

1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan Plotted Pocket- 4, Block- A, Sector-34, Phase V, Rohini
2	<b>File No.</b>	File No. Dir.(Plg)R/5034/Pkt-4/Blk-A/2010
3	<b>Approved by</b>	289 <sup>th</sup> Screening Committee Meeting held on 25.02.2010 (Item no. 19: 2010)
4	<b>Planning Zone</b>	Planning Zone-M (Rohini)
5	<b>Department</b>	Rohini Project, Planning Department
6	<b>Details</b>	<p><b>1.0 BACKGROUND:</b> In the approved Sector plan of Sector 34, Pocket No.4, Block-A, was earlier earmarked for Group Housing in Ph. V, Rohini measuring 7.2 Hact. Now the Pocket has been proposed to be utilized for plotted housing as per Hon'ble High Court decision. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is gross Residential. The community facilities are already indicated as part of approved Sector plan. The tentative feasibility report was received from the Office of Ex. Engineer RPD-4 vide letter No. FH(1)P05-66 AE(P)RPD-4/DDA/1591 dt. 21.12.06 and subsequently station survey report was also received vide letter No. FH(21)AE(P)/RPD-4/DDA/772 dt. 7.7.09 and has been considered for designing.</p> <p><b>2.0 EXAMINATION:</b> The Residential pocket measuring 7.2 Hact has been sub-divided in various sizes of the plot with area under net Residential plot is 3.08 Hact. The area under Open space is 0.70 Hact, under Circulation is 0.20 Hact, area for Utility Facility 0.16 Hact. 242 No. of plots of 60 Sqm., 380 plots measuring 32 Sqm., and 148 No. of plots measuring 20 Sqm. each has been proposed. 8 Plots of odd size have also been proposed. The tet-lots, parks and utility plots have also been provided.</p> <p><b>3.0 PROPOSAL:</b> In view of above, Layout plan of plotted Sector 34, Pkt. No.4, Block A, Ph. V, 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. 19: 2010, Screening Committee No. 289
8	<b>Copy of the Minutes of the Screening Committee meeting</b>	✓ <a href="#">Click here</a> Minutes of the 289 <sup>th</sup> meeting of the Screening Committee (Item no. 19: 2010) held on 25.02.2010
9	<b>Key map</b>	✓ <a href="#">Click here</a>
10	<b>Approved Layout Plan</b>	✓ <a href="#">Click here</a>

Item No. 19/2010  
Screening Committee No. 289

Title of the Agenda: Layout plan plotted Pkt.4 Block-A, Sector-34,  
Ph.V, Rohini.  
File No. Dir.(Plg)R/-----/Pkt.4/Blk-A/2010

Synopsis

The Layout plan of Pkt.4, Block A, Sector 34, Ph. V, Rohini, Delhi

**1.0 BACKGROUND:**

In the approved Sector plan of Sector 34, Pocket No.4, Block-A was earlier earmarked for Group Housing in Ph. V, Rohini measuring 7.2 Hact. Now the Pocket has been proposed to be utilized for plotted housing as per Hon'ble High Court decision. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is gross Residential. The community facilities are already indicated as part of approved Sector plan. The tentative feasibility report was received from the Office of Ex. Engineer RPD-4 vide letter No. FH(11)05-66 AE(P)/RPD-4/DDA/1591 dt. 21.12.06 and subsequently station survey report was also received vide letter No. FH(21)AE(P)/RPD-4/DDA/772 dt. 7.7.09 and has been considered for designing.

**2.0 EXAMINATION:**

The Residential pocket measuring 7.2 Hact has been sub-divided in various sizes of the plot with area under net Residential plot is 3.08 Hact. The area under Open space is 0.70 Hact, under Circulation is 3.26 Hact, area for Utility/Facility 0.16 Hact, 242 No. of plots of 60 Sqm, 350 plots measuring 32 Sqm, and 148 No. of plots measuring 26 Sqm, each has been proposed. 8 Plots of odd size have also been proposed. The tot-lots, parks and utility plots have also been provided.

**3.0 PROPOSAL:**

In view of above, Layout plan of plotted Sector 34, Pkt. No.4, Block A, Ph. V, Rohini is submitted to the Screening Committee for consideration and approval.

1/2

AREA STATEMENT

A. Total Area of Residential Pocket - 7.2 Hact.  
(Net Residential)

Area Under:

1.	Residential plot	-	3.08 Hact.	(42.8%)
2.	Circulation/Parking	-	3.26 Hact.	(45.3%)
3.	Open Spaces(Green)	-	0.70 Hact.	(9.7%)
4.	Utility/Facility	-	0.16 hact.	(2.2%)

B. Distribution of Residential Plot

Plot area(Sqm.)	Size(Mtr.)	Total Plot No.	Area(Sqm.)	DU's	Population
60	5x12	242	14520	968	4356
32	4x8	380	12160	1140	5130
26	3.25x8	148	3848	444	1998
36	4.50x8	8	288	24	108
Total-		778	30816	2576	11592

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

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

Asstt. Dir.(Plg.)Rohini

Dy. Director(Plg.)

