

1	Title of the Layout/Scheme/Project	Layout Plan Plotted Pocket- 3, Block- A, Sector-28, Phase IV, Rohini
2	File No.	File No. Dir.(Plg) R/4028-A-III/2003
3	Approved by	291 st Screening Committee Meeting held on 19.04.2010 (Item no. 56: 2010)
4	Planning Zone	Planning Zone-M (Rohini)
5	Department	Rohini Project, Planning Department
6	Details	<p>1.0 BACKGROUND: The Sector plan of Sector-28, Rohini, Phase IV, measuring 280 Hact. was approved in the 215th Screening Committee meeting held on dt. 25.7.2001 vide item No.31:2001. The said pocket is part of approved Sector Plan. The land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan. Executive Engineer/RPD-1 vide letter No.F10(8)/RPD-1/09/391 dt. 19.3.10 has furnished feasibility report. Further Dy.Dir.(LM) Rohini vide Dy. No. 435 dt. 25.3.10 has submitted status/feasibility report. In the feasibility/status report given by Engineering/LM Branch at some places dimensions are not given. The same are taken based on measurement This is one of the Pocket identified to clear the backlog of Rohini Registrants. In this Pocket there is one location of UGR/Pump house approved by VC/DDA on 13.12.04. The same has been incorporated in the proposal though the Engg. Wing has given the location of the same in Residential pocket instead of approved in Green area. In addition two 11KV ESS already approved by VC/DDA on dt. 1.6.2005 are incorporated in the scheme prepared.</p> <p>2.0 EXAMINATION: The Residential pocket measuring 7.92 Hact is partly encroached as communicated by EE/RPD-1. Approximately 3.9 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 4.02 Hact. area is under encroachment and unacquired which will be taken up later on as Phase II.</p> <p>i) PH. I- free from encroachment is sub-divided in various sizes of the plot with area under net Residential plot is 1.48 Hact. The area under Open space (Park) is 0.63 Hact., under Circulation is 1.70 Hact. and for Utility/Facility is 0.09 Hact. 104 No. of plots of 60 Sqm., 212 No. of plots measuring 32 Sqm., 68 No. of Plots measuring 26 Sqm., each has been proposed. The tot-lots, parks and utility plots have also been provided.</p> <p>ii) In Ph.II- 4.02 Hact. area is encroached/unacquired. This area will be used for Residential purpose as per policy later on this area designated as Phase II has not been considered in the present Layout plan as per decision taken in the joint meeting with Engg. and Lands Department held on 23.3.10.</p> <p>3.0 PROPOSAL: In view of above, Layout plan of plotted Pocket-3, Block-A, Sector-28 Phase IV, Rohini is submitted to the Screening Committee for consideration and approval.</p>
7	Copy of the Agenda for the Screening Committee	✓ Click here Item no. 56: 2010, Screening Committee No. 291
8	Copy of the Minutes of the Screening Committee meeting	✓ Click here Minutes of the 291 st meeting of the Screening Committee (Item no. 56: 2010) held on 19.04.2010
9	Key map	✓ Click here
10	Approved Layout Plan	✓ Click here

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Item No. 56:2010
Screening Committee No. 291

**Title of the Agenda: Layout plan plotted Pocket-3, Block-A, Sector- 28,
Phase IV , Rohini.
File No. Dir.(Plg)R/4028-A-III /2003**

Synopsis

**The Layout plan of Pocket-3, Block-A, Sector-28, Ph.IV, Rohini, Delhi, for
consideration of Screening Committee.**

1.0 BACKGROUND:

The Sector plan of Sector-28, Rohini, Phase IV, measuring 280 Hact. was approved in the 215th Screening Committee meeting held on dt. 25.7.2001 vide item No.31:2001. The said pocket is part of approved Sector Plan. The land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan. Executive Engineer/RPD-1 vide letter No.F10(8)/RPD-1/09/391 dt. 19.3.10 has furnished feasibility report. Further Dy.Dir.(LM) Rohini vide Dy. No. 435 dt. 25.3.10 has submitted status/feasibility report. In the feasibility/status report given by Engineering/LM Branch at some places dimensions are not given . The same are taken based on measurement This is one of the Pocket identified to clear the backlog of Rohini Registrants. In this Pocket there is one location of UGR/Pump house approved by VC/DDA on 13.12.04. The same has been incorporated in the proposal though the Engg. Wing has given the location of the same in Residential pocket instead of approved in Green area. In addition two 11KV ESS already approved by VC/DDA on dt. 1.6.2005 are incorporated in the scheme prepared.

2.0 EXAMINATION:

The Residential pocket measuring 7.92 Hact is partly encroached as communicated by EE/RPD-1. Approximately 3.9 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 4.02 Hact. area is under encroachment and unacquired which will be taken up later on as Phase II.

