

1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan Plotted Pocket- 3, Block- D, Sector-29, Phase IV, Rohini
2	<b>File No.</b>	File No. Dir.(Plg)R/4029/Pkt-3/Blk-D/2006
3	<b>Approved by</b>	286 <sup>th</sup> Screening Committee Meeting held on 10.12.2009 (Item no.160:2009)
4	<b>Planning Zone</b>	Planning Zone-M (Rohini)
5	<b>Department</b>	Rohini Project, Planning Department
6	<b>Details</b>	<p>1.0 BACKGROUND:</p> <p>In the approved Sector Layout plan of Sector 29 there is a plotted Pocket No. 3 in Block D, Ph.IV, Rohini measuring 6.44 Hact. which was placed in the 254<sup>th</sup> Screening Committee meeting held on 21.2.2007 and then in 258<sup>th</sup> Screening Committee meeting held on 16.7.07 in which the proposal was with-drawn as no more plots are to be allotted to pending registrants of Rohini Resdl. Scheme 1981. The Hon'ble L.G. has now taken a policy decision and approved the proposal for carving out of approx. 16,000 plots for clearing the backlog of pending Registrants of Rohini Resdl. Scheme 1981. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan and the tentative feasibility report was received from the Ex Engineer/RPD-2 vide letter No. F50(37)/05-06/RPD-2/513 dt. 29.4.06 and subsequent station survey report vide letter No. F1(21)AE(P)/RPD-4/DDA/772 dt. 7.7.09 and has been considered</p> <p>2.0 EXAMINATION:</p> <p>The Residential pocket measuring 6.44 Hact has been sub-divided in various sizes of the plot with area under net residential plot is 2.70 Hact. The area under Open space is 0.71 Hact., under circulation and parking is 2.9 Hact. and for utility 0.13 Hact. 152 No. of plots of 60 Sqm., 432 plots measuring 32 Sqm., and 126 No. of plots measuring 26 Sqm. each has been proposed. 20 Plots of odd size have also been proposed. The tot-lots, parking and utility plots have been provided at appropriate locations.</p> <p>3.0 PROPOSAL:</p> <p>In view of above, Layout plan of plotted Pkt. No.3 , Block D, Sector 29, Ph IV, Rohini is submitted to the Screening Committee for consideration and approval.</p>
7	<b>Copy of the Agenda for the Screening Committee</b>	✓ <a href="#">Click here</a> Item no.160:2009, Screening Committee No. 286
8	<b>Copy of the Minutes of the Screening Committee meeting</b>	✓ <a href="#">Click here</a> Minutes of the 286 <sup>th</sup> meeting of the Screening Committee (Item no.160: 2009) held on 10-12-2009
9	<b>Key map</b>	✓ <a href="#">Click here</a>
10	<b>Approved Layout Plan</b>	✓ <a href="#">Click here</a>

Item No. 160/2009  
Screening Committee No. 286

Title of the Agenda: Layout plan plotted Pkt.3, Block-D, Sector-29, Ph.IV,  
Rohini.

File No. Dir.(Plg)R/4029/pkt.3/Blk-D/2006

Synopsis

The Layout plan of Pkt.3, Block D, Sector 29, Ph.IV, Rohini, Delhi

**1.0 BACKGROUND:**

In the approved Sector Layout plan of Sector 29 there is a plotted Pocket No. 3 in Block D, Ph.IV, Rohini measuring 6.44 Hact. which was placed in the 254<sup>th</sup> Screening Committee meeting held on 21.2.2007 and then in 258<sup>th</sup> Screening Committee meeting held on 16.7.07 in which the proposal was with-drawn as no more plots are to be allotted to pending registrants of Rohini Resdl. Scheme 1981. The Hon'ble L.G. has now taken a policy decision and approved the proposal for carving out of approx. 16,000 plots for clearing the backlog of pending Registrants of Rohini Resdl. Scheme 1981. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan and the tentative feasibility report was received from the Ex. Engineer/RPD-2 vide letter No. F50(37)/05-06/RPD-2/513 dt. 29.4.06 and subsequent station survey report vide letter No. F1(21)AE(P)/RPD-4/DDA/772 dt. 7.7.09 and has been considered

**2.0 EXAMINATION:**

The Residential pocket measuring 6.44 Hact has been sub-divided in various sizes of the plot with area under net residential plot is 2.70 Hact. The area under Open space is 0.71 Hact., under circulation and parking is 2.9 Hact. and for utility 0.13 Hact. 152 No. of plots of 60 Sqm., 432 plots measuring 32 Sqm., and 126 No. of plots measuring 26 Sqm. each has been proposed. 20 Plots of odd size have also been proposed. The tot-lots, parking and utility plots have been provided at appropriate locations.

