

1	Title of the Layout/Scheme/Project	Layout Plan Plotted Pocket- 2, Block- A, Sector-35, Phase V, Rohini
2	File No.	File No. Dir.(Plg)R/5035/Pkt-2/Blk-A/2010
3	Approved by	291 st Screening Committee Meeting held on 19.04.2010 (Item no. 53: 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 13.83 Hact is partly encroached as communicated by EE/RPD-4. Approximately 8.67 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 5.16 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 2.19 Hact., under Circulation is 3.05 Hact. and for Utility/Facility is 0.31 Hact. 274 No. of plots of 60 Sqm., 352 No. of plots measuring 32 Sqm., each has been proposed. The tot-lots, parks and utility plots have also been provided.</p> <p>ii) In Ph.II- 5.16 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-2, 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. 53: 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. 53: 2010) held on 19.04.2010
9	Key map	✓ Click here
10	Approved Layout Plan	✓ Click here

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Item No. 53:2010
Screening Committee No. 291

**Title of the Agenda: Layout plan plotted Pocket.2, Block-A, Sector- 35,
Phase V , Rohini.
File No. Dir.(Plg)R/5035/Pkt.2 /Blk-A /2010**

Synopsis

The Layout plan of Pkt.2, 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 13.83 Hact is partly encroached as communicated by EE/RPD-4. Approximately 8.67 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 5.16 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 2.19 Hact., under Circulation is 3.05 Hact. and for Utility/Facility is 0.31 Hact. 274 No. of plots of 60 Sqm., 352 No. of plots measuring 32 Sqm., each has been proposed. The tot-lots, parks and utility plots have also been provided.
- ii) In Ph.II- 5.16 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-2 , Block-A , Sector-35 Phase V, Rohini is submitted to the Screening Committee for consideration and approval.

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AREA STATEMENT

- A. Total Area of Pocket - 13.83 Hact.
Area in Ph.I - 8.67 Hact.
(Free from Encroachment/Acquired)

Area Under:

1. Residential plot - 2.77 Hact. (31.95%)
2. Open space(Park) - 2.19 Hact. (25.25%)
3. Utility/Facility - 0.31 Hact. (3.58%)
4. Circulation(/Parking) - 3.05 Hact. (35.18%)
5. O.C.F. - 0.35 Hact. (4.04%)

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	1-274	274	16440	1096	4932
32	4x8	275-626	352	11264	1056	4752
Total			626	27704	2152	9684

Internal Circulation has been provided with 12.0m, 10.0m 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

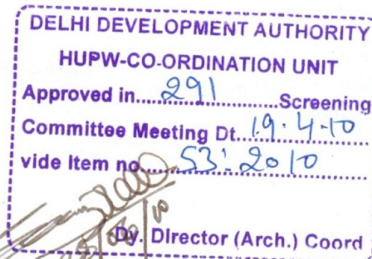
After the approval of Layout plan by the Screening Committee, the same will be forwarded to the Engineering Wing for demarcation and simultaneously copy of Layout plan will be forwarded to the Lands Disposal Wing for the disposal of plots after demarcation is carried out by the Engineering Wing.

291.53/2010
Pg. 2/2

Vinod Borde
20/3/10
Director (Plg.) Rohini
(Zone- M&N)

20/3/10
Dy. Dir. (Plg.) Rohini

Asstt. Dir. (Plg.) Rohini



-23/c-

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

53:2010 Layout plan plotted pocket 2, Block-A, Sector-35, Phase V, Rohini.

File no.- Dir.(Plg.)R/5035/Pkt.2/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 31.03.06 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 13.83 hac is partly encroached as communicated by EE/ RPD-4. Approximately 8.67 Hac is free from encroachment.

Area statement:

(i) Total area of the Pocket: 13.83 hac, (ii) Area in Ph-I: 8.67 Hac (free from encroachment), (iii) area under residential Plot: 2.77 hac, (iv) Area under Open space (Park): 2.19 Hac, (v) Area under Utility/Facility: 0.31 hac, (vi) Area under Circulation/ Parking: 3.05 hac, (vii) Area under O.C. F. : 0.35 hac., (viii) No of plots of 60sqm: 274 nos, (ix) No of plots of 32sqm: 352 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... 291 ... Screening

Committee Meeting Dt. 19.4.10

vide Item no. 53:2010

By. Director (Arch.) Coord

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25/06/10

ARTIA STATEMENT

TOTAL AREA OF THE PROJECT = 13.85 HA.
 AREA UNDER PHASE I = 8.00 HA.
 AREA UNDER PHASE II = 5.85 HA.
 (Developmental Area)

