

**Title of the Agenda: Modification in modified Layout Plan of Pocket NS/PS, Block 'E', Sector-XVI Rohini (File No. PP(R)1003-XVI-98 Part)**

**Synopsis**

**The modification in Modified Layout Plan is mainly to propose larger size for Multi Purpose Community Hall and Old age Home in the earlier approved scheme for consideration of Screening Committee, DDA.**

**1.0 BACKGROUND:**

The Layout Plan of Pocket NS/PS, Block-'E', Sector-XVI, Rohini was approved by the then Commr. (Plg.) on 27.02.1999 and subsequently subdivision of O.C.F. Pocket was also approved by the then Commr.(Plg.) on 25.09.01. In the O.C.F. Pocket, there are two plots of Community Hall measuring 650 Sqm. and 656 Sqm. and two Nursery School Plots measuring 888 Sqm. and 800 Sqm. respectively. There is a request from HUPW (Architecture Department) DDA for providing Multi Purpose Community Hall as per MPD-2021 by clubbing two plots of Community Hall in the approved scheme. In addition, in the meeting held on 26.08.11 in the Chamber of VC, DDA with Area MLA, it was decided that increase in area of Community Hall with utilization of both the Nursery School Plots be placed before Screening Committee, DDA subject to confirmation of status of allotment.

**2.0 EXAMINATION:**

The Landuse of Pocket under reference is 'Residential' as per MPD-2021 and as per ZDP of Zone-H. As per approved scheme, the total area of OCF Pocket is 2994 Sqm. with two Plots of Community Hall and two Plots of Nursery School. All these Plots are lying vacant at site and as per the Survey Report, the area works out to be 2987.74 Sqm. instead of 2994.0 Sqm.

Both the Nursery School Plots were recommended by Planning Department in respective Institutional Lands Branch file for allotment (File No. F19(25)2001/IL & F19(53)94/IL). As per Dy. Dir.(IL) letter No. F23A(18)11 IL/1400 dt. 03.08.11, both the Nursery School sites are lying vacant and unallotted. However, Rohini Planning Office vide letter No. PP(R)/1003-XVI-98-Part/447 dt. 24.08.11 has sought further clarification about the utilization of both the Nursery School Plots from Dy. Dir.(IL), DDA. The status is still awaited.

Assuming that the entire area is vacant and unallotted, it is proposed to utilize the said area for Multi Purpose Community Hall and Old Age Home. For Old Age Home lot of requests from Residents Welfare Association (RWA) are being received in this office. Further in Rohini Ph.I & II only one Old Age Home is provided in Sector-4 Rohini and there is a requirement for additional site.

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### 3.0 PROPOSAL:

The area of OCF Pocket measuring 2987.74 Sqm. is proposed to be utilized for Multi purpose Community Hall with an area of 1986.78 Sqm. and Old Age home with an area of 1000.96 Sqm. subject to confirmation of status of allotment/availability of land of two Nursery School sites from Land Disposal Wing, DDA (IL Branch) as sought vide letter dt. 24.08.11 & decided in the meeting held on 26.08.11.

The Development Control Norms will be as per Master Plan for Delhi-2021.

### 4.0 AREA STATEMENT

#### SUB-DIVISION OF O.C.F.

#### As per earlier approved Scheme

Total area- 2994.0 Sqm.  
Nursery School(NS)- 800.0 Sqm.  
  
Community Hall(CH)- 650.0 Sqm.  
Community Hall(CH)- 656.0 Sqm.  
Nursery School(NS)- 888.0 Sqm.

#### As per Modified proposal

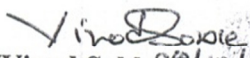
Total area- 2987.74 Sqm.  
Multi Purpose- 1986.78 Sqm  
Community Hall  
Old Age Home-1000.96 Sqm


### 5.0 FINANCIAL LIABILITY/SOCIAL GAIN:

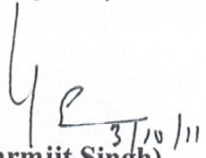
As per MPD-2021, Nursery schools are not required to be provided and the current proposal is for optimum utilization of Nursery school sites for Multi Purpose Community Hall and Old Age Home for the neighborhood, which is a social gain.

### 6.0 FOLLOW UP ACTION

After the approval, the modified Layout Plan will be sent to Engineering Wing for development and demarcation and Architecture Department (HUPW) for design of Multi purpose Community Hall as per policy and procedure. In addition, the modified Plan will be sent to Land Disposal Wing (IL Branch), DDA for disposal of Old Age Home plot by DDA as per policy.

*19.2/2*  
*302-98:2011*  
  
(Vinod Sakle)<sup>98/10/11</sup>  
Director(Plg.)Rohini  
(Zone- M&N)

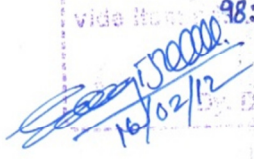
  
(P.C. Soni)  
Dy.Dir.(Plg.)-I Rohini

  
(Karmjit Singh)<sup>31/10/11</sup>  
Asstt.Dir.(Plg.)Rohini

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in 302 and 303 Screening  
Committee Meeting Dd.17/11/11 & 21/12/11  
vide letter 98:2011 & 107(3):2011

  
16/02/12  
By Director (Arch.) Coord