

1	Title of the Layout/Scheme/Project	Layout Plan of Residential Pocket-1, Block- A, Sector-36, Phase V, Rohini
2	File No.	File No. Dir.(Plg) R/5036/A-1/2010
3	Approved by	297 th Screening Committee Meeting held on 14.02.2011 (Item no. 04: 2011)
4	Planning Zone	Planning Zone-M (Rohini)
5	Department	Rohini Project, Planning Department
6	Details	<p>1.0 BACKGROUND: The Sector plan of Sector-36, Rohini, Phase V, measuring 180.52 Hact. was approved in the 258th Screening Committee meeting held on dt. 16.7.07 vide item No.104:2007. This is one of the Pocket identified to clear the backlog of Rohini Registrants as approved by Hon'ble L.G. on 13.5.10 in file No. Dir.(Plg.)R/4001-PhIV-V/2010.</p> <p>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.</p> <p>3.0 PROPOSAL: The Layout plan of Residential Pocket-1, Block-A, 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	Copy of the Agenda for the Screening Committee	✓ Click here Item no. 04: 2011, Screening Committee No. 297
8	Copy of the Minutes of the Screening Committee meeting	✓ Click here Minutes of the 297 th meeting of the Screening Committee (Item no. 04: 2011) held on 14.02.2011
9	Key map	✓ Click here
10	Approved Layout Plan	✓ Click here

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Item No. 4:2011
Screening Committee No. 297

Title of the Agenda: Layout Plan of Residential Pocket- 1, Block- A, Sector- 36, Phase V ; Rohini.
File No. Dir.(Plg)R/5036/A-1/2010

Synopsis
The Layout Plan of Residential Pkt.1, Block-A, 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 258th Screening Committee meeting held on dt. 16.7.07 vide item No.104:2007. This is one of the Pocket identified to clear the backlog of Rohini Registrants as approved by Hon'ble L.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-1, Block-A, 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: 6.94 Hac.
Area under Residential: 2.40 Hac. (34.58%)
Area under Circulation: 3.17 Hac. (45.68%)
Area under Green/Parks: 1.25 Hac. (18.01%)
Area under Facilities/Utilities: 0.12 Hac. (1.73%)

Fig. 1/2

Detail of Plots

Plot area (Sqm.)	Size of plot (Mtr.)	No. of Plots	Area under Plots	No. of DU's	Population	Numbering of Plots
60.00	5x12	196	11760	784	3528	179-374
32.00	4x8	178	5696	534	2403	1-178
26.00	3.25x8	252	6552	756	3402	375-626
Total	---	626	24008	2074	9252	---

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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.

*pg. 2/2
29.7.14.2011*

Xiro Dhole
16/12/10
Director (Plg.) Rohini
(Zone- M&N)

Rohini
14/12/10
Dy. Dir. (Plg.) Rohini

Asstt. Dir. (Plg.) Rohini
14/12/10
Asstt. Dir. (Plg.) Rohini

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....29.7th.....Screening
Committee Meeting Dt.....14.03.11.....
vide Item no.....04.1.2.011.....
[Signature]
14/03/11
Dy. Director (Arch.) Coord

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**04:2011 Layout Plan of Residential Pocket-1, Block-A, Sector-36, Ph.-V, Rohini.
File no.- Dir.(Plg.)R/5036/A-1/2010**

Presented by:- Dir.(Plg.)Rohini

Proposal for consideration: The layout plan of Residential Pocket-1, Block-A, 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 : 6.94 hac.
Area under Residential : 2.40 hac.(34.58%)
Area under Circulation : 3.17 hac.(45.68%)
Area under Green/Parks : 1.25 hac.(18.01%)
Area under Facilities/ Utilities : 0.12 hac.(1.73%)

Detail of Plots:-

Plot area(sq.m.)	Size of Plot(m.)	Plot nos.	No. of Plots	Area(sq.m.)	No. of DU's	Population
60.0	5x12	179-374	196	11760	784	3528
32.0	4x8	1-178	178	5696	534	2403
26.0	3.25x8	375-626	252	6552	756	3402
Total			626	24008	2074	9252

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 21328 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 any encroachment thereon.

