

1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan of Residential Pocket- 3, Block- C, Sector-36, Phase V, Rohini
2	<b>File No.</b>	File No. Dir.(Plg) R/5036/C-3/2010
3	<b>Approved by</b>	297 <sup>th</sup> Screening Committee Meeting held on 14.02.2011 (Item no. 02: 2011)
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> The Sector Plan of Sector-36, Rohini, Phase V, measuring 180.52 Hact. was approved in the 258<sup>th</sup> Screening Committee meeting held on dt. 16.7.07 vide item No.104:2007. This is one of the Pockets identified to clear the backlog of Rohini Registrants as approved by Hon'ble I.G. on 13.5.10 in file No. Dir.(Plg.)R/4001-PhIV-V/2010.</p> <p><b>2.0 EXAMINATION:</b> The said pocket is part of approved Sector Plan. The land use of the pocket is Residential as per MPD-2021 and ZDP of Zone-M. The neighbourhood Community facilities are already indicated as part of approved Sector plan. The feasibility of Sector-36 was received from EE/RPD-8 on 22.8.08 but the feasibility of concerned Pocket which was requested vide letter No. Dir.(Plg.)R/5036-37/362 dated 6.7.2007 &amp; letter even no. 466 dt. 30.08.10 is still awaited from SE/CC-14, DDA.</p> <p><b>3.0 PROPOSAL:</b> The Layout plan of Residential Pocket-3, Block-C, Sector-36, Phase-V, Rohini as per details given in Area Statement, is submitted for consideration and approval by the Screening Committee. 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</p>
7	<b>Copy of the Agenda for the Screening Committee</b>	✓ <a href="#">Click here</a> Item no. 02: 2011, Screening Committee No. 297
8	<b>Copy of the Minutes of the Screening Committee meeting</b>	✓ <a href="#">Click here</a> Minutes of the 297 <sup>th</sup> meeting of the Screening Committee (Item no. 02: 2011) held on 14.02.2011
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. 02/2011  
Screening Committee No. 297

**Title of the Agenda: Layout Plan of Residential Pocket- 3, Block- C, Sector- 36, Phase V, Rohini.**  
**File No. Dir.(Plg)R/5036/C-3/2010**

**Synopsis**  
**The Layout Plan of Residential Pkt.3, Block-C, Sector-36, Ph.V, Rohini, Delhi, for consideration of Screening Committee.**

**1.0 BACKGROUND:**

The Sector Plan of Sector-36, Rohini, Phase V, measuring 180.52 Hact. was approved in the 258<sup>th</sup> Screening Committee meeting held on dt. 16.7.07 vide item No.104:2007. This is one of the Pockets identified to clear the backlog of Rohini Registrants as approved by Hon'ble I.G. on 13.5.10 in file No. Dir.(Plg.)R/4001-PhIV-V/2010.

**2.0 EXAMINATION:**

The said pocket is part of approved Sector Plan. The land use of the pocket is Residential as per MPD-2021 and ZDP of Zone-M. The neighbourhood Community facilities are already indicated as part of approved Sector plan. The feasibility of Sector-36 was received from EE/RPD-8 on 22.8.08 but the feasibility of concerned Pocket which was requested vide letter No. Dir.(Plg.)R/5036-37/362 dated 6.7.2007 & letter even no. 466 dt. 30.08.10 is still awaited from SE/CC-14, DDA.

**3.0 PROPOSAL:**

The Layout plan of Residential Pocket-3, Block-C, Sector-36, Phase-V, Rohini as per details given in Area Statement, is submitted for consideration and approval by the Screening Committee. 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 AREA STATEMENT:**

**Total Area of Pocket: 8.13 Hac.**  
Area under Residential: 2.98 Hac. (36.65%)  
Area under Circulation: 3.70 Hac. (45.51%)  
Area under Green/Parks: 1.33 Hac. (16.36%)  
Area under Facilities/Utilities: 0.12 Hac. (1.48%)

**Detail of Plots**

Plot area (Sqm.)	Size of plot (Mtr.)	Plot Nos.	Total Plots	Area (Sqm.)	DU's	Population
60.00	5x12	1-248	248	14880	992	4464
32.00	4x8	249-424	176	5632	528	2376
26.00	3.25x8	425-782	358	9308	1074	4833
Total	---	----	782	29820	2594	11673

Contd...2....

**5.0 FINANCIAL LIABILITY/SOCIAL GAIN:**

There are no financial implications from the Planning point of view as proposal is for utilization of DDA vacant land.

**6.0 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.

9.2/2  
17.2.2011

*Vin Dhole*  
Director(Plg.)Rohini  
( Zone- M&N)

*Rohini*  
Dy.Dir.(Plg.)Rohini

*Rohini*  
Asstt.Dir.(Plg.)Rohini

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in... 297<sup>th</sup> Screening  
Committee Meeting Dt... 14/02/11  
vide Item no... 02:2011  
*[Signature]*  
14/02/11 Dy. Director (HUPW) Coord

02:2011 Layout Plan of residential pocket-3, Block-C, Sector-36, Ph.-V, Rohini.

File no.- Dir.(Plg.)R/5036/C-3/2010

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

**Proposal for consideration:** The layout plan of residential pocket 3, Block-C, Sector-36, Ph.-V, Rohini, Delhi. The said pocket is part of approved Sector Plan. The land use of the pocket is Residential as per MPD-2021 and ZDP of Zone-M. Internal circulation has been provided with 12.0m. and 9.0m. wide roads. The development control norms will be as per MPD-2021.

