

1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan Plotted Pocket- 3, Block- C, Sector-34, Phase V, Rohini
2	<b>File No.</b>	File No. Dir.(Plg)R/5034/Pkt-3/Blk-C/2009
3	<b>Approved by</b>	286 <sup>th</sup> Screening Committee Meeting held on 10.12.2009 (Item no.166: 2009)
4	<b>Planning Zone</b>	Planning Zone-M (Rohini)
5	<b>Department</b>	Rohini Project, Planning Department
6	<b>Details</b>	<p>1.0 BACKGROUND:</p> <p>In the approved Sector Layout plan of Sector 34 &amp; 35 there is a plotted Pocket No. 3, Block-C in Sector 34, Ph V, Rohini measuring 11.77 Hact. The Hon'ble U. G. has taken a policy decision and approved the proposal for carving out of approx. 16,000 plots for clearing the backlog of pending Registrars of Rohini Resid. Scheme 1981. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan and the tentative feasibility report was received from the Ex. Engineer/RPD-4 vide letter No. FI(171)05-06/AF(P)/RPD-4/DDA/1591 dt. 21.12.06 and subsequent station survey report vide letter No. FI(171)05-06/AF(P)/RPD-4/DDA/772 dt. 7.7.09 and has been considered.</p> <p>2.0 EXAMINATION:</p> <p>The Residential pocket measuring 11.77 Hact has been sub-divided in various sizes of the plot with area under net Residential plot is 5.44 Hact. The area under Open space(Green Parks) is 1.06 Hact, under Circulation is 5.00 Hact and for Utility/Facility 0.27 Hact. 473 No. of plots of 60 Sqm., 579 plots measuring 32 Sqm., and 240 No. of plots measuring 26 Sqm. each has been proposed. 26 Plots of odd size have also been proposed. The tot-lots, parks and utility plots have been provided at appropriate locations.</p> <p>3.0 PROPOSAL:</p> <p>In view of above, Layout plan of plotted Pkt. No.3, Block C, Sector 34, Ph. 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.166:2009, Screening Committee No. 286
8	<b>Copy of the Minutes of the Screening Committee meeting</b>	<a href="#">✓ Click here</a> Minutes of the 286 <sup>th</sup> meeting of the Screening Committee (Item no.166: 2009) held on 10-12-2009
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. 166/2009  
Screening Committee No. 286

Title of the Agenda: Layout plan plotted Pkt.3, Block-C, Sector-34, Ph. V,  
Rohini.  
File No. Dir.(Plg)R/5034/Pkt.3/Blk-C/2009

Synopsis

The Layout plan of Pkt.3, Block C, Sector 34, Ph. V, Rohini, Delhi

1.0 BACKGROUND:

In the approved Sector Layout plan of Sector 34 & 35 there is a plotted Pocket No. 3, Block-C in Sector 34, Ph. V, Rohini measuring 11.77 Hact. The Hon'ble I.G. has taken a policy decision and approved the proposal for carrying out of approx. 16,000 plots for clearing the backlog of pending Registrants of Rohini Resdl Scheme 1981. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan and the tentative feasibility report was received from the Ex. Engineer/RPD-4 vide letter No. F1(171)05-06/AE(P)/RPD-4/DDA/1591 dt 21.12.06 and subsequent station survey report vide letter No. F1(21)AE(P)/RPD-4/DDA/772 dt 7.7.09 and has been considered.

2.0 EXAMINATION:

The Residential pocket measuring 11.77 Hact has been sub-divided in various sizes of the plot with area under net Residential plot is 5.44 Hact. The area under Open space(Green Parks) is 1.06 Hact, under Circulation is 5.00 Hact and for Utility/Facility 0.27 Hact. 473 No. of plots of 60 Sqm., 579 plots measuring 32 Sqm., and 240 No. of plots measuring 26 Sqm. each has been proposed. 26 Plots of odd size have also been proposed. The tot-lots, parks and utility plots have been provided at appropriate locations.

3.0 PROPOSAL:

In view of above, Layout plan of plotted Pkt. No.3, Block C, Sector 34, Ph. V, Rohini is submitted to the Screening Committee for consideration and approval.

