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Item No. 23:2010  
Screening Committee 305 SCM

**Title of Agenda:** Revised Layout Plan of Residential Pocket – 1, Block – A, Sector 36, Phase – V, Rohini.  
(File No. Dir. (Plg.)R/5036/A-1/2010)

**Synopsis**

Revised Layout Plan of Residential Pocket – 1, Block – A, Sector 36, Phase – V, Rohini, Delhi has been re-worked out for 250 excess Janta Plots (26.0 Sqm.) as desired by Residential Lands Branch, DDA for consideration of Screening Committee, DDA.

**1.0 BACKGROUND:**

Director (RL) vide letter no. PS/Dir./RL/DDA/2012/245 dated 19-04-2012 has requested to carve out 1500 MIG and 2000 LIG plots for allotment to all the wait listed registrants under Rohini Residential Scheme. He has also suggested that about 250 Janta Plots are in excess and the pocket containing the excess Janta Plots may be reworked out.

In this regard Pocket-1, Block-A, Sector 36, Rohini has been identified for the adjustment of LIG plots (32 Sqm.) in lieu of Janta Plots (26 Sqm.) in the approved Layout Plan.

**2.0 EXAMINATION:**

The Layout Plan of Residential Pocket-1, Block-A, Sector 36, Rohini was approved in 297<sup>th</sup> Screening Committee meeting held on 14-02-2011 vide item No. 04:2011. The approved Plan was forwarded to Engineering Wing & Land Disposal Wing, DDA, for feasibility, demarcation & allotment.

On receipt of request from Residential Lands Branch, DDA, the copy of approved Layout Plan of Pocket-1, Block-A, Sector-36 Rohini, was forwarded vide letter No. Dir. (Plg.)R/4001/Ph-IV-V/2010/227 dt. 03.05.2012 to Chief Engineer (Rohini) for confirmation of the status including infructuous expenditure if any to re-work out 250 number of excess Janta Plots (26 Sqm.).

Executive Engineer, RPD-8 vide letter no F.16 (265)/EE/RPD-8/DDA/487 dated 10-05-2012 has informed that 252 number of plots of 26 sqmt. (Plot NO. 375 to 626) has already been demarcated at site of work and no other services have been laid so far, only tenders of road work and Tot-Lot has been called so far by the Engineering Wing, Rohini. Executive Engineer, RPD-8 also informed that expenditure incurred on the demarcation of these 252 numbers of Plots is Rs. 1, 50,000/- (Rs. One Lakh Fifty Thousand only).

In addition, as per the Master Plan of Delhi-2021 for neighborhood population 10,000 one electric sub-station of 11 KV of 80 Sqm. is required. The same was proposed in earlier approved Layout Plan. However, as per the recent interaction with Electrical Wing, DDA and NDPL, it has emerged that 11KV ESS are required based on FAR and one of the Scheme of alternative/auction category of 434 Plots (Population 7600) in A-3, Sector-34, Rohini, the Electrical Wing, DDA has forwarded 9 (nine) No. 11 KV ESS for the said Pocket on the recommendation of NDPL. Assuming that the 11 KV ESS will be required more than provision given in MPD-2021 in the current Scheme 8 (Eight) No.11 KV ESS on the Lines of NSDPL has been considered.

**3.0 PROPOSAL:**

In the revision 252 numbers of Plots of 26 Sqm. (Plot No. 375 to 626) has been proposed for 222 number of plots of 32 Sqm. (Plot No. 375 to 596) subject to infructuous expenditure of Rs.1,50,000/- incurred by Engineering Wing, Rohini for demarcation of earlier 252 (26 Sqm.) number of Plots.

In the Revised Layout Plan 8 (Eight) Nos. 11KV ESS has been proposed instead of 1 No. 11 KV ESS in earlier approved Layout Plan.

Based on above the Revised Layout Plan of Residential Pocket-1, Block-A, Sector-36, Ph.V Rohini as per details given in Area Statement, is submitted for consideration and approval by the Screening Committee, DDA.

**4.0 AREA STATEMENT:**

Total Area of Pocket : 6.94 Hac.  
 Area Under Residential : 2.456 Hac.  
 Area under Circulation/Parking : 3.014 Hac.  
 Area under Green / Parks : 1.297 Hac.  
 Area under Facilities/Utilities : 0.180 Hac.

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in... 305<sup>th</sup> Meeting

Meeting Dt. 25/03/12

Agenda Item no. 23: 2012

Dy. Director (Arch.) Coord

**DETAIL OF PLOTS:-**

Plot Area in Sqmt.	Size of Plot in mt.	No. of Plots	Area under Plots in Sqmt	No. of DU's	Population	Numbering of Plots
60	5X12	196	11760	784	3528	179 - 374
32	4X8	400	12800	1200	5400	1-178 375 - 596
Total	-	596	24560	1984	8928	-

**5.0 FINANCIAL LIABILITY/SOCIAL GAIN:**

The infructuous expenditure incurred on the demarcation of earlier 252 numbers of plots (26 Sqm.) i.e. Rs: 1, 50,000/- (Rs. One Lac Fifty Thousand only) will be taken care by Engineering Wing while demarcation of revised proposal of 222 numbers of LIG Plots (32 Sqm.).

**6.0 FOLLOW UP ACTION:**

After the Layout Plan approved by the Screening Committee, the same will be forwarded to concerned Departments for actions as follows:

- **ENGINEERING WING (CIVIL) ROHINI:** For Demarcation & Development.
- **LAND DISPOSAL WING, DDA** : For Disposal of plots after demarcation is carried out by Engineering Wing, Rohini.
- **ENGINEERING WING(ELECT.)** : For Electrification of the Area.

Vinod Sakle.  
 (Vinod Sakle)  
 Director (Plg.), Rohini  
 Zone M & N  
 21/05/2012

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

(Ashwani Kumar)  
 Asstt. Dir. (Plg.) Rohini