**3.0 PROPOSAL:**

In view of above, Layout plan of plotted Pkt. No.3 , Block D, Sector 29, Ph.IV, Rohini is submitted to the Screening Committee for consideration and approval.

AREA STATEMENT

A. Total Area of Residential Pocket - 6.44 Hact.  
(Net Residential)

Area Under

1. Residential plot - 2.7 Hact. (42.0%)
2. Circulate(Inc parking)- 2.9 Hact. (45.0%)
3. Open Spaces(Green) - 0.71 Hact. (11.0%)
4. Utility/Facility - 0.13 Hact. (2.0%)

**B. Distribution of Residential Plot**

Plot area(Sqm.)	Size(Mtr.)	Total Plot No.	Area(Sqm.)	DU's	Population
60	5x12	152	9120	608	2736
32	4x8	432	13824	1296	5832
26	3.25x8	126	3276	378	1701
44	5.5x8	8	352	24	108
40	5x8	8	320	24	108
38	4.75x8	2	76	6	27
36	4.5x8	2	72	6	27
Total-	---	730 Plots	27040	2342	10539

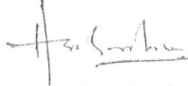
Internal circulation has been provided with 12.0 m road and 9.0 m wide road.

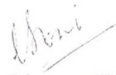
**4.0 RECOMMENDATION:**


The proposal at para 3.0 recommended for approval please.

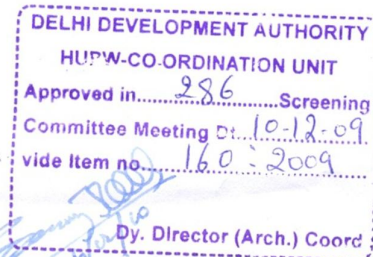
**5.0 FOLLOW UP ACTION:**

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.

  
Asstt. Dir.(Plg.) Rohini

  
Dy. Director(Plg.)

  
4/12/09  
Director(Plg.) Rohini



160:2009 Layout plan plotted Pkt.3, Block D, Sector-29, Ph.-IV, Rohini.

File no.- Dir.(Plg.)R/4029/Pkt.3/Blk.-D/2006.

Presented by:- Dir.(Plg.)Rohini

Proposal for consideration: In the approved Sector layout plan of Sector -29 there is a plotted pocket no 3 in Block D, ph IV, Rohini measuring 6.44 Hact which was placed in the 254<sup>th</sup> Screening Committee meeting held on 21.2.2007 and then in 258<sup>th</sup> Screening Committee Meeting held on 16.7.2007 in which the proposal was with-drawn as no more plots are to be allotted to pending registrants of Rohini resdl. Scheme 1981. The Hon'ble L.G. has now taken a policy decision and approved the proposal for carving out of approx. 16,000 plots for clearing the backlog of pending registrants of Rohini residential Scheme 1981. The pocket is a part of approved Zonal Development Plan of Zone - M and landuse of the said pocket is Residential. The Residential Pocket measuring 6.44 hact has been sub-divided in various sizes of the plot, with 2.70 Hact area under net residential. The area under open space is - 0.71 Hact. under circulation and parking is - 2.9 Hact, and for Utility is - 0.13 hact. 152 no of plots measuring 60 sqm, 432 no of plots measuring 32 sqm, and 126 no of pots measuring 26sqm each has been proposed. 20 nos of plots of odd size have also been proposed as per area chart. A total of 730 plots have been carved out. The tot-lots, parking and utility plots have been provided at appropriate locations.

