

Item No. 109:2011

Screening Committee No. - 303

**Title of the Agenda: Layout Plan of Residential Pocket-3, Block-B, Sector-37, Ph.-V, Rohini.**

**(File No. Dir.(Plg.)R/5037/B-3/2011)**

**Synopsis**

**The Layout Plan of Residential Pocket-3, Block-B, Sector -37, Ph.V, Rohini for consideration of Screening Committee, DDA.**

**1.0 BACKGROUND:**

- The Layout Plan of Residential Pocket-3, Block-C, Sector-36, Rohini was considered and approved by 297<sup>th</sup> Screening Committee meeting held on 14.02.11 vide item No. 02:2011. The Layout Plan was referred to Chief Engineer (Rohini) and Commr.(LD) on 17.03.11 for feasibility & demarcation and allotment based on feasibility & demarcation by the Engineering Wing, Rohini, DDA.
- Executive Engineer, RPD-6, DDA vide letter No. F3(Misc.)/AE(P)/RPD-6/DDA/1138 dt. 15.11.11 has forwarded the demarcation report according to which one Govt. School building is existing along with site of Temple and a piece of land under stay where Residential Plots were earmarked. In addition, Dy. Dir.(NL)-I, DDA vide letter No. 774 CE(R)DDA/2011/1406 dt. 17.11.11 has informed that the existing Govt. School building is un-acquired land and some area is under the proposal for acquisition. Accordingly in the said Layout Plan, out of the 782 Plots only 212 Plots are considered as feasible and Plot No. 213 to 782 (570 Plots) requires to be kept in abeyance till the matter of acquisition of land is finalized.
- Since DDA has given a commitment for allotment of Residential Plots to Rohini Registrants in an Affidavit to Hon'ble Delhi High Court, to fulfill this requirement of remaining 570 Plots, Plot measuring 4.97 hac., i.e. Pocket-3, Block-B, Sector-37 Rohini has been identified.

**2.0 EXAMINATION:**

- To take up the exercise for Layout Plan of Pocket-3, Block-B, Sector-37 Rohini, the matter was referred on 21.11.11 to Chief Engineer (Rohini) and Director (LM) HQ to confirm the Pocket dimension/area and ownership of land status.
- Dy. Dir.(NL)-I vide letter No. 774 CE(R)/DDA/2011/1412 dt. 22.11.11 has informed that the said land falls over the land of village Barwala and lying vacant at site. It has further been informed that physical possession of the said land has been transferred to Engineering Wing, RPD-4, DDA on 20.12.2005.
- Executive Engineer, RPD-6 vide letter No. F3(Misc.) /AE(P)/RPD-6/DDA/1165 dt. 24.11.11 has forwarded the site survey of land under reference. Further it has been informed that the land under reference is

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physically feasible for development of Residential Plots. In the site survey, there is an existing road to Rajiv Nagar shown/passing through the Pocket. The matter has been referred back to Executive Engineer, RPD-6 on 24.11.11 to confirm the status of this existing road. However, assuming that this road will be abandoned when entire road work/infrastructure becomes operational, Planning Department is further processing the finalization of Residential Plotted Scheme for this Pocket. The report from Engg. Wing for status of the road is still awaited.

- Based on site survey forwarded by Engg. Wing, Rohini and status of land provided by Nazul Land Branch, DDA, the Pocket has been planned for Residential Plots. The requirement of various categories of Plots with total numbering 570 in Pocket -3, Block-C, Sector-36 Rohini has been considered. The details of Residential plots proposal for Pocket-3, Block-B Sector-37, Rohini is as under:

Sl. No.	Category of Plot Area (Sq.m.)	No. of Plots not feasible in Pocket-3, Block-'C' Sector-36, Rohini	No. of Plots feasible in Pocket-3, Block-'B' Sector-37, Rohini
1.	60	36	44
2.	32	176	192
3.	26	358	362
	<b>Total</b>	<b>570</b>	<b>598</b>

- In the proposed Layout Plan, for 598 various categories of Residential Plots, the population works out to be 8271. As per Master Plan of Delhi-2021 for neighborhood population of 10000, one electric Sub-station of 11KV of 80 Sq.m. is required. However, as per recent interaction with Electrical Wing, DDA and NDPL, it has emerged that 11KV ESS are required based on FAR and in 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) Nos. 11KV ESS for the said Pocket on the recommendation of NDPL. Assuming that the 11KV ESS will be required more than provision given in MPD-2021 in the current Scheme for 598 Plots, 9(nine) 11KV ESS sites are proposed.