AREA STATEMENT

1	Total Area of Residential Pocket (Net Residential)	-	11.77 Hact	
2	Area Under:			
1	Residential plot	-	5.44 Hact	(46.21%)
2	Circulation	-	5.00 Hact	(42.48%)
3	Open Space(Green/Parks)-	-	1.06 Hact	(9.02%)
4	Utility/Facility	-	0.27 Hact	(2.29%)

Plot area(Sqm.)	Size(Mtr.)	Total Plot No.	Area(Sqm.)	DUP's	Population
60	5x12	473	28380	1892	8514
32	4x8	579	18528	1737	7817
26	3.25x8	240	6240	720	3240
36.52	7.21x12	2	173.61	8	36
50.40	4.20x12	8	403.20	32	144
48.00	4.0x12	1	48.00	4	18
25.68	3.21x8	2	51.36	6	27
43.36	5.42x8	4	173.44	12	54
33.68	4.21x8	8	377.44	24	108
46.00	5.0x8	1	40.00	3	13
Total-		1318	54414.48	4438	19971

Internal circulation has been provided with 12.0 m road and 9.0 m wide road.

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.

Asstt. Dir.(Plg.) Rohini

Dy. Director(Plg.)

Director(Plg.) Rohini

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 286 Screening  
Committee Meeting Dt. 10-12-09  
vide Item no. 166/2009  
Dy. Director (Arch.) Coord

*[Handwritten signature and date]*  
26/02/10

Approved Minutes of the 286th SCM held on 10.12.09 at 1.00PM in Vikas Sadan.

**166:2009** Layout plan plotted Pkt.3, Block-C, Sector-34, Ph.-V, Rohini.

File no.- Dir.(Plg.)R/4029/Pkt.2/Blk.-C/2006.

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

**Proposal for consideration:** In the approved Sector layout plan of Sector -34 & 35 there is a plotted pocket no 3 in Block C, in Sector 34, Phase V, Rohini measuring 11.77 Hact. The Hon'ble L.G. has taken a policy decision and approved the proposal for carving out of approx. 16,000 plots for clearing the backlog of pending registrants of Rohini Residential Scheme 1981. The pocket is a part of approved Zonal Development Plan of Zone - M and landuse of the said pocket is Residential. The Residential Pocket measuring 11.77 Hact. has been sub-divided in various sizes of the plot, with 5.44 Hact area under net residential. The area under open space is - 1.06 Hact., under circulation is - 5.00 Hact, and for Utility is - 0.27 hact. 473 no of plots measuring 60 sqm, 579 no of plots measuring 32 sqm, and 240 no of pots measuring 26sqm each has been proposed. 26 nos of plots of odd size have also been proposed as per area chart. A total of 1318 plots have been carved out. The tot-lots, parking and utility plots have been provided at appropriate locations.

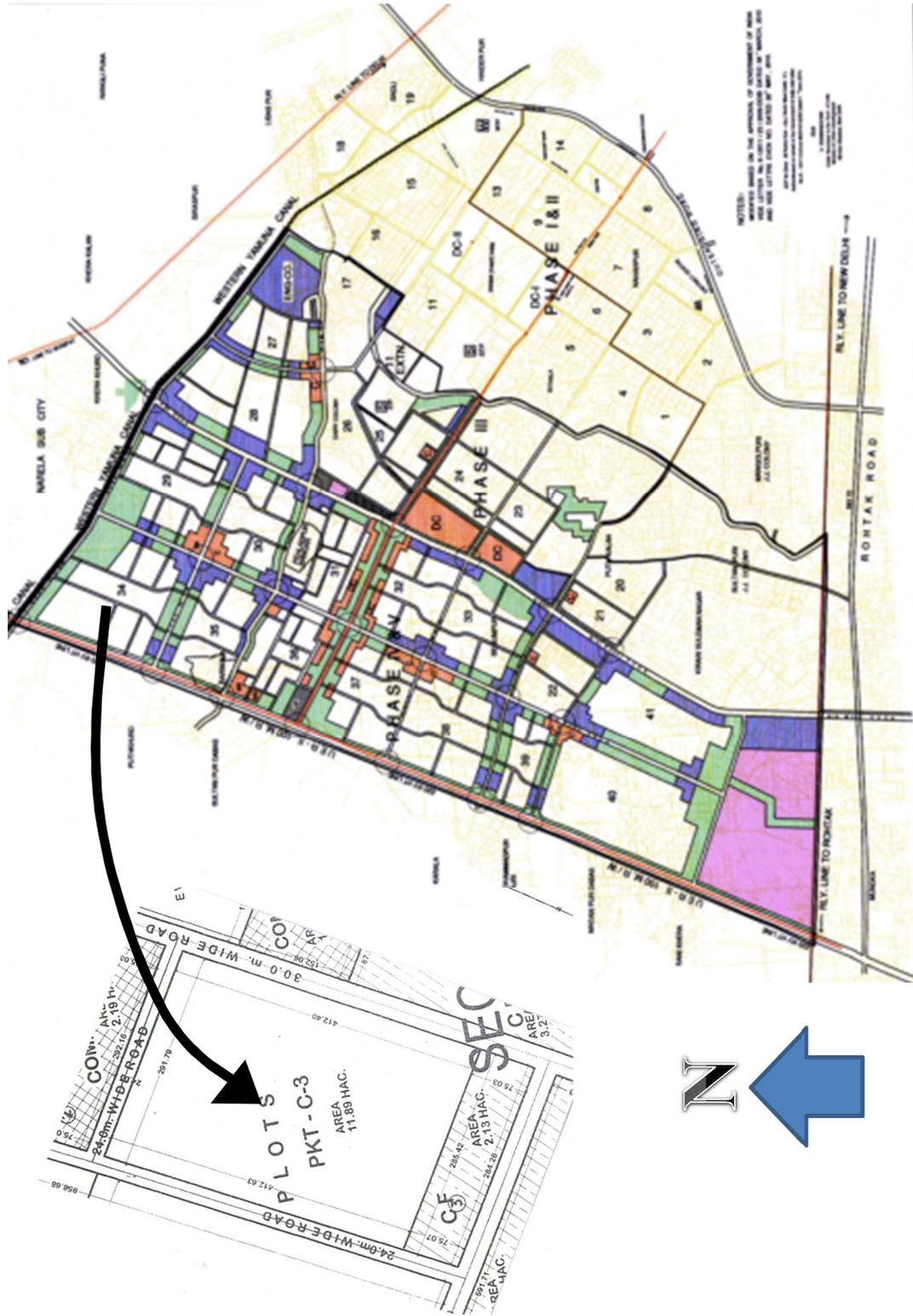
**Decision of Screening Committee:** The proposal as reflected in the Agenda was approved, with observation that