- i) PH. I- free from encroachment is sub-divided in various sizes of the plot with area under net Residential plot is 1.48 Hact. The area under Open space (Park) is 0.63 Hact., under Circulation is 1.70 Hact. and for Utility/Facility is 0.09 Hact. 104 No. of plots of 60 Sqm., 212 No. of plots measuring 32 Sqm., 68 No. of Plots measuring 26 Sqm., each has been proposed. The tot-lots, parks and utility plots have also been provided.
- ii) In Ph.II- 4.02 Hact. area is encroached/unacquired. This area will be used for Residential purpose as per policy later on this area designated as Phase II has not been considered in the present Layout plan as per decision taken in the joint meeting with Engg. and Lands Department held on 23.3.10.

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3.0 PROPOSAL:

In view of above, Layout plan of plotted Pocket-3 , Block-A , Sector-28 Phase IV, Rohini is submitted to the Screening Committee for consideration and approval.

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AREA STATEMENT

- A. Total Area of Pocket - 7.92 Hact.
 Area in Ph.I - 3.90 Hact.
 (Free from Encroachment/Acquired)

Area Under:

1. Residential plot - 1.48 Hact. (38%)
2. Open space(Park) - 0.63 Hact. (16.1%)
3. Utility/Facility - 0.09 Hact. (2.3%)
4. Circulation/(Parking) - 1.70 Hact. (43.6%)

Distribution of Residential Plot of Ph.I

Plot area(Sqm.)	Size(Mtr.)	Plot Nos.	Total Plot No.	Area(Sq m.)	DU's	Population
60	5x12	1-70 283-316	104	6240	416	1872
32	4x8	71-282	212	6784	636	2862
26	3.25x8	317-384	68	1768	204	918
Total			384	14792	1256	5652

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.

4.0 RECOMMENDATION:

The proposal at para 3.0 recommended for approval please.

5.0 FOLLOW UP ACTION

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

2010

Vino Dode
30/3/10
Director(Plg.)Rohini
(Zone- M&N)

[Signature]
20/3/10
Dy.Dir.(Plg.)Rohini

[Signature]
Asstt.Dir.(Plg.)Rohini

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in.....221.....Screening
 Committee Meeting Dt...19-04-10
 vide Item no...SE: 2010
 [Signature]
 Dy. Director (Arch.) Coord

Approved Minutes of the 291st SCM held on 19.4.2010 at 11.30 AM in Vikas Sadan.

56:2010 Layout plan plotted Pocket-3, Block-A, Sector-28, Phase IV, Rohini.

File no.- Dir.(Plg.)R/4028-A-III/2003

Presented by:- Dir.(Plg.)Rohini

Proposal for consideration: This is one of the Pocket identified to clear the backlog of Rohini registrants. The Sector Plan of Sector -28, Rohini, Phase IV, measuring 280 Hac was approved in the 215th SCM held on 25.07.01 vide item no 31:2001. The said pocket is part of approved Sector Plan. The landuse of the said pocket is residential. The Community facilities are already indicated as part of approved sector Plan. In this pocket the re is one location of UGR/Pump House approved by VC? DDA on 13.12.04. The same has been incorporated in the proposal though the Engg. Wing has given the location of the same in residential pocket instead of approved in the green Area. In addition, two 11 KV ESS already approved by VC/ DDA on 01.06.05 are incorporated in the scheme. The residential pocket measuring 7.92 hac is partly encroached as communicated by EE/ RPD-1. Approximately 3.9 Hac is free from encroachment and acquired which has been designated as Ph-I, area of 4.02 hac is under encroachment and unacquired, which will be taken up later on as Ph-II.

Area statement:

(i) Total area of the Pocket: 7.92 hac, (ii) Area in Ph-I: 3.90Hac (free from encroachment), (iii) Area under residential Plot: 1.48 hac, (iv) Area under Open space (Park): 0.63 Hac, (v) Area under Utility/Facility: 0.09 hac, (vi) Area under Circulation/ Parking: 1.70 hac, (vii) No of plots of 60sqm: 104nos, (viii) No of plots of 32sqm: 212 nos. (ix) No of plots of 26sqm: 68 nos.

