering Wing - For Information
- HUPW - For Information
- Land Disposal Wing (IL Branch) - For disposal/allotment.

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Vinod Sakle
17/08/2012
(Vinod Sakle)
Director (Plg), Rohini
Zone M & N

P C Soni
17/08/2012
(P C Soni)
Deputy Director (Plg)
Rohini

Alka Arya
17/08/12
(Alka Arya)
Assistant Director (Plg)
Rohini

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved In..... 309th Screening
Committee Meeting Dt. 29.10.12
vide Item No.: 2012
..... Director (Arch.) Coord

15/11/13