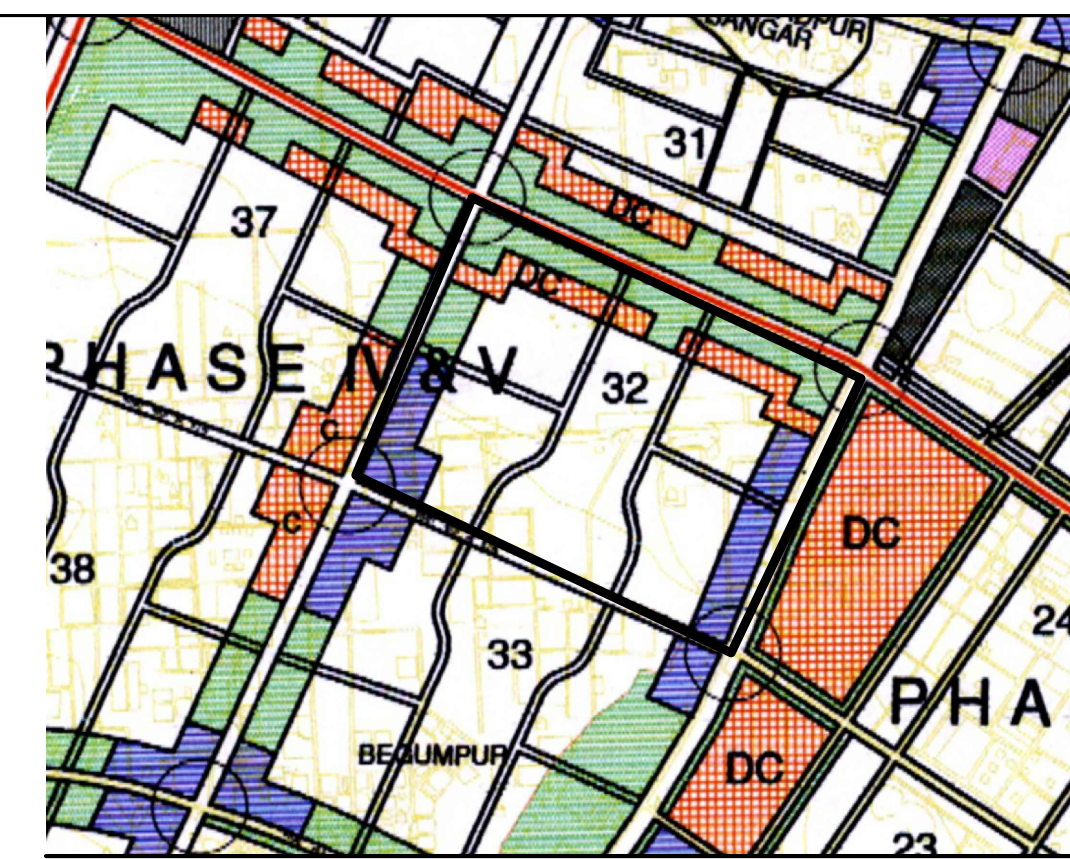




AREA STATEMENT OF SECTOR - 32, ROHINI

- A. TOTAL AREA OF SECTOR - 32 (AS PER EARLIER APPROVED LAYOUT PLAN)=157.25 HA.
- B. TOTAL REVISED AREA OF SECTOR - 32 (AS PER TOTAL STATION SURVEY)=161.11 HA.

TOTAL AREA OF SECTOR -32, PHASE-IV, ROHINI (IN HA.)		161.11
AREA UNDER BUILT-UP/ UNAUTHORISED COLONIES/ UNACQUIRED LAND/ VILLAGE		42.67
AREA UNDER LAND LAPSED U/S 24(2) OF LAND ACQUISITION (RECTLARR) ACT, 2013		3.71
DDA'S ACQUIRED AVAILABLE AREA (AS PER TOTAL STATION SURVEY)		114.74
LANDUSE	AS PER EARLIER APPROVED LOP	DDA ACQUIRED AVAILABLE AREA (AS PER TSS)
	AREA IN HA.	(%)
RESIDENTIAL (GROSS)	78.67	50.00
COMMERCIAL	13.58	8.65
RECREATIONAL	28.14	17.90
PUBLIC & SEMI-PUBLIC FACILITY	17.41	11.08
CIRCULATION	19.45	12.37
TOTAL	157.25	100.00



