

1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan Plotted Pocket-1, Block-C, Sector-35, Phase V, Rohini
2	<b>File No.</b>	File No. Dir.(Plg)R/5035/Pkt-1/Blk-C/2010
3	<b>Approved by</b>	291 <sup>st</sup> Screening Committee Meeting held on 19.04.2010 (Item no. 54: 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></p> <p>The Sector plan of Sector-35, Rohini, Phase V, measuring 175.9 Hact. was approved in the 247<sup>th</sup> 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><b>2.0 EXAMINATION:</b></p> <p>The Residential pocket measuring 13.86 Hact is partly encroached as communicated by EE/RPD-4. Approximately 11.32 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 2.54 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 3.8 Hact. The area under Open space (Park) is 0.82 Hact., under Circulation is 6.3 Hact. and for Utility/Facility is 0.40 Hact. 132 No. of plots of 60 Sqm., 806 No. of plots measuring 32 Sqm., and 166 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- 2.54 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><b>3.0 PROPOSAL:</b></p> <p>In view of above, Layout plan of plotted Pocket-1 , Block-C , Sector-35 Phase 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. 54: 2010, Screening Committee No. 291
8	<b>Copy of the Minutes of the Screening Committee meeting</b>	✓ <a href="#">Click here</a> Minutes of the 291 <sup>st</sup> meeting of the Screening Committee (Item no. 54: 2010) held on 19.04.2010
9	<b>Key map</b>	✓ <a href="#">Click here</a>
10	<b>Approved Layout Plan</b>	✓ <a href="#">Click here</a>

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Item No. 54:2010  
Screening Committee No. 291

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

**Synopsis**

**The Layout plan of Pkt.1, Block-C, 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 247<sup>th</sup> 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 13.86 Hact is partly encroached as communicated by EE/RPD-4. Approximately 11.32 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 2.54 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 3.8 Hact. The area under Open space (Park) is 0.82 Hact., under Circulation is 6.3 Hact. and for Utility/Facility is 0.40 Hact. 132 No. of plots of 60 Sqm., 806 No. of plots measuring 32 Sqm., and 166 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- 2.54 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-1, Block-C, 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 - 13.86 Hact.**  
**Area in Ph.I - 11.32 Hact.**  
**(Free from Encroachment/Acquired)**

**Area Under:**

1. Residential plot - 3.8 Hact. (33.56%)
2. Open space(Park) - 0.82 Hact. (7.26%)
3. Utility/Facility - 0.40 Hact. (3.53%)
4. Circulation/(Parking) - 6.3 Hact. (55.65%)

**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	1-132	132	7920	528	2376
32	4x8	299-1104	806	25792	2418	10881
26	3.25x8	133-298	166	4316	498	2241
Total			1104	38028	3444	15498

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.

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29.12.2010

Vinod Bhardwaj  
30/3/10  
Director (Plg.) Rohini  
(Zone- M&N)

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

Asstt. Dir. (Plg.) Rohini



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

**54:2010** Layout plan plotted pocket 1, Block-C, Sector-35, Phase V, Rohini.

File no.- Dir.(Plg.)R/5035/Pkt.1/Blk.-C/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 247<sup>th</sup> 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 13.86 hac is partly encroached as communicated by EE/ RPD-4. Approximately 11.32 Hac is free from encroachment and acquired which has been designated as Ph-I, area under encroachment and unacquired, which will be taken up later on as Ph-II.

Area statement:

(i) Total area of the Pocket: 13.86 hac, (ii) Area in Ph-I: 11.32 Hac (free from encroachment), (iii) Area under residential Plot: 3.8 hac, (iv) Area under Open space (Park): 0.82 Hac, (v) Area under Utility/Facility: 0.40 hac, (vi) Area under Circulation/ Parking: 6.3 hac, (vii) No of plots of 60sqm: 132 nos, (viii) No of plots of 32sqm: 806 nos. (ix) No of plots of 26sqm: 166 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. 19.04.10  
vide Item no. 54: 2010  
Dy. Director (Arch.) Coord

# LOCATION OF RESIDENTIAL POCKET- 1 , BLOCK - C, SECTOR- 35, PHASE- V, ROHINI



**AREA STATEMENT**  
 TOTAL AREA OF PLOT : 23,416 SQ. M.  
 AREA UNDER COVER : 1,000 SQ. M.  
 AREA UNDER OPEN : 22,416 SQ. M.  
 AREA UNDER OPEN : 22,416 SQ. M.


**DETAILS OF PHASE - 1**  
 1. AREA UNDER COVER : 1,000 SQ. M.  
 2. AREA UNDER OPEN : 22,416 SQ. M.  
 3. AREA UNDER OPEN : 22,416 SQ. M.

**DISTRIBUTION OF RESIDENTIAL PLOTS**

TYPE OF PLOT	NO. OF PLOTS	AREA (SQ. M.)
1. AREA UNDER COVER	10	1,000
2. AREA UNDER OPEN	100	22,416
<b>TOTAL</b>	<b>110</b>	<b>23,416</b>

- MAX. HEIGHT : 10 METERS - 30 METERS, MAXIMUM  
 - MAX. COVERAGE : 10%  
 - MAX. FLOOR AREA : 10,000 SQ. M.

THIS PLAN IS PREPARED IN THE FRAME OF THE REGULATIONS GOVERNING THE DEVELOPMENT OF RESIDENTIAL PLOTS IN THE AREA OF SECTION 30, ADDRESS : ...  
 THE DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE GENERAL DEVELOPMENT AUTHORITY AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.


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 ENGINEERING & PLANNING  
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 TEL : ...  
 FAX : ...