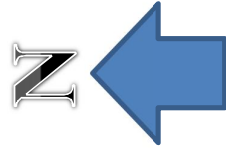
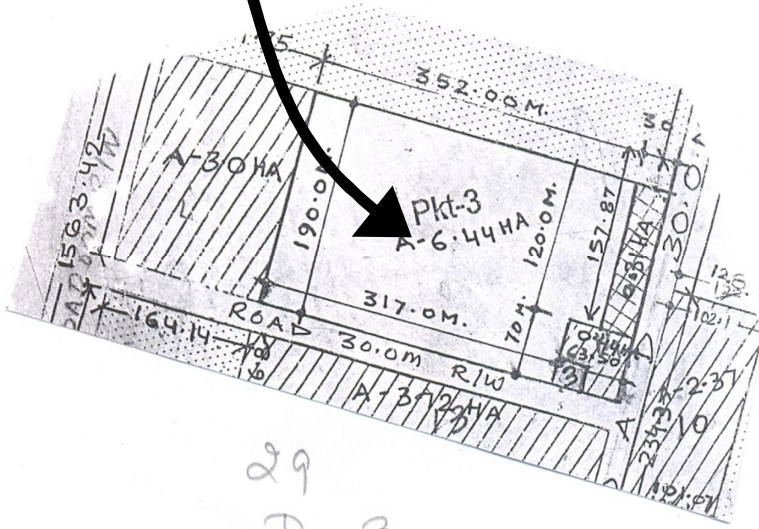
Decision of Screening Committee: The proposal as reflected in the Agenda was approved with observation that

- \* Residential Facilities such as Dhalao, E.S.S., Milk/Vegetable Booth, Disposable Garbage Collection Trolley, Dustbin & Community offices be shown in the layout plan.
- \* Issues related to parking be addressed in the other community facility areas and commercial areas.

Follow Up Action: The approved proposal will be sent to the Engineering Wing for feasibility and demarcation, Land Disposal Wing for allotment and disposal as per policy.



**LOCATION OF RESIDENTIAL POCKET - 3, BLOCK - D, SECTOR- 29, PHASE- IV, ROHINI**



NOTES:  
1. THE MAP IS BASED ON THE APPROVAL OF GOVERNMENT OF NCT OF DELHI LETTER NO. 1011/10-11/2008 DATED 15.08.2010 AND THE LATEST UPDATES OF THE CITY PLAN.  
2. THE MAP IS SUBJECT TO THE APPROVAL OF THE GOVERNMENT OF NCT OF DELHI.  
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**AREA STATEMENT**

- TOTAL AREA OF POKKET - 6.44 HA
- AREA UNDER RESIDENTIAL PLOT - 2.7 HA 42%
- AREA UNDER CIRCULATION/ PARKING - 2.9 HA 45%
- AREA UNDER GREEN - 0.71 HA 11%
- AREA UNDER UTILITY / FACILITY - 0.13 HA 2%

**B. DISTRIBUTION OF RESIDENTIAL PLOTS:-**

PLOT AREA	SIZE	TOTAL NO. OF PLOTS	NO. OF BLDG. UNITS	NO. OF FAMILIES	NO. OF PLOTS
60.94	51.02M	152	9120.588	608	2736
335.66	14.58M	1432	13820.588	1256	5832
24.96	32.50M	12	32.76	378	1701
14.96	5.318M	8	352.86	24	108
10.96	5.871M	8	320.58	24	108
35.66	15.80M	2	76.64	6	27
34.96	15.80M	2	76.64	6	27
TOTAL		2780	23942.88	1932	10338