KEY PLAN

- NOTE:-**
- LAYOUT PLAN OF SECTOR-32, ROHINI WAS EARLIER APPROVED IN 224 SCREENING COMMITTEE VIDE ITEM NO. 46/2003 IN FILE NO. PPR/4032 DATED 24.06.2003.
 - THE LOCATION OF 66 K.V. E.S.S. IS MARKED ON THE LAYOUT PLAN FINALISED IN THE MEETING HELD IN THE CHAMBER OF CHIEF ENGINEER (ROHINI) ON 08.01.2013 VIDE LETTER NO. F.3003/JEE/PHMS/CC/1400/52 DATED 09.01.2013. THE SCHEME WAS DISCUSSED IN THE 312TH SCREENING COMMITTEE MEETING HELD ON 11.03.2013 VIDE ITEM NO. 43/2013. THE SCREENING COMMITTEE HAS APPROVED AND RECOMMENDED THE PROPOSAL FOR CONSIDERATION OF THE AUTHORITY UNDER SUB. CLAUSE. 8(2) PERMISSION OF USE PREMISES IN USE ZONES OF MPD 2021 AND SAME IS VERIFIED BY DY. DIR. (ARCH.) COORDN. DATED. 22.04.2013 IN FILE NO. PPR/401/SERVICE/PH. V.V/VE S.S. 2007. THE SAME HAS BEEN APPROVED IN THE AUTHORITY MEETING HELD ON 26.07.13 VIDE ITEM NO. 84/2013.
 - SUB-DIVISION OF REMAINING PSP AREA, POCKET-11, FC-20 FOR OTHER FACILITIES (PLOT NO.-1, 2 & 3 FOR DISPENSARY, NIGHT SHELTER & LOCAL GOVERNMENT MAINTENANCE OFFICE SUBSEQUENTLY) AFTER CONSIDERING THE SITE FOR BUS DEPOT HAS BEEN APPROVED IN THE 15TH TECHNICAL COMMITTEE MEETING HELD ON 19.12.2014 VIDE ITEM NO. 94/2014 AND SAME HAS BEEN VERIFIED BY DY. DIRECTOR (PLANNING) M.P. SECTION ON 17.03.2015.
 - THE REVISED LAYOUT PLAN OF SECTOR-32, ROHINI IS PREPARED BASED ON THE TOTAL STATION SURVEY (TSS) PROVIDED BY EXECUTIVE ENGINEER RPD-4/DDA. TOTAL STATION SURVEY SUPERIMPOSED ON SAJRA PLAN SHOWING LAPSED LAND UNDER SECTION 24(2) OF RECTLARR ACT, 2013 PROVIDED BY ENGINEERING DIVISION (RPD-11) OF ROHINI AND DETAIL OF SHIFTING OF 60.0M. WIDE ROAD BETWEEN SECTOR-32 & 37 PROVIDED BY A.E./RPD-11 VIDE LETTER DATED 13.08.2018.
 - REVISED LAYOUT PLAN OF SECTOR-32, ROHINI IS PREPARED BY RETAINING THE LANDUSE OF SECTOR-32 AS REFLECTED IN ZONAL DEVELOPMENT PLAN OF ZONE-M AND REPLANNING OF GROSS RESIDENTIAL AREA.
 - APPROXIMATELY 2.19 HA. AREA OF HINDERED CONNECTIVITY OF MASTER PLAN ROAD (30.0 M. 40.0 M. R/W) AVAILABLE IN BITS AND PIECES IN THE SECTOR IS TO BE MAINTAINED AS GREEN AREA TILL THE REMAINING AREA OF MASTER PLAN ROAD IN SECTOR IS AVAILABLE FOR COMPLETE CONNECTIVITY OF THE SECTOR. THE SAID GREEN AREA SHALL BE USED FOR PLANTATION OF SMALL PLANTS NOT TREES SO THAT THE SAME CAN BE USED IN FUTURE FOR CIRCULATION WITHOUT ANY HASSLE.
 - BOUNDARY WALL AROUND ALL POKETS BE ERECTED TO PROTECT THE LAND AND TO PREVENT ANY MISSUSE IN FUTURE BY ENCROACHERS.
 - POCKET EARMARKED FOR COMMERCIAL FACILITIES AT NEIGHBOURHOOD LEVEL IN SECTOR-32, ROHINI IS FOR NEIGHBOURHOOD LEVEL COMMERCIAL FACILITIES I.E. CONVENIENCE SHOPPING CENTRE (CSC) AND LOCAL SHOPPING CENTRE (LSC). NUMBER OF CSC & LSC MAY BE PROVIDED IN A POCKET BASED ON POPULATION.
 - ENGG. WING TO CHECK AND VERIFY THE DIMENSIONS BEFORE EXECUTION AT SITE. DISCREPANCY IF ANY MAY BE BROUGHT TO THE NOTICE OF DIR.(PLG.) ROHINI OFFICE.
 - DEVELOPMENT CONTROL NORMS ARE TO BE FOLLOWED AS PER PREVAILING MASTER PLAN FOR DELHI.
 - ALL DIMENSIONS ARE IN METER
 - ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED
 - THE PROPOSAL FOR REVISION OF LAYOUT PLAN OF SECTOR-32, PHASE-IV, ROHINI WAS APPROVED IN 364TH SCREENING COMMITTEE MEETING HELD ON 27.09.2018 VIDE ITEM NO. 97.2018 AND THE SAME HAS BEEN VERIFIED BY DY. DIR.(ARCH.) COORDN. ON 15.10.2018.
 - Modification in the revised Layout Plan of Sector-32, Rohini for Sub-Division of earlier proposed Group Housing plots was placed before the screening Committee and the same has been approved in the 403rd Screening Committee meeting held on 04.03.2022 vide item no 21:2022. However, minutes of the meeting is still awaited.**

