

1	Title of the Layout/Scheme/Project	Layout Plan Plotted Pocket-1, Block-A, Sector-35, Phase V, Rohini
2	File No.	File No. Dir.(Plg)R/5035/Pkt-1/Blk-A/2010
3	Approved by	291 st Screening Committee Meeting held on 19.04.2010 (Item no. 57: 2010)
4	Planning Zone	Planning Zone-M (Rohini)
5	Department	Rohini Project, Planning Department
6	Details	<p>1.0 BACKGROUND:</p> <p>The Sector plan of Sector-35, Rohini, Phase V, measuring 175.9 Hact. was approved in the 247th Screening Committee meeting held on dt. 31.3.2006 vide item No. 39:2006. 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-4 vide letter No.F1(60)/2010/AE(P)/RPD-4/DDA/319 dt. 25.3.10 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.</p> <p>2.0 EXAMINATION:</p> <p>The Residential pocket measuring 7.52 Hact is partly encroached as communicated by EE/RPD-4. Approximately 7.0 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 0.52 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 2.77 Hact. The area under Open space (Park) is 0.94 Hact., under Circulation is 3.16 Hact. and for Utility/Facility is 0.13 Hact. 186 No. of plots of 60 Sqm., 428 No. of plots measuring 32 Sqm., and 108 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- 0.52 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:</p> <p>In view of above, Layout plan of plotted Pocket-1, Block-A, Sector-35 Phase V, 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. 57: 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. 57: 2010) held on 19.04.2010
9	Key map	✓ Click here
10	Approved Layout Plan	✓ Click here

- 25/c -

Item No. 57/2010
Screening Committee No. 291

**Title of the Agenda: Layout plan plotted Pocket.1 Block-A, Sector- 35,
Phase V , Rohini.
File No. Dir.(Plg)R/5035/Pkt.1 /Blk-A /2010**

Synopsis

**The Layout plan of Pkt.1, Block-A, Sector-35, Ph.V, Rohini, Delhi, for
consideration of Screening Committee.**

1.0 BACKGROUND:

The Sector plan of Sector-35, Rohini, Phase V, measuring 175.9 Hact. was approved in the 247th Screening Committee meeting held on dt. 31.3.2006 vide item No. 39:2006. 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-4 vide letter No.F1(60)/2010/AE(P)/RPD-4/DDA/319 dt. 25.3.10 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.

2.0 EXAMINATION:

The Residential pocket measuring 7.52 Hact is partly encroached as communicated by EE/RPD-4. Approximately 7.0 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 0.52 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 2.77 Hact. The area under Open space (Park) is 0.94 Hact., under Circulation is 3.16 Hact. and for Utility/Facility is 0.13 Hact. 186 No. of plots of 60 Sqm., 428 No. of plots measuring 32 Sqm., and 108 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- 0.52 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.

3.0 PROPOSAL:

In view of above, Layout plan of plotted Pocket-1, Block-A, Sector-35 Phase V, Rohini is submitted to the Screening Committee for consideration and approval.

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9.1/2

- 12 -
- 24/c -

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AREA STATEMENT

A. Total Area of Pocket - 7.52 Hact.
Area in Ph.I - 7.0 Hact.
(Free from Encroachment/Acquired)

Area Under:

1. Residential plot - 2.77 Hact. (39.57%)
2. Open space(Park) - 0.94 Hact. (13.43 %)
3. Utility/Facility - 0.13 Hact. (1.86%)
4. Circulation/(Parking) - 3.16 Hact. (45.14%)

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	1-186	186	11160	744	3348
32	4x8	187-614	428	13696	1284	5778
26	3.25x8	615-722	108	2808	324	1458
Total			722	27664	2352	10584

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.

11.57.2010

Vivek D. S. S. S.
Director (Plg.) Rohini
(Zone- M&N)

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

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

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in... 291 Screening
Committee Meeting Dt. 19-04-10
vide Item no. 87: 10.10
[Signature]
Dy. Director (Arch.) Coord

57:2010 Layout plan plotted Pocket 1, Block-A, Sector-35, Phase-V, Rohini.

File no.- Dir.(Plg.)R/5035/Pkt.1/Blk.-A/2010

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 -35, Rohini, Phase V, measuring 175.9 Hac was approved in the 247th SCM held on 31.03.2006 vide item no 39:2006. 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. The residential pocket measuring 7.52 hac is partly encroached as communicated by EE/ RPD-4. Approximately 7.0 Hac is free from encroachment and acquired which has been designated as Ph-I, area of 0.52 hac is under encroachment and unacquired, which will be taken up later on as Ph-II.

Area statement:

(i) Total area of the Pocket: 7.52 hac, (ii) Area in Ph-I: 7.0 Hac (free from encroachment), (iii) Area under residential Plot: 2.77 hac, (iv) Area under Open space (Park): 0.94 Hac, (v) Area under Utility/Facility: 0.13 hac, (vi) Area under Circulation/ Parking: 3.16 hac, (vii) No of plots of 60sqm: 186 nos, (viii) No of plots of 32sqm: 428 nos, (ix) No of plots of 26sqm: 108 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 as 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.

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in... 29.1 Screening
 Committee Meeting Dt. 19.4.2010
 vide item no. 57: 2010
 Dy. Director (Arch.) Coord

[Handwritten signature and date 28/06/10]

DELHI DEVELOPMENT AUTHORITY
 HOUSING PROJECT PLANNING & DESIGN

AREA STATEMENT
 TOTAL AREA OF PLOT 7.42 HEC
 AREA UNDER DEVELOPMENT 6.82 HEC
 AREA OF PHASE I 7.0 HEC

DETAIL OF PHASE I
 AREA UNDER PLOT 7.42 HEC
 OPEN SPACES (PARKS) 2.5 HEC
 UTILITIES 2.0 HEC
 COMMUNITY FACILITIES 3.5 HEC

DISTRIBUTION OF RESIDENTIAL UNITS
 NO. OF UNITS 100
 NO. OF FLOORS 10
 NO. OF BUILDINGS 10
 NO. OF PHASES 1

NO. OF APARTMENTS 100
 NO. OF STORES 10
 NO. OF OFFICES 10

DEVELOPMENT CONTROL NUMBER: DDPC/100/100/100
 DEVELOPMENT CONTROL NUMBER IS NOT APPLICABLE

THIS PLAN IS VALID FOR THE PERIOD OF 12 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN. AFTER THIS PERIOD, THE PLAN WILL BE VALID FOR 6 MONTHS ONLY.

DATE: 10/10/2010
 SCALE: 1:1000
 PROJECT NO: DDPC/100/100/100

PROJECT PLAN OF RESIDENTIAL SOCIETY, BLOCK A, SECTOR 35, ROHINI
 PROJECT NO: DDPC/100/100/100
 DATE: 10/10/2010
 SCALE: 1:1000

ROHINI
 DELHI DEVELOPMENT AUTHORITY
 HOUSING PROJECT PLANNING & DESIGN



NOTE: THE HOUSES ARE TO BE CONSTRUCTED IN THE MANNER SHOWN IN THE PLAN. THE HOUSES SHOULD BE CONSTRUCTED WITHIN THE BOUNDARIES OF THE PLOT AND SHOULD NOT OVERLAP THE ADJACENT PLOTS.