

30 : 2012

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- 135/cItem No. 30 : 2012Screening Committee 306

Title of the Agenda: Modification in Layout Plan of Sector-IX, XIII, XIV Rohini- Regarding Utilization of vacant land adjacent to the existing Sr. Secondary School and area earmarked for CS/OCF-5 in Sector-XIII Rohini. (File No. PP/R/1003-9, 13, 14/2001)

Synopsis

The proposal is for modification in Layout Plan of Sector-IX, XIII, XIV for utilization of vacant land and area earmarked for CS/OCF-5 in Sector-XIII Rohini for consideration by Screening Committee, DDA.

1.0 BACKGROUND:

In the approved Sector Plan of Sector-IX, XIII, XIV Rohini, adjacent to CS/OCF-5 in Sector-XIII Rohini, a Higher Secondary School was earmarked which was subsequently sub-divided into two Schools and allotment was made by DDA. One of the School has requested for allotment of adjacent strip of vacant land to Hon'ble L.G. and Land Disposal Wing, DDA. The same has been forwarded by IL Branch in file bearing No. F18(51)2000/IL.

2.0 EXAMINATION:

- In the approved Sector Plan of Sector-IX, XIII, XIV Rohini adjacent to CS/OCF-5 in Sector -XIII Rohini, a Higher Secondary School was earmarked which was subsequently sub-divided into two schools with equal area measuring 2.0 Acres each. However, the concerned Planning file of this Sector is not available with these details in Rohini Planning Office.
- The landuse of area under reference is 'Residential' as MPD-2021 and ZDP for Zone-'H'. The current proposal is for modification in approved Sector Plan.
- Since the Planning file was not available to examine the aspect about strip of vacant land earmarked for Higher Secondary School, the concerned IL Branch files of two Senior Secondary Schools i.e. Giri Raj Education Society (F18(54)98/IL) and Ashoka Education and Welfare Society (F18(51)2000/IL) were obtained from Land Disposal Wing, DDA. According to it, each school was handed over 1.91 acres (7729.43 Sqm.) land and a strip of vacant land measuring 1601.72 Sqm. is available adjacent to CS/OCF-5 in Sector-XIII Rohini. This strip of land has been fenced with boundary wall at site as per Survey Report.
- In the approved Sector Plan of Sector-XIII Rohini CS/OCF-5 measuring 5193.0 Sqm. has been indicated with facilities such as {Nursery School- 2Nos. (800 Sqm. each), Convenience Shopping Centre (1200 Sqm.), Religious (260 Sqm.), ESS (540 Sqm.)}. The total area of above mentioned facilities works out to be 3600 Sqm. instead of 5193 Sqm. as indicated. As per P.T. survey report an area measuring 3975.64 Sqm. is available for CS/OCF-5 in Sector-XIII Rohini. Recently, Rohini Planning Office has received the request for allotment of a religious site in CS/OCF-5 in IL Branch file.
- As per 302nd Screening Committee decision, all the vacant Nursery School Plots be identified for its proper utilization of other community facilities as per definition in Master Plan.
- Since the vacant land is available in two parts i.e. strip of vacant land fenced with boundary wall at site and vacant land (excluding existing ESS) of CS/OCF-5, the proposal has been worked out for utilization for these piece of lands.

3.0 PROPOSAL:

The vacant area measuring 1601.72 Sqm. earmarked for Higher Secondary School, is proposed for additional allotment to adjacent Senior Secondary School (Ashoka Education and Welfare Society). The Senior Secondary School area works out to be 9331.15 Sqm. as a single plot instead of permissible area of 8000 Sqm. as per MPD-2021.

In this case, excess area more than 8000 Sqm. will require to be kept as Green/Open by the School. As regards, cost of additional land proposed for Senior Secondary School, this aspect requires to be seen by Land Disposal Wing, DDA.

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In CS/OCF-5 one Convenience Shopping Centre, one Multipurpose Community Hall and one Religious site is proposed and ESS already exists in CS/OCF-5.

Based on above, Part Layout Plan for Sector-XIII Rohini as highlighted on the Sector Plan with proposal of Layout Plan of CS/OCF-5 Rohini and utilization of vacant land adjacent to the Senior Secondary School in Sector-XIII Rohini is placed for consideration and approval of Screening Committee, DDA.

Development Control Norms will be as per MPD-2021.

4.0 AREA STATEMENT

Total Area of Scheme	-	5577.36 Sqm.
A. Area of strip of land		
• S.S.S (additional land)	-	1601.72 Sqm. (Total area-9331.15 Sqm.)
B. Area for CS/OCF-5	-	3975.64 Sqm.
1. Convenience Shopping Centre	-	1183.65 Sqm.
2. Multipurpose Community Hall	-	1897.67 Sqm.
3. Religious	-	354.32 Sqm.
4. ESS(Existing)	-	540.00 Sqm.

5.0 FINANCIAL LIABILITY/SOCIAL GAIN:

There will be financial gain once allotted as per Land Allotment Policy & this will serve as facility to the community.

6.0 FOLLOW UP ACTION:

After approval of the Plan, the same will be sent to all concerned Departments for information and follow up action as under:

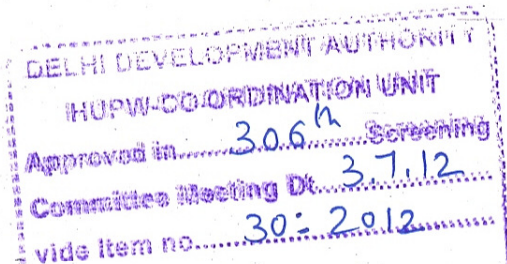
- ENGINEERING WING (CIVIL) ROHINI : For demarcation & Development
- LAND DISPOSAL WING, DDA : For allotment as per policy/proposal in agenda.
- HUPW(Architecture Deptt.) : For follow up as per Policy.
- Engineering Wing(Electrical) : For Electrification of the area.

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13/08/12