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

297th Screening Committee Meeting



LOCATION OF RESIDENTIAL POCKET -2 , BLOCK - A, SECTOR -36, PHASE - V, ROHINI



AREA STATEMENT :-
TOTAL AREA OF POCKET = 6.94 HAC.
AREA UNDER RESIDENTIAL = 2.40 HAC = 34.58%
AREA UNDER CIRCULATION/PARKING = 3.17 HAC = 45.68%
AREA UNDER GREEN/PARKS = 1.25 HAC = 18.01%
AREA UNDER FACILITIES/UTILITIES = 0.12 HAC = 1.73%

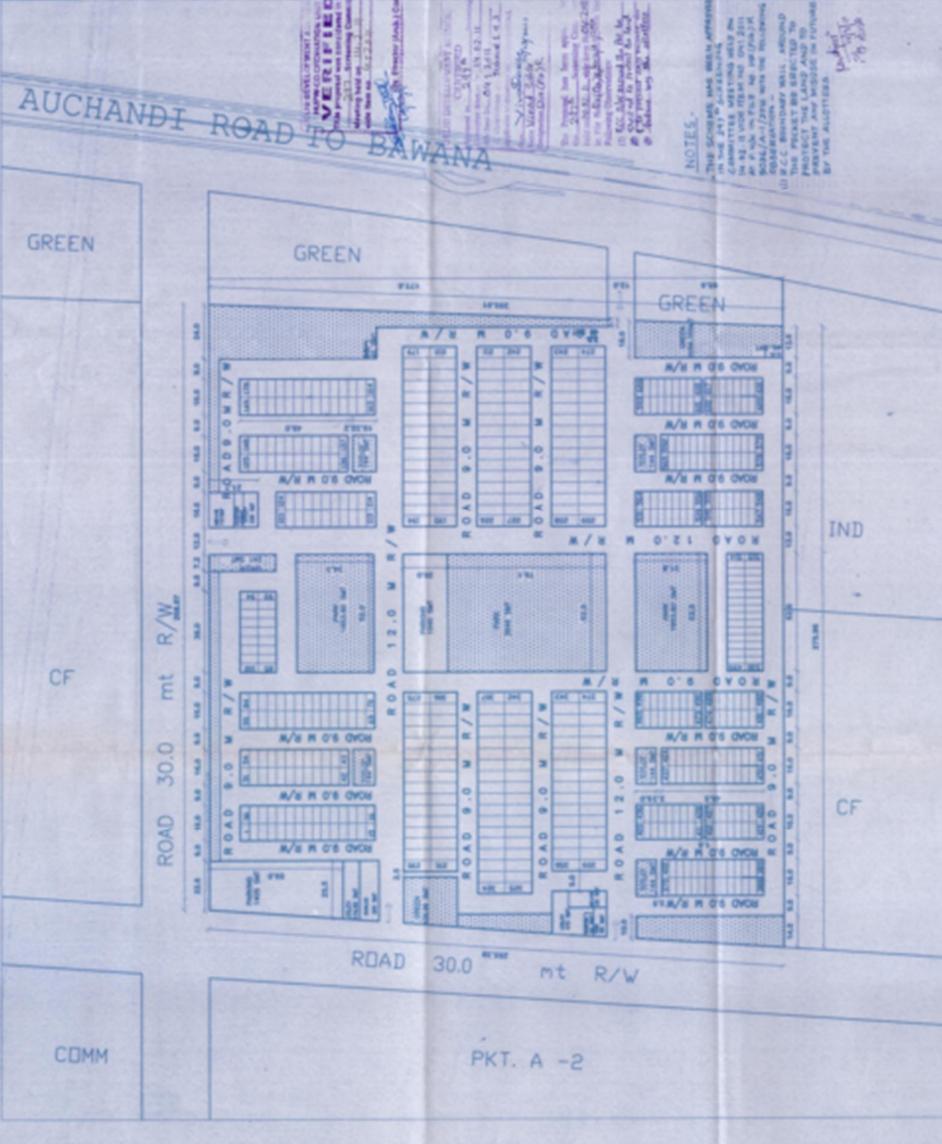
DETAIL OF PLOTS

NO. OF PLOTS	SIZE OF PLOT IN SQ. M.	NO. OF FLOORS	NO. OF INHABITANTS	NO. OF PLOTS	NO. OF INHABITANTS
100	5X12	196	11760	784	3528
100	4X8	176	5696	534	2403
100	3.25X8	252	6552	756	3402
TOTAL		626	24008	2074	9333

NET RESIDENTIAL DENSITY = 298 DU²/HAC = 1344 PPH
NOTES:
1. The Facilities/ Utilities comprise of Drains, E.S., W.S., V.S., Ducts etc. as per approved layout.
2. The Project shall be provided in the vicinity of C.F. blocks.

RESIDENTIAL LAYOUT PLAN OF POCKET - 1, BLOCK - A, SECTOR - 36, PHASE - V, ROHINI

PROJECT OFFICE: NEW DELHI (11001) DSG, No. 11



VERIFIED
2013 - 2014
2013 - 2014

NOTES:
1. THE SCHEME HAS BEEN APPROVED BY THE COMMITTEE MEETING HELD ON 14.12.2013 AT THE HEADQUARTERS OF DDAA, NEW DELHI.
2. THE PROJECT SHALL BE PROVIDED IN THE VICINITY OF C.F. BLOCKS.
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