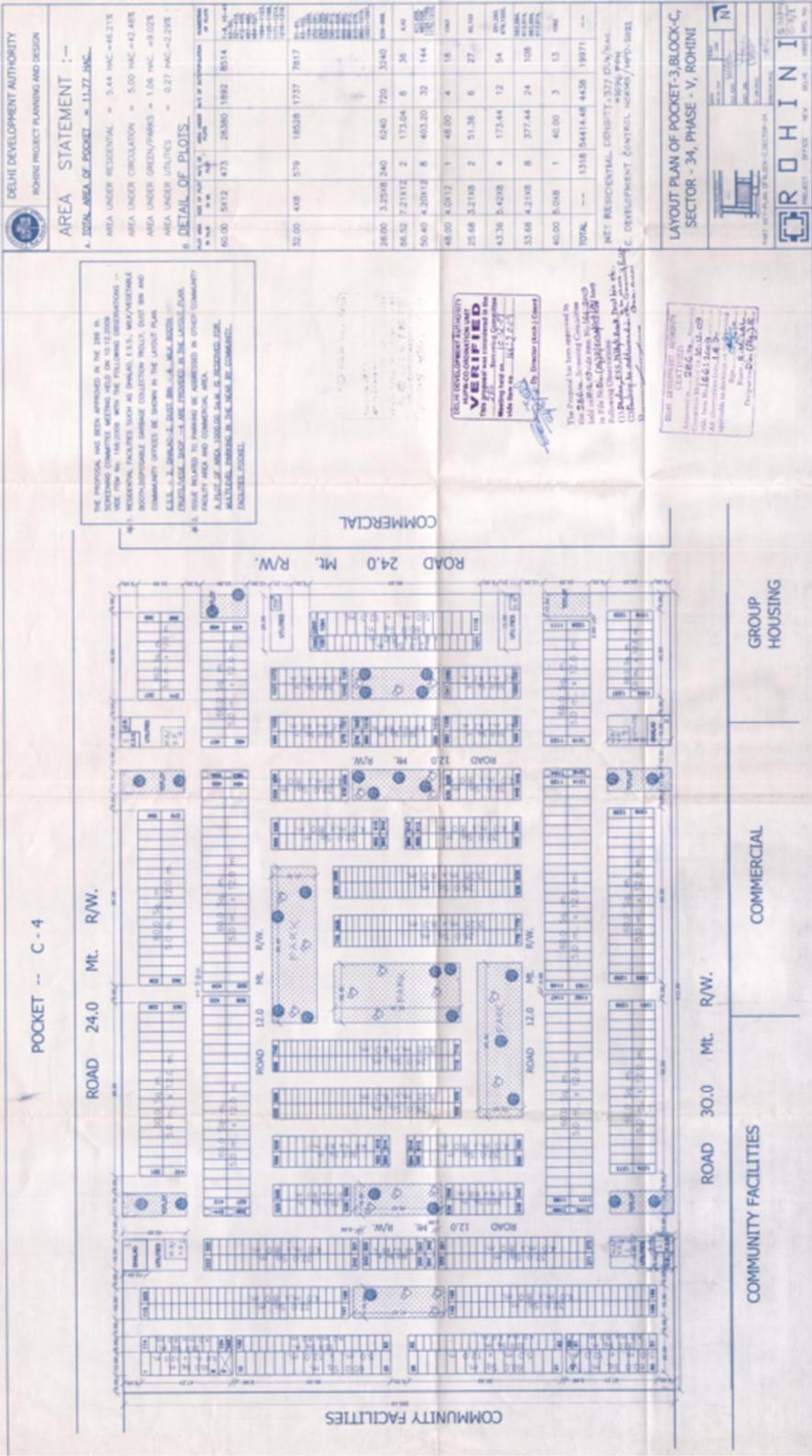
- \* Residential Facilities such as Dhalao, E.S.S., Milk/Vegetable Booth, Disposable Garbage Collection Trolley, Dustbin & Community offices be shown in the layout plan.
- \* issues related to parking be addressed in the other community facility areas and commercial areas.