### 3.0 PROPOSAL:

The Layout Plan of Residential Pocket -3, Block-B, Sector-37 Rohini as per details given in Area Statement (Para 4.0 as below) is submitted for consideration and approval by the Screening Committee, DDA.

Internal Circulation has been provided with 12.0m and 9.0m wide roads respectively.

The development control norms will be as per Master Plan for Delhi-2021.

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**5.0 AREA STATEMENT**

Total Area of the Pocket ..... 4.97 Hac.

Area Breakup

Details of Use	Area (In hac.)	Area(%)
Residential Plots	1.82	36.63
Recreational(Park)	0.46	9.18
Facilities/Utilities	0.18	3.54
Circulation/Parking	2.52	50.65
Total	4.97	100.00

**Distribution of Residential Plots:**

Plot Area (Sq.m.)	Plot Size(In m.)	Plot Nos.	Total Plots	Area under Plots (In Sq.m.)	No. of DUs	Population
60	12 x 5	1-44	44	2604	176	792
32	8 x 4	45-102 143-276	192	6144	576	2592
26	8 x 3.25	103-242 227-598	362	9412	1086	4887
<b>Total</b>			<b>598</b>	<b>18196</b>	<b>1838</b>	<b>8271</b>

**5.0 FINANCIAL LIABILITY/SOCIAL GAIN:**

There is no financial implication from the Planning point of view as the proposal is for utilization of DDA vacant land.

**6.0 FOLLOW UP ACTION**

After the approval, the Layout Plan by the Screening Committee, the same will be forwarded to the Engineering Wing for demarcation and simultaneously copy of the Layout Plan will also be forwarded to the Lands Disposal Wing for the disposal of Plots after demarcation is carried out by the Engineering Wing, Rohini.

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*Vinod Sakle*  
(Vinod Sakle)  
Director(Plg.)Rohini  
( Zone- M&N)

*P.C. Soni*  
(P.C. Soni)  
Dy.Dir.(Plg.)-II Rohini

*Alka Arya*  
(Alka Arya)  
Asstt.Dir.(Plg.)Rohini

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in.....303.....Screening  
Committee Meeting Dt...21.12.11  
vide Num no...109:2011  
*[Signature]*  
201/03/12 Director (Arch.) Coord

Approved Minutes of the 303rd screening Committee meeting held on 21.12.11 in Vikas Sadan.

109:2011 Layout plan of residential pocket-3, Block B, Sector-37, Ph.-V, Rohini.  
File no.- Dir.(Plg.)R/5037/B-3/2011