Area Statement:

Total area of pocket : 8.13 hac.  
Area under Residential : 2.98 hac.(36.65%)  
Area under Circulation : 3.70 hac.(45.51%)  
Area under Green/Parks : 1.33 hac.(16.36%)  
Area under Facilities/ Utilities : 0.12 hac.(1.48%)

Detail of Plots:-

Plot area(sq.m.)	Size of Plot(m.)	Plot nos.	Total Plots	Area(sq.m.)	DU's	Population
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26.0	3.25x8	425-782	358	9308	1074	4833
Total			782	29820	2594	11673

**Decision of Screening Committee:** The proposal as reflected in the agenda was approved, with observation/commitment that –

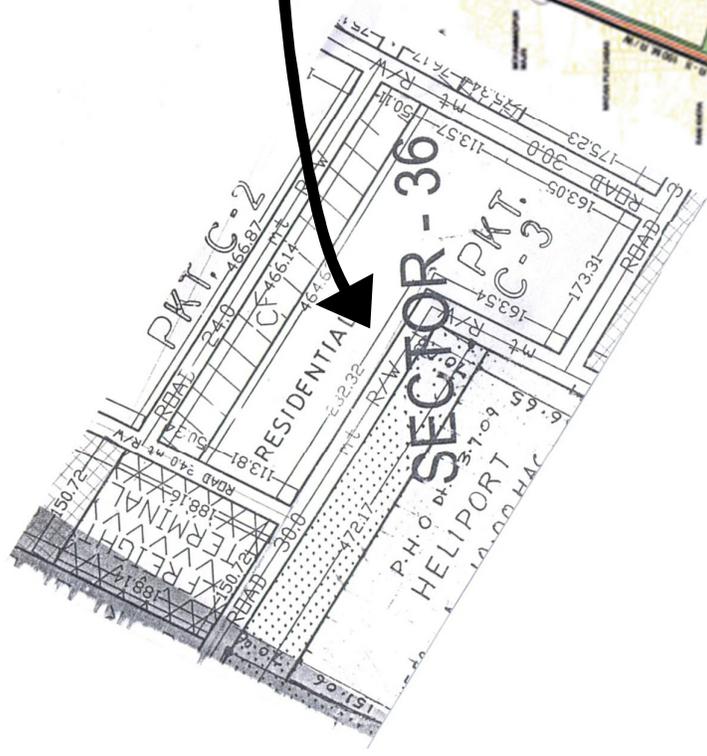
- R.C.C. boundary wall, around the pocket be erected to protect the land and to prevent any misuse in future by the allottees.
- Comm.(LD)informed since 21,328 plots out of 25000 plots will be available for disposal, there is no need at present to prepare any additional scheme by the Planning Department. In case after the exercise by Land Disposal Wing, DDA; there is any need of additional plots the details of plot size and numbers required will be conveyed to Planning Department.
- As regards of Technical feasibility of respective pockets which is still awaited, it was informed by the Chief Engineer(Rohini) that the same will be provided in two months period.
- Land Management Wing may look for option of filing an Affidavit in the Supreme Court for removal of an encroachment thereon.

**Follow up Action:** The approved plans will be sent to the LM wing, LD Wing, Engineering Wing for taking up necessary action.

DEVELOPMENT AUTHORITY  
HUPW CO-ORDINATION UNIT  
Approved in 29.7.11  
Committee Meeting on 14/2/11  
vide Item no. 02:2011  
By: Director  
By: B...



NOTES:  
 1. THE AREA IS NOT A PART OF THE MABELA SUB CITY  
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**AREA STATEMENT**

TOTAL AREA OF POCKET - 8.18 HEC  
 AREA UNDER RESIDENTIAL - 2.74 HEC (33.4%)  
 AREA UNDER COMMERCIAL - 2.71 HEC (33.1%)  
 AREA UNDER OPEN SPACES - 2.73 HEC (33.5%)

**DISTRIBUTION OF RESIDENTIAL PLOTS**

TYPE OF PLOT	NO. OF PLOTS	AREA (SQ. MET.)	TOTAL AREA (SQ. MET.)	PERCENTAGE (%)
10' x 10'	100	1000	1000	12.21
10' x 12'	100	1200	1200	14.66
10' x 15'	100	1500	1500	18.33
10' x 20'	100	2000	2000	24.44
10' x 25'	100	2500	2500	30.55
TOTAL	500	8100	8100	100.00

NET RESIDENTIAL DENSITY - 33.48 HEC PER HEC  
 DEVELOPMENT CONTROL NORMS AS PER MPD 2002

**NOTES:**  
 1. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE DELHI DEVELOPMENT AUTHORITY ACT, 1956 AND THE DELHI DEVELOPMENT AUTHORITY (REGULATIONS) ACT, 1957.  
 2. THE AREA UNDER RESIDENTIAL IS 2.74 HEC (33.4%) AND UNDER COMMERCIAL IS 2.71 HEC (33.1%).  
 3. THE AREA UNDER OPEN SPACES IS 2.73 HEC (33.5%).  
 4. THE TOTAL AREA OF THE POCKET IS 8.18 HEC.  
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**LEGEND PLAN OF RESIDENTIAL POKETS**  
 BLOCK - C, SECTOR - 36, ROHINI

NO. OF PLOTS	500
NO. OF HOUSES	500
NO. OF FLOORS	1
NO. OF STORIES	1
NO. OF BUILDINGS	500

