





1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan of Residential Pocket-1, Block-B, Sector-36, Phase V, Rohini
2	<b>File No.</b>	File No. Dir.(Plg) R/5036/B-1/2010
3	<b>Approved by</b>	297 <sup>th</sup> Screening Committee Meeting held on 14.02.2011 (Item no. 05: 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 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><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-1 Block-B, 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. 05: 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. 05: 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>

✓  
- 21/c-

Item No. 05:2011  
Screening Committee No. 297

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

Synopsis  
**The Layout Plan of Residential Pkt.1, Block-B, 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 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-B, 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: 4.21 Hac.**  
Area under Residential: 1.61 Hac. (38.24%)  
Area under Circulation: 1.76 Hac. (41.81%)  
Area under Green/Parks: 0.69 Hac. (16.39%)  
Area under Facilities/Utilities: 0.15 Hac. (3.56%)

**Detail of Plots**

Plot area (Sqm.)	Size of plot (Mtr.)	No. of Plots	Total Plots	Area (Sqm.)	DU's	Population
60.00	5x12	1-132	132	7920	528	2376
32.00	4x8	133-312	180	5760	540	2430
26.00	3.25x8	313-404	92	2392	276	1242
Total	---	--	404	16072	1344	6048

Contd....2....

-8-

-20/11-

.....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.

Pg. 2/2  
29.7.5.2011

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

*Rohini*  
20/11/10  
Dy. Dir. (Plg.) Rohini

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

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 297 Screening  
Committee Meeting Dt. 14/2/11  
vide item no. 5.1.2.1.1  
*[Signature]*  
14/02/11  
Dy. Director (Arch.) Coord



**05:2011** Layout Plan of Residential Pocket-1, Block-B, Sector-36, Ph.-V, Rohini.

File no.- Dir.(Plg.)R/5036/B-1/2010

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

**Proposal for consideration:** The layout plan of Residential Pocket -1, Block-B, 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 : 4.21 hac.  
Area under Residential : 1.61 hac.(38.24%)  
Area under Circulation : 1.76 hac.(41.81%)  
Area under Green/Parks : 0.69 hac.(16.39%)  
Area under Facilities/ Utilities : 0.15 hac.(3.56%)

**Detail of Plots:-**

Plot area(sq.m.)	Size of Plot(m.)	Plot nos.	Total Plots	Area(sq.m.)	DU's	Population
60.0	5x12	1-132	132	7920	528	2376
32.0	4x8	133-312	180	5760	540	2430
26.0	3.25x8	313-404	92	2392	276	1242
Total			404	16072	1344	6048

