

**Title of the Agenda – Modification in the proposed Layout Plan for Public & Semi Public Facilities
Pocket (FC-15) at Sector-30, Rohini, Ph-IV.**

File No. Dir.(Plg.)/R/4030/Facilities/2011

Synopsis

Amalgamation of 3 PSP Plots into a single PSP Plot for development of Technology Park for Building Materials and Technology Promotion Council, Ministry of Housing & Urban Poverty Alleviation, Govt. of India.

1. BACK GROUND

Building Materials & Technology Promotion Council (BMTPC), Ministry of Housing & Urban Poverty Alleviation, Govt. of India has requested for allotment of 5 acres of land for establishment of Technology Park and also made a presentation to V.C., DDA on 16.07.2014. V.C., DDA vide letter dt.16.09.2014 has offered 3 plots to identify one for consideration of BMTPC. Accordingly, BMTPC has consented for the location in FC-15, Sector-30, Rohini (site No.2) having an area measuring approx.12850 sq.m., which are three individual Plots i.e. Plot Nos.15,16&17 of the said Layout Plan. Since these are three individual plots which requires amalgamation of PSP Plots. Hence proposal is placed before the Screening Committee for its approval.

2. EXAMINATION

- (i) The proposed Layout Plan for Public & Semi Public Facilities Pocket FC-15, Rohini, Phase-IV was considered and approved by 304th Screening Committee meeting held on 27.02.2012 and released on 10.05.2012 to Engineering Wing, Land Disposal Wing and Electrical Wing, DDA for respective follow up action.
- (ii) As per the approved Layout Plan, Plot No.15 measuring area 4060 sq.m is designated for Parking of Buses, LMV's, IPTS. Plot No.16 measuring area 4150 sq.m is designated as PSP Plot and Plot No.17 measuring area 4640 sq.m is designated for Hospital 'D'.
- (iii) Institutional Branch vide its file no. F-32(21)14/IL has requested for consideration of allotment of land for Technology Park by BMPTC.
- (iv) Subsequently, BMTPC vide its letter dt.20.04.2015 has requested DDA to allot as single plot measuring 12,850 sq.m after amalgamation of these three individual Plots.
- (v) As per footnote of Para 13.11 of Master Plan for Delhi 2021 (MPD-2021), "Amalgamation of the smaller PSP plots or sub division of the larger PSP plots for a single or its multiple use, is allowed with the permissible PSP facilities as per the provisions of MPD-2021."
- (vi) Since three plots are individual plots and use premises are different and applicable Development Control Norms are also different.
- (vii) Proposed amalgamated plot requires assignment of use premise, since the Layout is for the PSP use, the amalgamated plot is also to be assigned as a PSP use premise. Hence the applicable Development Controls for the amalgamated Plot shall be PSP use (as per Para 13.11 of MPD-2021).
- (viii) Due to amalgamation of Public & Semi Public Plots, use premise assigned for plot no. 15 & 17 is required for readjustment with other Public & Semi Public plots to maintain the overall facilities assigned earlier.
- (ix) As per above examination, proposal for modification is placed before the Screening Committee for its approval.

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3. PROPOSAL

Proposal is for amalgamation of three individual Public and Semi Public (PSP) Plots into single PSP Plot namely 15,16&17; Plot no.1 is reassigned as Hospital instead of Public & Semi Public Plot in lieu of Plot no.-17; Plot no.-13 is reassigned for Parking Space for Parking of Buses, LMV's, IPTS etc. instead of PSP Plot in lieu of Plot no.-15. Applicable Development Control Norm for Plot nos.- 15,16&17 shall be PSP Use Premise and Plot no.-1 & Plot no.-13 are as per Use Premise, as defined in MPD-2021.

4. Area Statement

There is no change in the area of Layout Plan. However, after amalgamation Plot No.15,16&17, the total area will become 12,850 sq.m.; Plot no.-1 & 13 the area remains same as per statement given below:

As per earlier approved Layout Plan			Proposed		
PLOT NO.	USE PREMISES	AREA (Ha.)	PLOT NO.	USE PREMISE	AREA (Ha.)
1	Public & Semi Public	0.416	1	Hospital	0.416
13	Public & Semi Public	0.415	13	Parking space for Parking of Buses, LMV's, IPTS etc.	0.415
15	Parking space for Parking of Buses, LMV's, IPTS etc.	0.406	15,16 & 17	Public & Semi Public (Technology Park)	1.285
16	Public & Semi Public	0.415			
17	Hospital 'D'	0.464			

5. FINANCIAL LIABILITY / SOCIAL GAIN

Since it is a Govt. Organization the modification in respective Layout Plan will be of no financial loss. Once allotted it will be a social fulfillment of requirement of the community as it is assured by BMTPC that Technology Park will improve the quality of construction and significantly improve the Habitation & Environment.

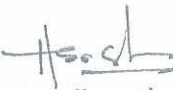
6. FOLLOW UP ACTION

After the approval of modification, proposed Layout Plan for Public & Semi-Public Pocket "FC-15" at Sector-30 Rohini, the same will be forwarded for follow up action as under:-

- Engineering Wing, Rohini, DDA - For feasibility, demarcation & development at site.
- Land Disposal Wing, DDA - For allotment based on demarcation by Engineering Wing, Rohini
- Electrical, Wing, DDA - For Electrification of the area.


(N.R. Aravind)

Director (Plg.) Rohini
Zone-"M"


(A.K. Malhotra)

Dy. Director (Plg.) I&II/Rohini
Zone-"M"


(Savita Mangla)
Asstt. Director (Plg.)/Rohini
Zone-"M"

Approved in 330 Screening
Committee Meeting Dated 12.5.15
Vide Item No. 48:2015

Dy. Director (Arch.) Co-ordn.


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