Director(Plg.) Rohini

URBAN DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 289 Screening  
Committee Meeting Dt. 25.2.10  
vide item no. 19.2010  
Dy. Director (Arch.) Coord

Approved Minutes of the 289th SCM held on 25.02.2010 at 12.15 PM in Vikas Minar.

**19:2010** Layout plan plotted pkt.4, Block – A, Sector-34, Ph.-V, Rohini.

File no.- Dir.(Plg.)Rohini/4034/Pkt.4/Blk.-A/2010.

**Presented by:-** Dir.(Plg.)Rohini

**Proposal for consideration:** In the approved Sector layout plan of Sector 34, Pocket no.4, Block A, was earlier earmarked for plotted/ Group Housing in phase V, measuring 7.2 hac. This pocket is a part of the approved Zonal Development Plan of Zone –M and the landuse of the pocket is Gross residential. The community facilities are already indicated as part of the approved layout plan. The pocket measuring 7.2 hac. has been sub divided in various sizes of plot with area under Net Residential plot is 3.08 hac. Area under open space is 0.70 hac, under circulation is 3.26 hac, and for Utility/Facility 0.16 hac. A distribution of 242 no. of plots measuring 60sqm, 380 plots measuring 32sqm and 148 plots measuring 26sqm has been proposed. Eight plots of odd sizes have also been proposed. The tot-lots, parks and utility plots have been provided.

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

**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.

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in... 289 ..... Screening  
Committee Meeting Dt. 25.2.10  
vide Item no. 19-2010  
By: Director (Arch.) Coord





**AREA STATEMENT**

A. TOTAL AREA OF POCKET - 7.2 HA  
 AREA UNDER  
 RESIDENTIAL PLOTS 3.08 HA 42.8%  
 GREEN/PARK 0.70 HA 9.7%  
 UTILITY 0.16 HA 2.2%  
 CIRCULATION/PARKING 3.26 HA 45.3%  
 B. DISTRIBUTION OF RESIDENTIAL PLOTS-

PLAT NO.	PLAT AREA (SQ. M.)	TOTAL PLOTS	POPULATION
10	146,161.719	242	968
11	145,142.042	380	1460
12	145,142.042	380	1460
13	145,142.042	380	1460
14	145,142.042	380	1460
15	145,142.042	380	1460
16	145,142.042	380	1460
17	145,142.042	380	1460
18	145,142.042	380	1460
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37	145,142.042	380	1460
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97	145,142.042	380	1460
98	145,142.042	380	1460
99	145,142.042	380	1460
100	145,142.042	380	1460

NET RESIDENTIAL DENSITY - 318.905 / HA 1510 PPH  
 C. DEVELOPMENT CONTROL NORMS  
 AS PER M.P.O 2021

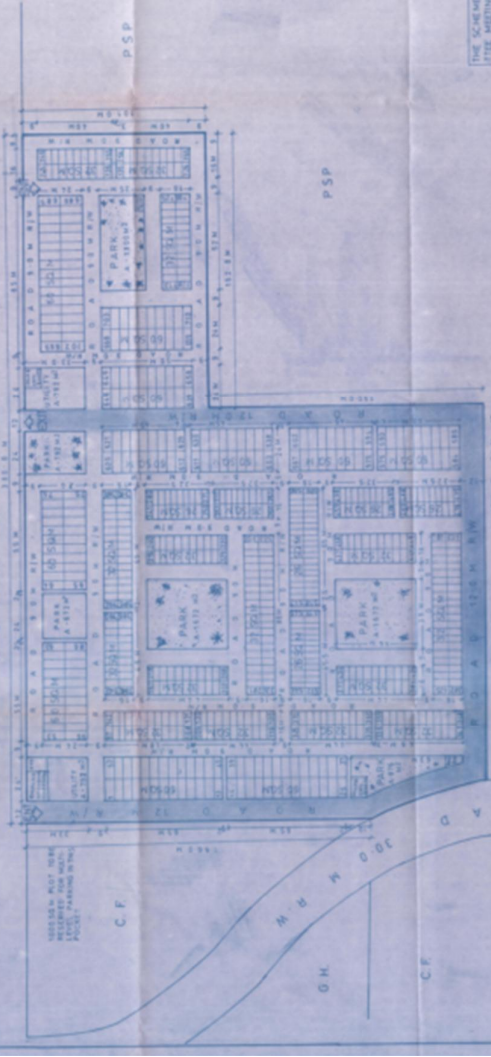
**LAYOUT PLAN OF RESIDENTIAL  
 POCKET A-4, SECTOR-34, ROHINI**



**ROHINI**  
 PROJECT OFFICE NEW DELHI  
 5-31/142  
 1100111

RESIDENTIAL  
 POCKET A-3

ROAD 24.0 M RIW



PUBLIC & SEMIPUBLIC

THE SCHEME WAS DISCUSSED IN THE 38TH SCREENING COMMITTEE MEETING HELD ON 25.03.2019 AGENDA ITEM NO. 19.2.200 IN FILE NO. DRP/PUR/18/34/PKT-A/BLK-A/7/200. THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED.



Prepared by  
 Mr. J.P. Singh, Sr. Asst. Commr.  
 Mr. S.K. Singh, Asst. Commr.  
 Mr. R.K. Singh, Asst. Commr.