Presented by:- Director(Planning)Rohini

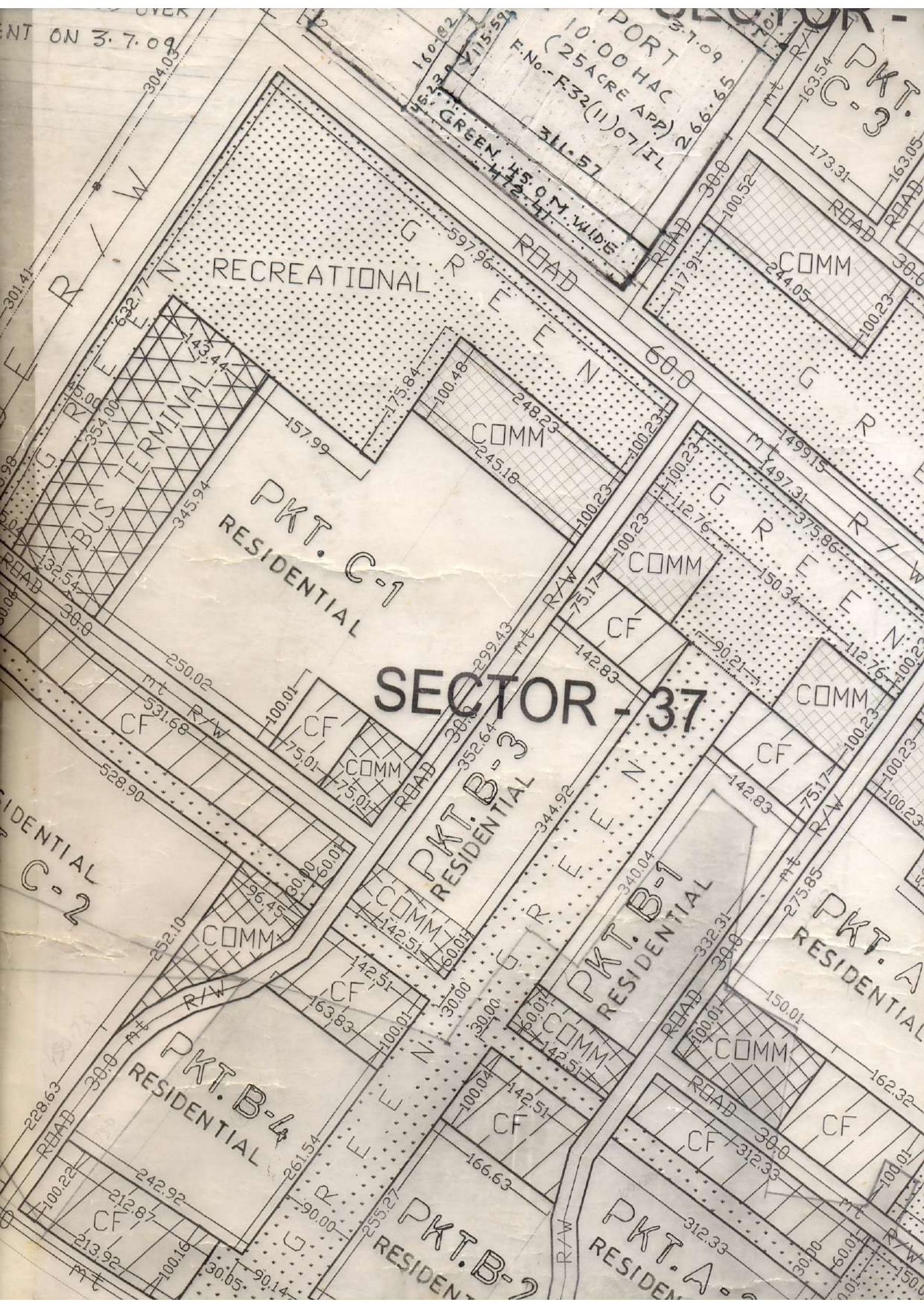
Proposal for consideration: Since DDA has given a commitment for allotment of land of residential Plots to Rohini registrants in an Affidavit to Hon'ble Delhi High Court, to fulfil this requirement of remaining 570 plots, Plot measuring 4.97 hac, in the layout plan of residential pocket-3 block-B, Sector-37, Ph.-V, Rohini is proposed. Internal circulation has been provided with 12.0m. and 9.0 m. wide roads respectively. The development control norms will be as per MPD-2021. The area statement is as reflected in the agenda.

Decision of Screening Committee: The proposal as reflected in the agenda was approved.

Follow up Action: The approved proposal will be forwarded to the engineering Wing for demarcation and simultaneously copy of the layout plan w<sup>ll</sup> also be forwarded to the Lands disposal Wing for disposal of plots after demarcation is carried out by the Engineering Wing, Rohini.