**Follow Up Action:** The approved proposal will be sent to the Engineering Wing for feasibility and demarcation, Land Disposal Wing for allotment and disposal as per policy.



**LOCATION OF RESIDENTIAL POCKET -3 , BLOCK - C, SECTOR -34, PHASE- V, ROHINI**





POCKET -- C - 4

ROAD 24.0 MT. R/W.

ROAD 30.0 MT. R/W.

COMMUNITY FACILITIES

COMMUNITY FACILITIES

COMMERCIAL

GROUP HOUSING

THE PROPOSAL HAS BEEN APPROVED IN THE SAME MANNER AS THE PROPOSAL SUBMITTED UNDER THE PROVISIONS OF THE ACT OF 1973. THE PROPOSAL HAS BEEN APPROVED IN THE SAME MANNER AS THE PROPOSAL SUBMITTED UNDER THE PROVISIONS OF THE ACT OF 1973. THE PROPOSAL HAS BEEN APPROVED IN THE SAME MANNER AS THE PROPOSAL SUBMITTED UNDER THE PROVISIONS OF THE ACT OF 1973.

COMMERCIAL

**VERIFIED**  
This project has been approved in the same manner as the proposal submitted under the provisions of the Act of 1973.

The project has been approved in the same manner as the proposal submitted under the provisions of the Act of 1973.

**NET RESIDENTIAL DENSITY: 377 DSN/HA.**  
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DEUTY DEVELOPMENT AUTHORITY		BOARDING PROJECT PLANNING AND DESIGN	
<b>AREA STATEMENT :-</b>			
A. TOTAL AREA OF POCKET = 11.77 HCT.			
AREA UNDER RESIDENTIAL = 5.44 HCT = 46.215			
AREA UNDER CIRCULATION = 5.00 HCT = 42.485			
AREA UNDER GREEN/PARKS = 1.08 HCT = 9.072			
AREA UNDER UTILITIES = 0.27 HCT = 2.298			
<b>DETAIL OF PLOTS</b>			
NO. OF PLOTS	AREA (HCT)	NO. OF HOUSES	NO. OF FAMILIES
60.00	51.12	473	28,380
1892	8014		
32.00	438	579	18,628
1737	7817		
26.00	3,208	240	6240
720	3240		
86.52	2,181.2	2	173.04
5	58		
50.40	2,081.2	8	403.20
32	144		
48.00	6,012	1	48.00
4	18		
25.68	3,218	2	51.26
6	27		
43.36	3,428	4	173.44
12	54		
33.68	4,218	8	377.44
24	108		
40.00	8,08	1	40.00
3	13		
TOTAL	---	1318	54114.48
		4438	18971
NET RESIDENTIAL DENSITY: 377 DSN/HA.			
C. DEVELOPMENT CONTROL NORMS (APD) 1981			

**LAYOUT PLAN OF POCKET-3, BLOCK-C, SECTOR - 34, PHASE - V, ROHINI**

NET RESIDENTIAL DENSITY: 377 DSN/HA.

DEUTY DEVELOPMENT AUTHORITY

ROHINI