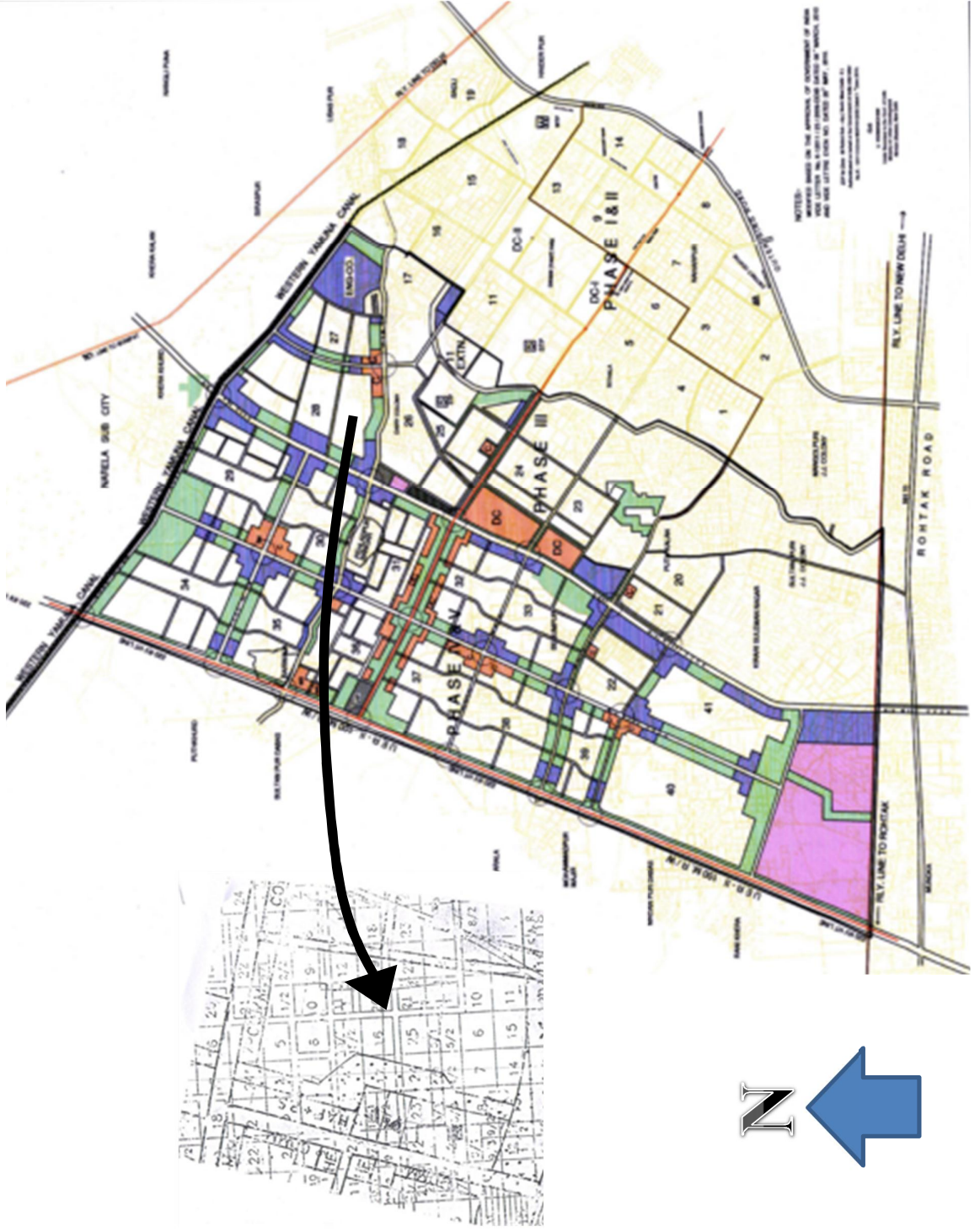
Internal Circulation has been provided with 12.0m and 9.0m wide roads respectively. The development control norms will be as per Master Plan of Delhi-2010.

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

Follow Up Action: The approved layout plan will be forwarded to the Engineering Wing for demarcation and simultaneously copy of the layout plan will be forwarded to the Lands Disposal Wing for the disposal as per policy.



LOCATION OF RESIDENTIAL POCKET-3 , BLOCK - A, SECTOR- 28, PHASE- IV, ROHINI



AREA STATEMENT

TOTAL AREA PROJECT 940 HA.
AREA UNDER PHASE I 310 HA.
AREA UNDER PHASE II 437 HA.

DETAIL OF PHASE I

AREA UNDER PHASE I
1. REVENUE PLOTS 1.80 HA.
2. OPEN SPACE (PARKS) 0.10 HA.
3. OPEN SPACE (ROADS) 0.10 HA.
4. OPEN SPACE (SEWERAGE) 0.10 HA.
5. OPEN SPACE (WATER SUPPLY) 0.10 HA.
6. OPEN SPACE (UTILITIES) 0.10 HA.
7. OPEN SPACE (TOTAL) 0.50 HA.
8. TOTAL AREA UNDER PHASE I 2.40 HA.