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in... 303 ...Screening  
Committee Meeting Dt. 21.12.2011  
vide item no. 109: 2011  
By: Director (Arch.) Coord

*[Handwritten signature]*  
01/03/12



SECTOR - 37

RECREATIONAL

PKT. C-1  
RESIDENTIAL

PKT. B-3  
RESIDENTIAL

PKT. B-1  
RESIDENTIAL

PKT. A  
RESIDENTIAL

PKT. B-4  
RESIDENTIAL

PKT. B-2  
RESIDENTIAL

PKT. A-2  
RESIDENTIAL

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REPORT  
10.00 HAC  
(25 ACRE APP) 266.65  
F.No.- F-32(II)07/IL  
311.57

GREEN 45.0 M WIDE  
172.44

COMM  
244.05

PKT. C-3

ENT ON 3.7.09

3.7.09

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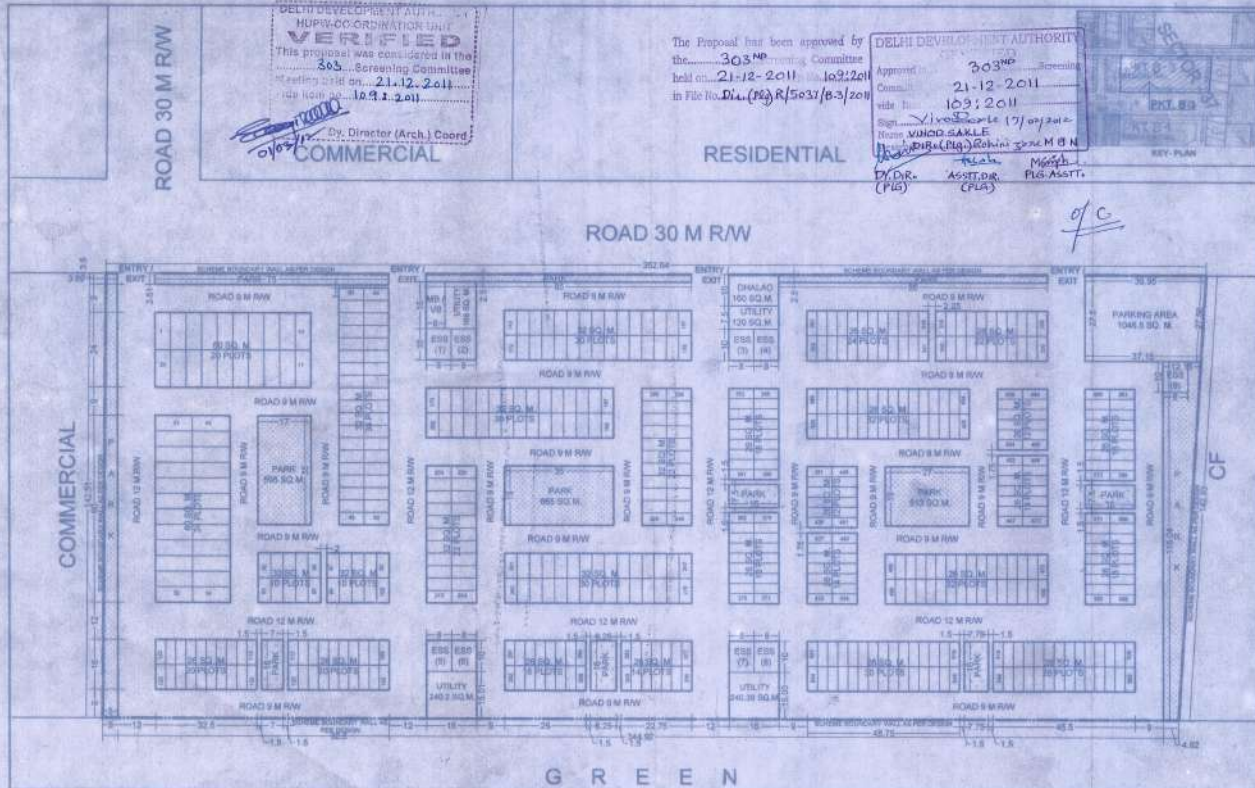
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DELHI DEVELOPMENT AUTHORITY  
 SUPPLY CO-ORDINATION UNIT  
**VERIFIED**  
 This proposal was considered in the  
 303<sup>rd</sup> Screening Committee  
 meeting held on 21.12.2011  
 in File No. D.A. (R) 15031/83/2011  
 By Director (Arch.) Coord.  
**COMMERCIAL**