NET RESIDENTIAL DENSITY 364 BUS HA  
 1635 PPH

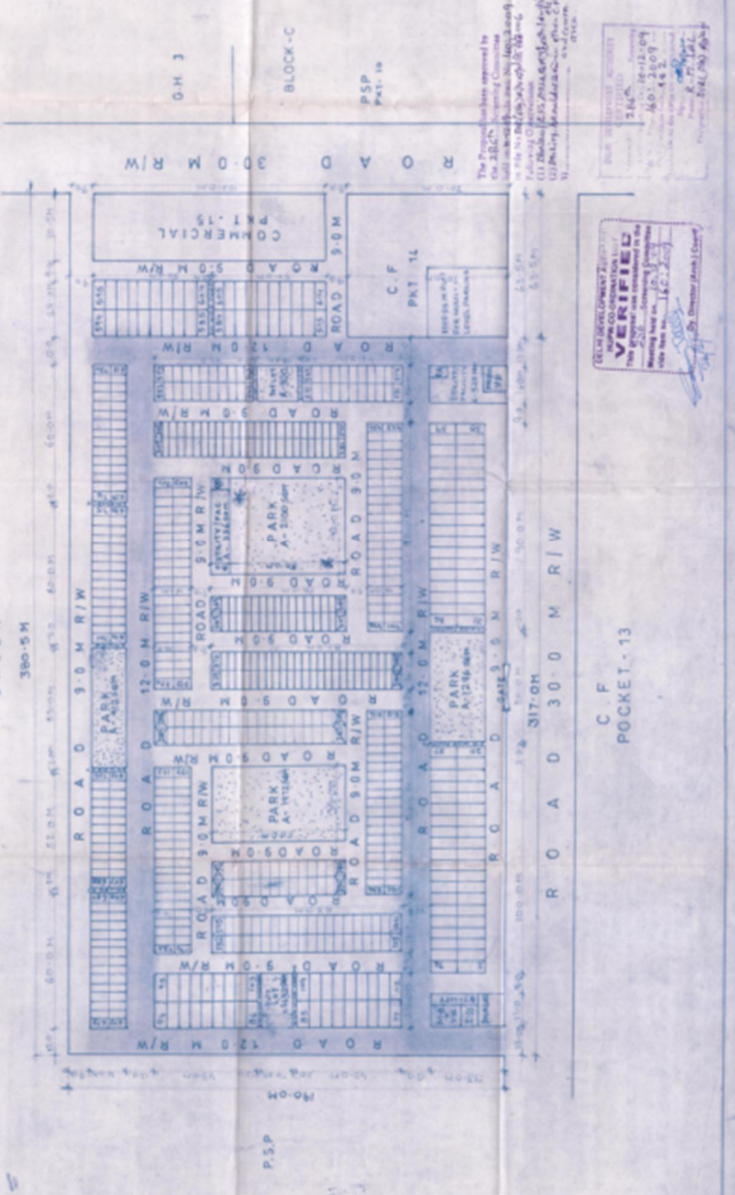
**C. DEVELOPMENT CONTROL NORMS | MPD 2021**

**LAYOUT PLAN OF RESIDENTIAL POKKET D-3, SECTOR-29, ROHINI**



DELHI DEVELOPMENT AUTHORITY  
**ROHINI**  
 PROJECT OFFICE NEW DELHI 110081  
 DATE: 14 DEC 08  
 FILE NO. P&D ASST. COMM. PLANING  
 ASST. DIR.  
 Jt. DIRECTOR (P&D)  
 DIRECTOR (P&D)

THE SCHEME WAS DISCUSSED IN THE 284<sup>th</sup> SC MEETING HELD ON 10-12-2007. VOR ITEM NO. 160730/09. THE PROPOSAL WAS APPROVED WITH OBSERVATION THAT RESIDENTIAL FACILITIES SUCH AS DRILLING, LENO, WALK & VEGETABLE BOOTLE, DISPOSABLE, SEWABLE COLLECTION FACILITY, DUSTBIN & COMMUNITY OFFICES BE SHOWN IN L&D. DRILLING INCLUDING SEGREGATION - HING, ESS AND WIRE REC. BOOTH - 2 NO. DUSTBIN - 2 NO. ARE PROVIDED. AS ISSUES RELATED TO PARKING BE ADDRESSED IN THE FINER COMMUNITY FACILITY AREAS & COMMERCIAL AREAS. A PLOT OF 600 SQM AREA FOR MULTISTORY PARKING IS PROVIDED IN THE NEAR BY COMMUNITY FACILITY P&D.



DELHI DEVELOPMENT AUTHORITY  
**VERIFIED**  
 THE SCHEME IS APPROVED FOR THE P&D ASST. COMM. PLANING  
 DATE: 14 DEC 08  
 FILE NO. P&D ASST. COMM. PLANING  
 ASST. DIR.  
 Jt. DIRECTOR (P&D)

C.F  
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