SD/- Director (Plg) Rohini SD/- Dy. Dir. (Plg) Rohini SD/- Asstt. Dir. (Plg) Rohini SD/- Plg Assistant Rohini

ADVANCE COPY



D. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA

USE	AS PER EARLIER APPROVED LOP		DDA ACQUIRED AVAILABLE AREA (AS PER TSS)	
	AREA IN HA.	(%)	AREA IN HA.	(%)
RESIDENTIAL (NET)	44.50	56.56	31.28	63.81
COMMERCIAL	4.86	6.18	2.91	5.93
RECREATIONAL	12.00	15.25	5.96	12.17
PSP/COMMUNITY FACILITY	11.15	14.17	6.49	13.24
CIRCULATION	6.16	7.84	2.38	4.85
TOTAL	78.67	100	49.02	100.00

E. DISTRIBUTION OF NET RESIDENTIAL AREA

USE	DDA ACQUIRED AVAILABLE AREA (AS PER TSS)	
	POCKET NO.	AREA IN HA. (%)
ALREADY ALLOTTED PLOTTED DEVELOPMENT	POCKET-01, BLOCK-A POCKET-02, BLOCK-C	15.64 49.77
PROPOSED PLOTTED DEVELOPMENT TO CLEAR BACKLOG OF ROHINI RESIDENTIAL SCHEME AS PER REQUIREMENT	POCKET-01-A & 01-B, BLOCK-C	1.45 4.62
PROPOSED GROUP HOUSING (G.H.)	POCKET-02, BLOCK-A POCKET-02, 03 & 04, BLOCK-B	14.33 45.61
TOTAL		31.42 100.00

F. DETAILS OF SUB-DIVISION OF EARLIER PROPOSED GROUP HOUSING PLOTS IS AS UNDER:

As per earlier approved Layout Plan.			As per proposed modification in the Layout Plan		
Sr. No.	Group Housing Plots No.	Area (in Ha)	Sr. No.	Group Housing Plots No.	Area (in Ha)
1	Pkt 2, Bk A	4.0	1	Pkt 2(a), Bk A	0.82
			2	Pkt 2(b), Bk A	0.83
			3	Pkt 2(c), Bk A*	2.21
				Circulation	0.14
2	Pkt 1, Bk B	3.0	4	Pkt 1(a), Bk B	1.0
			5	Pkt 1(b), Bk B	1.0
			6	Pkt 1(c), Bk B	1.0
			7	Pkt 2(a), Bk B	0.75
			8	Pkt 2(b), Bk B	0.75
3	Pkt 2, Bk B	2.83	9	Pkt 2(c), Bk B	1.33
			10	Pkt 4(a), Bk B	0.95
			11	Pkt 4(b), Bk B	0.82
4	Pkt 4, Bk B	2.40	12	Pkt 4(c), Bk B*	0.63
				Total	12.23

* Pkt 2(c), Bk-A and Pkt 4(c), Bk-B are to be planned in future based on the availability of adjacent land

LEGEND:

	RESIDENTIAL		COMMERCIAL
	RECREATIONAL		PUBLIC/SEMI PUBLIC FACILITIES / C
	CIRCULATION		LAND RESERVED FOR GRADE SEPARATOR
	BUILT-UP/ UNACQUIRED AREA		LAND IS TO BE USED AS GREEN AREA AND SAME MAY BE USED IN FUTURE FOR MASTER PLAN ROAD
	LAPSED LAND		

E-FILE No: PLG/MP/0006/2021/F-19/

REVISED LAYOUT PLAN OF SECTOR- 32 PHASE -IV, ROHINI

माप SCALE	1:5000	
तारीख DATE	MARCH, 2022	
योजना सहायक PLG. ASSTT.	SD/-	
सहायक निदेशक (योजना) ASSTT. DIR. (PLG.)	SD/-	
उप निदेशक (योजना) DY. DIR. (PLG.)	SD/-	
निदेशक (योजना) DIRECTOR (PLG.)	SD/-	