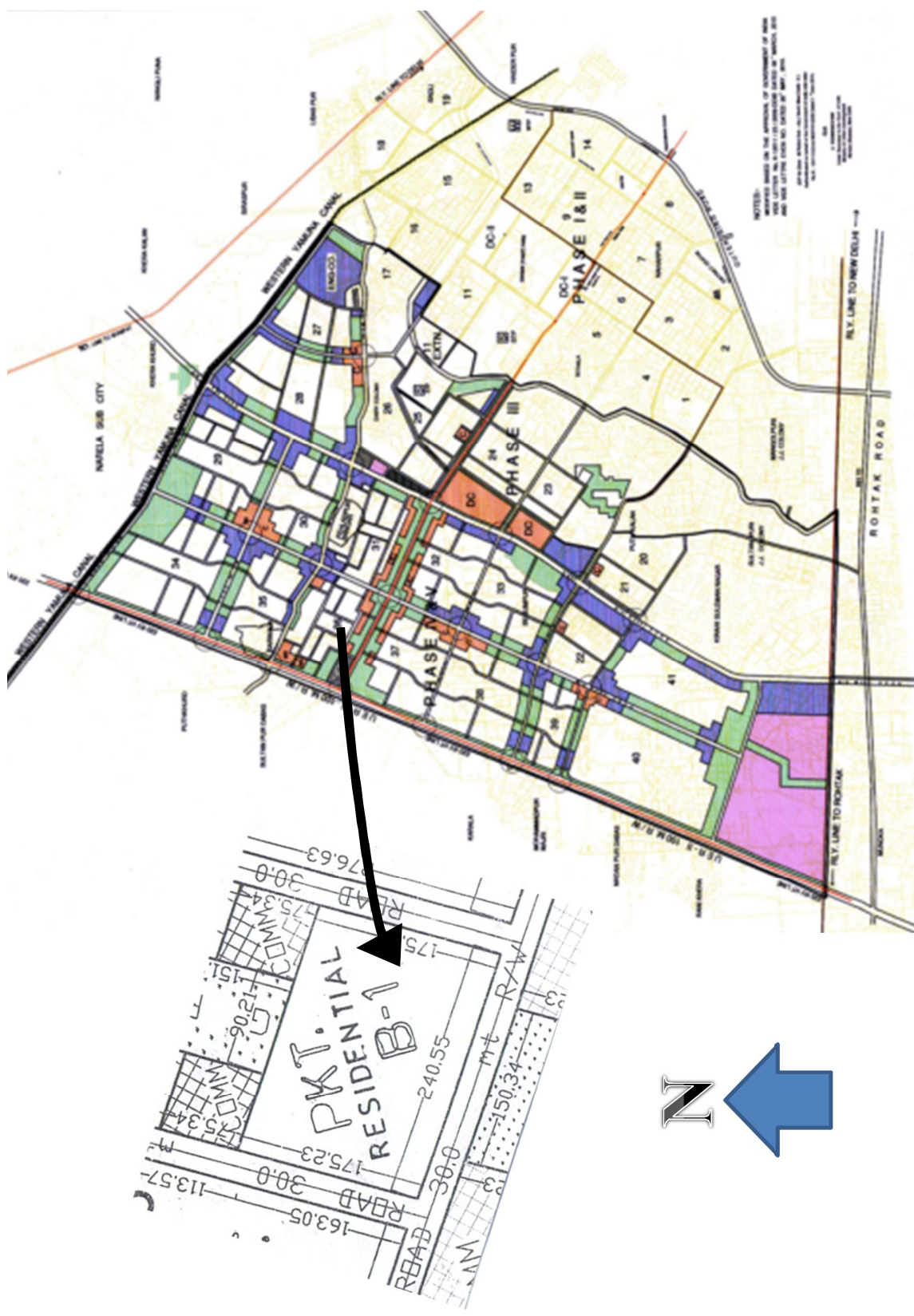
**Decision of Screening Committee:** The proposal as reflected in the agenda was approved, with observation/commitment that -

- 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 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.  
297<sup>th</sup> Screening Committee Meeting



**LOCATION OF RESIDENTIAL POCKET -1 , BLOCK - B, SECTOR- 36, PHASE- V, ROHINI**







DELHI DEVELOPMENT AUTHORITY  
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

TOTAL AREA OF POCKET - 14.21 HAC.  
• AREA UNDER RESIDENTIAL - 3.67 HAC. 25.74%  
• AREA UNDER CIRCULATION/PARKING - 7.76 HAC. 54.59%  
• AREA UNDER GREEN/PARKS - 0.69 HAC. 4.85%  
• AREA UNDER UTILITIES/FACILITIES - 0.19 HAC. 1.36%

DISTRIBUTION OF RESIDENTIAL PLOTS

PLOT SIZE AREA M <sup>2</sup> XM	PLOT NO.	TOTAL PLOTS	AREA M <sup>2</sup>	DENSITY DU'S	POPULATION
65'0" X 120'	1-132	132	7920	568	2376
32'0" X 120'	133-134	180	5760	540	2430
28'0" X 120'	135-136	52	2392	276	1242
TOTAL		364	16072	1384	6048

