

DELHI DEVELOPMENT AUTHORITY  
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

A TOTAL AREA OF RESIDENTIAL PKT.  
(Net Residential area) 11.51 Hac

|                               |                   |  |
|-------------------------------|-------------------|--|
| Area under                    |                   |  |
| i Residential (Plots)         | 6.21 Hac (53.95%) |  |
| ii Circulation (Incl parking) | 4.09 Hac (35.54%) |  |
| iii Open space                | 1.21 Hac (10.51%) |  |

B. DISTRIBUTION OF RESIDENTIAL PLOTS

| PLOT AREA | SIZE (m m) | NO OF PLOTS | AREA (h hac.) | DUS  | POPULATION |
|-----------|------------|-------------|---------------|------|------------|
| 200sq.m.  | 10m x 20m  | 28          | 0.56          | 84   | 420        |
| 60sq.m.   | 5m x 12m   | 138         | 2.56          | 1272 | 6360       |
| 32sq.m.   | 4m x 8m    | 253         | 3.16          | 1860 | 9300       |
|           |            | 419         | 6.21          | 3196 | 15980      |

Net Residential Density 277 DUS/hac. 1388 pop/h.  
NOTE

C. DEVELOPMENT CONTROL NORMS (as per MPD 2001)

| PLOT SIZE | FAR | Ground coverage | No of DUS per plot |
|-----------|-----|-----------------|--------------------|
| 200sq.m.  | 160 | 60              | 3                  |
| 60sq.m.   | 180 | 66              | 3                  |
| 32sq.m.   | 150 | 75              | 2                  |

LEGEND

- Facility belt
- Recreational belt
- Commercial spine

NOTE:

- Detail layout plans of facility belts, recreational belts and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering circle/division.
- Set backs and maximum permissible height shall be as per the norms stated in MPD 2001.
- Layout plan is based on the ground survey provided by EE/RPD-4 and Demarcation report by EE/RPD-2.
- Area of OCF Pkts (2 Nos) will be merged with the commercial spine shown in the Sector Plan at the time of preparing L.O.P. of facility pkts.
- THIS LAYOUT PLAN IS APPROVED BY SCREENING COMMITTEE VIDE ITEM No. 90/2003 DATED 1-10-2003.
- THIS LAYOUT PLAN IS AUTHENTICATED BY CHIEF ARCHITECT AND COMM. PLG. IN FILE No. PPR/4030 A-3/2003/200.

LAYOUT PLAN OF POCKET I  
BLOCK A SECTOR - 30  
PHASE IV, ROHINI

DATE 24.12.12  
SCALE 1:1000  
INCHES  
PLG. ASSTT.  
ASSTT. DIR.  
esha sheth  
DIRECTOR

DELHI DEVELOPMENT AUTHORITY  
CERTIFIED  
Approved by Screening Committee Meeting held on 24-02-2015 vide Item No. 71/2015  
Sign: [Signature]  
Name: N. R. ARAVIND  
Designation: DIRECTOR (PLG./R.)

The Proposal has been approved by the Screening Committee held on 24-02-2015 vide Item No. 71/2015 in File No. DIR (PLG./R.)/2006/SER/5-30/2012

PKT-10

COMM. FACILITY

NOTE:-  
MODIFICATION IN II KV ESS NO 3,4,5,6 & 7 BY PROVIDING 3.0M WIDE PATH ON ONE SIDE HAS BEEN APPROVED IN 328<sup>th</sup> SCREENING COMMITTEE MEETING HELD ON 24-02-2015 VIDE ITEM NO 17/2015 IN FILE DIR (PLG./R.)/2006/SER/5-30/2012

THE SAME ESS SITE HAS BEEN AUTHENTICATED BY D.T. DIRECTOR (ARCH.) CO-ORDINATION ON 22-06-2012 AT PAGE 7/N VIDE FILE NO. PPR/4001/SERVICE PH. IV & V/5.2.2

UNDER MODIFICATION IN ESS NO 3,4,5,6 & 7 BY PROVIDING 3.0M WIDE PATH ON ONE SIDE IS APPROVED BY EM DDA ON 02.01.15 IN FILE NO. DIR (PLG./R.)/2006/SER/5-30/2012 AT PAGE 12/N SUBJECT TO RATIFICATION BY SCREENING COMMITTEE