The Proposal has been approved by  
 the 303<sup>rd</sup> Screening Committee  
 held on 21.12.2011 in File No. D.A. (R) 15031/83/2011

DELHI DEVELOPMENT AUTHORITY  
 Approved: 303<sup>rd</sup> Screening  
 Comm. No. 21-12-2011  
 vide No. 109/2011  
 Sign: Vinod Sakle (17/09/2011)  
 Name: VINOD SAKLE  
 Design: PLS. ASSTT. (PLS.)  
 P/DR. ASSTT. DIR. (PLS.)



DELHI DEVELOPMENT AUTHORITY  
 ROHINI PROJECT PLANNING

AREA STATEMENT

1. TOTAL AREA OF THE PROJECT: 437.00

2. AREA BREAKUP:

Category	Area (sq. m)	Area (%)
Residential	100.00	22.88
Commercial	100.00	22.88
Green	100.00	22.88
Other	137.00	31.36
<b>TOTAL</b>	<b>437.00</b>	<b>100.00</b>

DISTRIBUTION OF RESIDENTIAL PLOTS

Plot No.	Area (sq. m)	Area (%)
1	100.00	22.88
2	100.00	22.88
3	100.00	22.88
4	100.00	22.88
<b>TOTAL</b>	<b>400.00</b>	<b>91.53</b>

• NET RESIDENTIAL DENSITY: 100 PER HA, 1000 PPS  
 • DEVELOPMENT CONTROL, NORMS AS PER DDA, 1974

- NOTES:
1. THIS PLAN IS PREPARED BASED ON THE LAND OWNERSHIP DETAILS PROVIDED BY THE APPLICANT IN FORM NO. 174 (20/04/2011) DATED 20/04/2011 AND THE LAYOUT PLAN APPROVED BY THE DELHI DEVELOPMENT AUTHORITY IN FILE NO. D.A. (R) 15031/83/2011 DATED 21.12.2011.
  2. ALL DIMENSIONS ARE IN METERS.
  3. ONLY EXISTING DIMENSIONS ARE TO BE MAINTAINED.
  4. THE EXISTING SUBSTATION (11 KV) AND 25 KV SWITCH ARE TO BE MAINTAINED.
  5. THE EXISTING WALLS AROUND THE EXISTING ARE TO BE MAINTAINED.
  6. THE EXISTING WALLS AND FENCES ARE TO BE MAINTAINED.
  7. APPROVED BY U.S. DA. ON 08.11.11. IT WILL BE RAISED BY THE DELHI DEVELOPMENT AUTHORITY.
- THE PROPOSAL HAS BEEN APPROVED IN THE 303<sup>rd</sup> SCREENING COMMITTEE MEETING HELD ON 21/12/2011 VIDE ITEM No. 109/2011.

APPROVED BY U.S. DA. ON 08.11.11. IT WILL BE RAISED BY THE DELHI DEVELOPMENT AUTHORITY.

FILE NO. 109/2011 (R) 15031/83/2011

LAYOUT PLAN OF POKET B-3, SECTOR 37, PHASE V, ROHINI

SCALE: 1:1000

DATE: 05.11.2011

PLS. ASSTT. (PLS.) DESIGN

ASSTT. DIR. (PLS.)

DIR. DA. (PLS.)

ASSTT. DIR. (PLS.)

ROHINI

PHASE V, SECTOR 37, PLOT B-3

o/c