

Minutes of Technical Committee Meeting held on 22.1.2013

To/c

Item No 3/13

AGENDA FOR TECHNICAL COMMITTEE

SUB: Public & Semi-Public Facilities Area-3 Rohini- Regarding Utilization of MTNL Plot for Health Facilities also.
(File No. F3(0)2013/MP)

1.0 BACKGROUND:

In the approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, there is a plot measuring 1.19 ha. earmarked for Head Office-cum-Vehicle Repair (TEL). The said plot was allotted by DDA to MTNL. The proposal is for utilization of the allotted plot on the request of MTNL for Administrative Office, Automobile Workshop & Healthcare Facilities which are permissible in Public & Semi -Public Facilities as a separate use premise in MPD-2021..

2.0 EXAMINATION:

- i) The MTNL has requested for 'Change of landuse' for plot measuring 1.19 ha. allotted for Administrative offices and Automobile Workshop near Sec.6, Rohini to use it for Healthcare Facilities.
- ii) The landuse of land under reference is Public & Semi-Public Facilities as per MPD-2021 and Zonal Development Plan of Zone-'H'.
- iii) As per approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, the plot under reference is earmarked for Head office-cum-Vehicle Repair (TEL). As per sanctioned Plan submitted by MTNL, the proposed FAR is 100 with achieved FAR of 96.99. In the sanctioned Plan Administrative and Automobile Workshop were proposed and sanctioned by Building Section, DDA whereas the building is already constructed. The MTNL intends to utilize the constructed building with the intention to open Healthcare Facility with revised use details as under:
 - a) Area for Auto-Workshop Facility at Ground Floor= 995.365 Sqm.
 - b) Area for Health-Care Facilities (Gnd Floor +1st Floor +2nd Floor +3rd Floor)= 5742.439 Sqm.
 - c) Area for Administrative office (4th Floor+ 5th Floor= 6th Floor)= 4858 Sqm.
- iv) In the Master Plan for Delhi-2021 the required landuse for MTNL Head office and Healthcare Facilities proposed by MTNL is Public & Semi-Public Facilities. In this case the landuse permissibility is already there as per MPD and ZDP of Zone 'H'. However, Multiple Uses on one plot is not allowed in MPD-2021.
- v) In the MPD-2021 the Administrative office, Automobile Workshop Facility and Healthcare Facilities are three different "Use Premises". The MTNL has requested for landuse change of MTNL Plot for Healthcare Centre.
- vi) Since the landuse for all the activities proposed by MTNL required is Public & Semi-Public Facilities and which is in conformity in the current case, it is proposed that the matter be processed under sub-clause 8(2) permission of "Use Premise" in Use Zone i.e. the plot under reference of MTNL be allowed to be utilized for Administrative office, Automobile Workshop and Healthcare Facilities upto Hospital 'D' category (100 Beds).

3.0 PROPOSAL:

It is proposed to utilize plot measuring 1.19 ha. Land allotted to MTNL for Head Office-cum-Vehicle Repair (TEL) and Healthcare Facilities in approved Layout Plan of Public & Semi-Public Facilities Area-3 as permitted under Sub-clause 8(2) permission of use premise in the use zone of 'Development Code' of MPD-2021 by Authority. Since the MTNL Building is constructed, the component of Healthcare Facilities sanction/completion will be processed by the concerned Building Section of the Local Body.

4.0 RECOMMENDATION:

Proposal contained in para 3 above is placed before the Technical Committee for consideration and approval.

Handwritten: 15.1.13
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AD (MP)

Signature: Vinod Sakle
(Vinod Sakle) 02/01/2013
Director (Plg.) Rohini,
Zone-M & N

Signature: P.C. Soni
(P.C. Soni)
Dy. Dir. (Plg.) Rohini

Signature: Alka Arya
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Assst. Dir. (Plg.) Rohini