LEGEND

II KV ESS SITES (9 NOS)  
AREA - 80 SQ M EACH

THE LOCATION OF IIKV ELECTRIC SUB-STATION MARKED ON LAYOUT PLAN ONLY APPROVED BY TPDDL & EX. ENGG. (C) ED-9, DDA VIDE LETTER NO F-3 (80)/EE (C) ED-9/DDA/IS/4 DATED 6-9-2012 HAS BEEN APPROVED IN 308<sup>th</sup> SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM NO 92/2012

PKT-6 (GREEN)

THE SAME HAS BEEN CERTIFIED BY DIR. (PLG.), ROHINI DATED 23-11-12 AND VERIFIED BY DY. DIR. (ARCH.) COORDIN. DATED 4-12-12 IN FILE NO. DIR (PLG./R.)/2006/SER/5-30/2012

9 NOS., IIKV ESS SITES 10MX8M (80M EACH) ALLOTTED TO GNCTD VIDE LETTER NO. F-29 (15)12/IL/1669 DATED 19-8-2014

DELHI DEVELOPMENT AUTHORITY  
ROHINI PROJECT PLANNING & DESIGN

### AREA STATEMENT

A TOTAL AREA OF RESIDENTIAL POCKET 6.81ha

## AREA UNDER

|      |                             |           |         |
|------|-----------------------------|-----------|---------|
| i)   | RESIDENTIAL (PLOTS)         | 3.20 HAC. | 46.99 % |
| ii)  | CIRCULATION (INCL. PARKING) | 3.19 HAC. | 46.85 % |
| iii) | OPEN SPACE                  | 0.42 HAC. | 6.16 %  |

## B DISTRIBUTION OF RESIDENTIAL PLOTS

| PLOT AREA<br>(IN SQM.) | SIZE<br>(IN M.) | NO. OF<br>PLOTS                            | AREA<br>(IN HAC.) | Du's        | POPULATION  |
|------------------------|-----------------|--------------------------------------------|-------------------|-------------|-------------|
| 60                     | 5X12            | 154<br>(25-81 97-148,<br>367-414, 535-955) | 0.93              | 462         | 2310        |
| 32                     | 4X8             | 711<br>(1-34 62-90,<br>146-350, 415-838)   | 2.27              | 1422        | 7110        |
| <b>TOTAL</b>           |                 | <b>865</b>                                 | <b>3.20</b>       | <b>1884</b> | <b>9420</b> |

NET RESIDENTIAL DESITY =277 DU'S/HA. =1385 PPH

**C) DEVELOPMENT CONTROL NORMS:** (As per MPD 2001)

| PLOT SIZE<br>(IN SQM.) | FAR | GROUND<br>COVERAGE | NO. OF Du<br>PER PLOT |
|------------------------|-----|--------------------|-----------------------|
| 60                     | 180 | 66                 | 3                     |
| 32                     | 150 | 75                 | 2                     |

NOTE :

i) Detail layout plans of the facility belts, recreational belts, and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering circle/division.

ii) Setbacks and max permissible heights shall be as per the norms stated in Master Plan for Delhi-2001

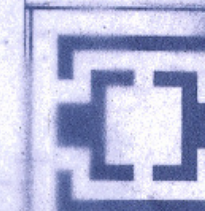
iii) layout plan is based on the ground survey provided by EE/RPD-2

THIS DRG IS APPROVED IN 24<sup>TH</sup> SCREENING COMMITTEE MEETING HELD  
ON 20.9.2004 VIDE ITEM NO 10: 2004 IN FILE NO PPR/4030 A-2/2003/4  
AND THE SAME IS AUTHENTICATED BY DY DIR. (ARCH.) CO-ORDINATION  
ON 25/11/2004 IN FILE NO. PPR/4030 A-2/2003/45

**LAYOUT PLAN OF POCKET II: BLOCK 'A'**  
**SECTOR 30: PHASE IV, ROHINI**

SCALE 1:1000

|                    |        |
|--------------------|--------|
| SCALE              | 1:1000 |
| DATE               |        |
| PLG. DM/PLG. ASST  |        |
| ASST. DIR          |        |
| JT. DIRECTOR (PLG) |        |
| DIRECTOR (PLG)     |        |



**R O H I N I**

PROJECT OFFICE NEW DELHI 11008