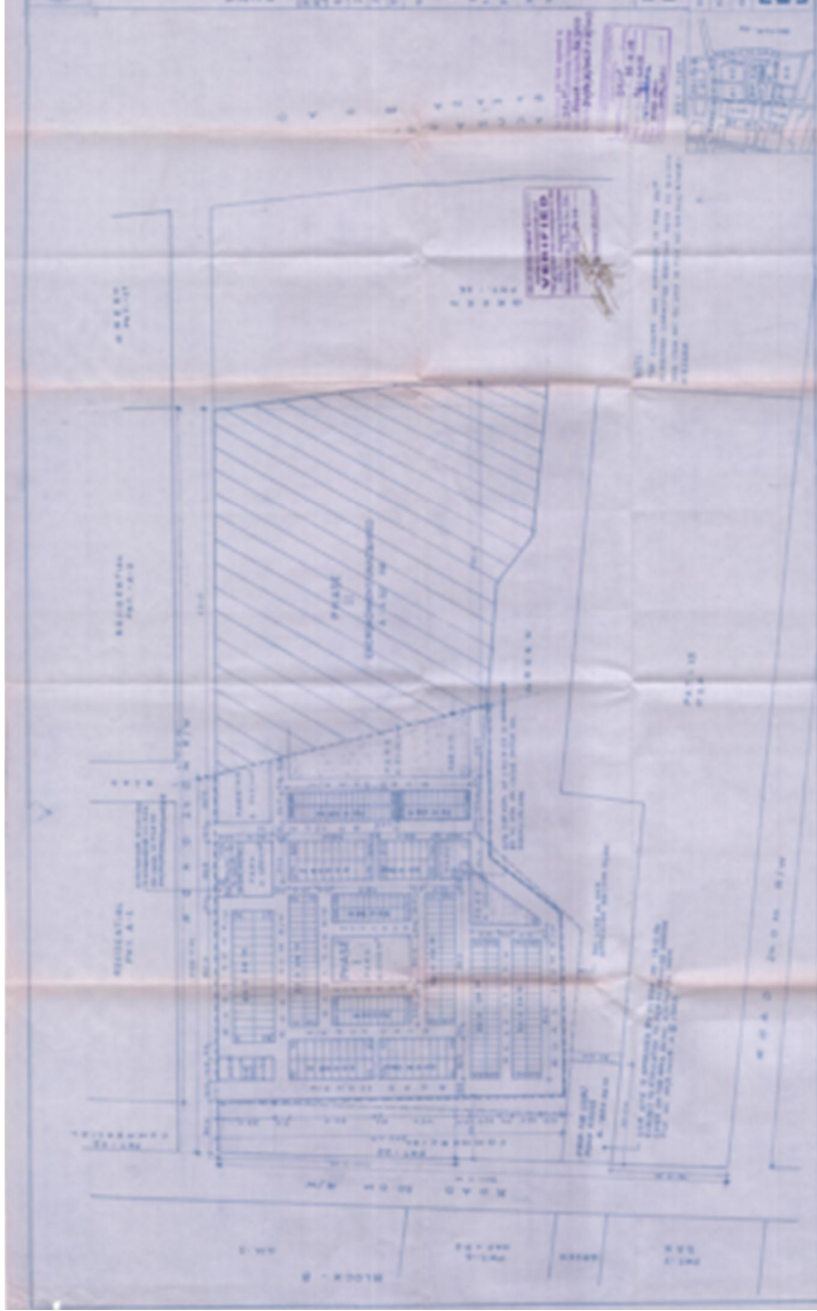
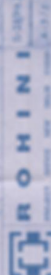
NO.	DESCRIPTION	AREA (HA.)	TOTAL AREA (HA.)
1	REVENUE PLOTS	1.80	1.80
2	OPEN SPACE (PARKS)	0.10	1.90
3	OPEN SPACE (ROADS)	0.10	2.00
4	OPEN SPACE (SEWERAGE)	0.10	2.10
5	OPEN SPACE (WATER SUPPLY)	0.10	2.20
6	OPEN SPACE (UTILITIES)	0.10	2.30
7	OPEN SPACE (TOTAL)	0.50	2.80
8	TOTAL AREA UNDER PHASE I	2.40	2.40

NET RESERVATION PROPORTION TO PHASE I
RESERVATION UNDER PHASE I 2.40 HA.

NOTES:
1. THE AREA STATEMENT IS BASED ON THE DATA PROVIDED BY THE APPLICANT.
2. THE AREA STATEMENT IS SUBJECT TO VERIFICATION BY THE AUTHORITY.
3. THE AREA STATEMENT IS SUBJECT TO CHANGE AS PER THE REQUIREMENTS OF THE AUTHORITY.
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MODIFIED LAYOUT PLAN OF PHASE I
BLOCK - A SECTOR 28 ROHINI PH-IV

DATE: 10/10/2011
SCALE: 1:1000
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



VERIFIED
10/10/2011

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