DETAILS OF PHASE I

REGISTRATION NO.	AREA UNDER PHASE I
REGISTRATION NO. 1	2.77 HA. (63.80 AC)
REGISTRATION NO. 2	5.23 HA. (12.70 AC)
REGISTRATION NO. 3	0.00 HA. (0.00 AC)
REGISTRATION NO. 4	0.00 HA. (0.00 AC)
REGISTRATION NO. 5	0.00 HA. (0.00 AC)
REGISTRATION NO. 6	0.00 HA. (0.00 AC)
REGISTRATION NO. 7	0.00 HA. (0.00 AC)
REGISTRATION NO. 8	0.00 HA. (0.00 AC)
REGISTRATION NO. 9	0.00 HA. (0.00 AC)
REGISTRATION NO. 10	0.00 HA. (0.00 AC)
REGISTRATION NO. 11	0.00 HA. (0.00 AC)
REGISTRATION NO. 12	0.00 HA. (0.00 AC)
REGISTRATION NO. 13	0.00 HA. (0.00 AC)
REGISTRATION NO. 14	0.00 HA. (0.00 AC)
REGISTRATION NO. 15	0.00 HA. (0.00 AC)
REGISTRATION NO. 16	0.00 HA. (0.00 AC)
REGISTRATION NO. 17	0.00 HA. (0.00 AC)
REGISTRATION NO. 18	0.00 HA. (0.00 AC)
REGISTRATION NO. 19	0.00 HA. (0.00 AC)
REGISTRATION NO. 20	0.00 HA. (0.00 AC)
REGISTRATION NO. 21	0.00 HA. (0.00 AC)
REGISTRATION NO. 22	0.00 HA. (0.00 AC)
REGISTRATION NO. 23	0.00 HA. (0.00 AC)
REGISTRATION NO. 24	0.00 HA. (0.00 AC)
REGISTRATION NO. 25	0.00 HA. (0.00 AC)
REGISTRATION NO. 26	0.00 HA. (0.00 AC)
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REGISTRATION NO. 31	0.00 HA. (0.00 AC)
REGISTRATION NO. 32	0.00 HA. (0.00 AC)
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REGISTRATION NO. 34	0.00 HA. (0.00 AC)
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REGISTRATION NO. 82	0.00 HA. (0.00 AC)
REGISTRATION NO. 83	0.00 HA. (0.00 AC)
REGISTRATION NO. 84	0.00 HA. (0.00 AC)
REGISTRATION NO. 85	0.00 HA. (0.00 AC)
REGISTRATION NO. 86	0.00 HA. (0.00 AC)
REGISTRATION NO. 87	0.00 HA. (0.00 AC)
REGISTRATION NO. 88	0.00 HA. (0.00 AC)
REGISTRATION NO. 89	0.00 HA. (0.00 AC)
REGISTRATION NO. 90	0.00 HA. (0.00 AC)
REGISTRATION NO. 91	0.00 HA. (0.00 AC)
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REGISTRATION NO. 95	0.00 HA. (0.00 AC)
REGISTRATION NO. 96	0.00 HA. (0.00 AC)
REGISTRATION NO. 97	0.00 HA. (0.00 AC)
REGISTRATION NO. 98	0.00 HA. (0.00 AC)
REGISTRATION NO. 99	0.00 HA. (0.00 AC)
REGISTRATION NO. 100	0.00 HA. (0.00 AC)

THE AREA UNDER PHASE I IS SUBDIVIDED INTO 100 PLOTS OF VARIOUS SIZES AND SHAPES. THE PLOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE LAYOUT PLAN AND THE REGULATIONS GOVERNING THE DEVELOPMENT OF THE PROJECT.

THE PLOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE LAYOUT PLAN AND THE REGULATIONS GOVERNING THE DEVELOPMENT OF THE PROJECT.

THIS PLAN IS BASED ON THE BASIS OF PLANNING REPORT NUMBER 10/1970 & IS TO BE DEVELOPED IN ACCORDANCE WITH THE LAYOUT PLAN AND THE REGULATIONS GOVERNING THE DEVELOPMENT OF THE PROJECT.

SCALE: 1:1000 (AS SHOWN ON THE PLAN)

LAYOUT PLAN OF ROCKET-GI BLOCK-A SECTOR-35 PHASE-I ROHINI

PREPARED BY: **ROHINI**
 PROJECT NO. 10/1970 (PART I) BLOCK-A SECTOR-35 PHASE-I
 DATE: 10/1970