• NET RESIDENTIAL DENSITY - 819 DU'S/HAC. 494 PPH  
• DEVELOPMENT CONTROL NORMS AS PER MPD 2021

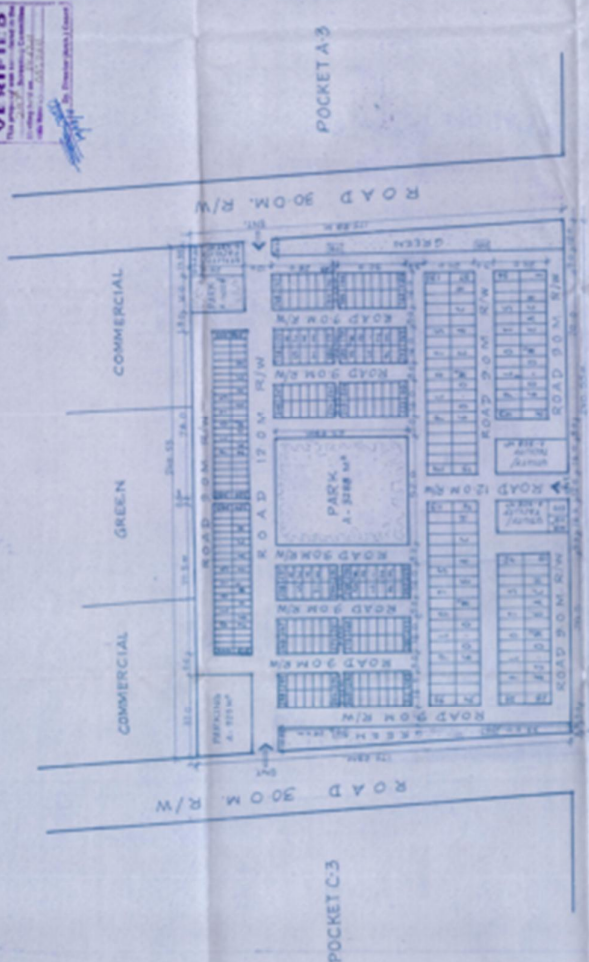
NOTES:-

- 1. THE LAYOUT PLAN IS PREPARED IN ACCORDANCE WITH THE DEVELOPMENT CONTROL NORMS, 2021.
- 2. THE LAYOUT PLAN IS PREPARED IN ACCORDANCE WITH THE DEVELOPMENT CONTROL NORMS, 2021.
- 3. THE LAYOUT PLAN IS PREPARED IN ACCORDANCE WITH THE DEVELOPMENT CONTROL NORMS, 2021.
- 4. THE LAYOUT PLAN IS PREPARED IN ACCORDANCE WITH THE DEVELOPMENT CONTROL NORMS, 2021.
- 5. THE LAYOUT PLAN IS PREPARED IN ACCORDANCE WITH THE DEVELOPMENT CONTROL NORMS, 2021.

FOR DEVELOPMENT AUTHORITY  
CHECKED  
DATE: 15/12/2021  
BY: [Signature]  
PROJECT NO. 15/12/2021

FOR DEVELOPMENT AUTHORITY  
CHECKED  
DATE: 15/12/2021  
BY: [Signature]  
PROJECT NO. 15/12/2021

FOR DEVELOPMENT AUTHORITY  
CHECKED  
DATE: 15/12/2021  
BY: [Signature]  
PROJECT NO. 15/12/2021



POCKET A-3

POCKET A-3

COMMERCIAL

GREEN

COMMERCIAL



KEY PLAN

LAYOUT PLAN OF RESIDENTIAL POCKET  
BLOCK 'B', SECTOR-36, ROHINI.

SCALE	1:1000	DATE	DEC. 2010
PLD BY P.L. SINGH	15/12/2021	CHKD BY P.L. SINGH	15/12/2021
APRD BY P.L. SINGH	15/12/2021	APRD BY P.L. SINGH	15/12/2021
		PROJECT OFFICE NEW DELHI 110085	
ROHINI		D-36/PH-2	
PROJECT NO. 15/12/2021		DREG. NO.	