

1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan Plotted Pocket-1 & 4, Block-C, Sector-34, Phase V, Rohini
2	<b>File No.</b>	File No. Dir.(Plg)R/5034/Pkt-1/Blk-C/2010
3	<b>Approved by</b>	289 <sup>th</sup> Screening Committee Meeting held on 25.02.2010 (Item no. 12: 2010)
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>  In the approved Sector plan of Sector 34, Pocket No.1&amp; 4, Block-C in Sector 34 earlier earmarked for Plotted/Group Housing in Ph. V, Rohini measuring 14.98 + 14.01 Hact=29.0 Hact,now have been combined for designing. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is gross 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 for designing.</p> <p><b>2.0 EXAMINATION:</b>  The Residential pocket measuring 29.0 Hact has been sub-divided in various sizes of the plot with area under net Residential plot is 11.87Hact. The area under Open space is 3.15 Hact, under Circulation is 11.72 Hact and for Utility/Facility 2.26 Hact. 1168 No. of plots of 60 Sqm., 1046 plots measuring 32 Sqm., and 552 No. of plots measuring 26 Sqm. each has been proposed. 24 Plots of odd size have also been proposed. The tot- lots, parks and utility plots have been provided.</p> <p><b>3.0 PROPOSAL:</b>  In view of above, Layout plan of plotted Pkt. No.1 &amp; 4, 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. 12:2010, Screening Committee No. 289
8	<b>Copy of the Minutes of the Screening Committee meeting</b>	✓ <a href="#">Click here</a> Minutes of the 289 <sup>th</sup> meeting of the Screening Committee (Item no. 12: 2010) held on 25.02.2010
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. 12/2010  
Screening Committee No. 28980M

Title of the Agenda: Layout plan plotted Pkt.1 & 4, Block-C, Sector-34,  
Ph.V, Rohini.  
File No. Dir.(Plg)R/5034/pkt.1&4/Blk-C/2010

Synopsis

The Layout plan of Pkt.1 & 4, Block C, Sector 34, Ph. V, Rohini, Delhi

**1.0 BACKGROUND:**

In the approved Sector plan of Sector 34, Pocket No.1& 4, Block-C in Sector 34 earlier earmarked for Plotted/Group Housing in Ph. V, Rohini measuring 14.98 + 14.01 Hact.=29.0 Hact. now have been combined for designing. The said pocket is a part of approved Zonal Development Plan of Zone-M and the land use of the said pocket is gross 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 for designing.

**2.0 EXAMINATION:**

The Residential pocket measuring 29.0 Hact has been sub-divided in various sizes of the plot with area under net Residential plot is 11.87 Hact. The area under Open space is 3.15 Hact., under Circulation is 11.72 Hact. and for Utility/Facility 2.26 Hact. 1168 No. of plots of 60 Sqm., 1046 plots measuring 32 Sqm., and 552 No. of plots measuring 26 Sqm. each has been proposed. 24 Plots of odd size have also been proposed. The totlots, parks and utility plots have been provided.

**3.0 PROPOSAL:**

In view of above, Layout plan of plotted Pkt. No.1 & 4, Block C, Sector 34, Ph. V, Rohini is submitted to the Screening Committee for consideration and approval.

AREA STATEMENT

A. Total Area of Residential Pocket - 29.0 Hact.  
(Net Residential)

**Area Under:**

1. Residential plot	-	11.87 Hact.	(40.93%)
2. Circulation/Parking	-	11.72 Hact.	(40.41%)
3. Open Spaces(Green)	-	3.15 Hact.	(10.86%)
4. * Utility/Facility	-	2.26 Hact.	(7.80%)

\* As per Sector plan of Sector 34 Utility/Facility pockets have been earmarked. However, on account of smaller size of plots the density of the pocket increases and thus a Utility/Facility pocket measuring 1.53 Hact. has been additionally incorporated as part of L.O.P.

### B. Distribution of Residential Plot

Plot area(Sqm.)	Size(Mtr.)	Total Plot No.	Area(Sqm.)	DU's	Population
60	5x12	1168	70080	4672	21024
32	4x8	1046	33472	3136	14121
26	3.25x8	552	14352	1656	7452
66.00	5.50x12	4	264	16	72
36.72	4.59x8	6	220.32	18	81
36.00	4.50x8	12	312	36	162
28.72	3.59x8	2	57.44	6	27
Total-		2790	118757.7	9542	42939

Internal circulation has been provided with <sup>18.0m</sup> 12.0 m road and 9.0 m wide roads respectively.

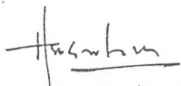
#### 4.0 RECOMMENDATION:

The proposal at para 3.0 recommended for approval please.

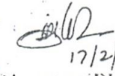
#### 5.0 FOLLOW UP ACTION

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.

28/12/2010

  
Asstt. Dir. (Plg.) Rohini

  
Dy. Director (Plg.)

  
Director (Plg.) Rohini

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 289 Screening  
Committee Meeting Dt. 25.2.10  
vide Item no. 12-2010  
Dy. Director (Arch.) Coord

Approved Minutes of the 289th SCM held on 25.02.2010 at 12.15 PM in Vikas Minar.

12:2010 Layout plan plotted Pkt 1 & 4, Block-C, Sector-34, Ph.-V, Rohini.

File no.-Dir.(Plg.)R/5034/Pkt. 1&4/Blk.C/2010.

Presented by:- Dir.(Plg.)Rohini

Proposal for consideration: In the approved Sector layout plan of Sector 34, Pocket no.1&4, Block C earlier earmarked for plotted/ Group Housing in phase V, measuring 14.98+14.01 hac=29.0 hac; now has been combined for designing. This pocket is a part of the approved Zonal Development Plan of Zone -M and the landuse of the pocket is Gross residential. The community facilities are already indicated as part of the approved layout plan. The pocket measuring 29.0 hac. has been sub divided in

various sizes of plot with area under Net Residential plot is 11.87 hac. Area under open space is 3.15 hac, under circulation is 11.72 hac, and for Utility/Facility 2.26 hac. A distribution of 1168 no. of plots measuring 60sqm, 1046 plots measuring 32sqm and 552 plots measuring 26sqm has been proposed. 24 plots of odd sizes have also been proposed. The tot-lots, parks and utility plots have been provided.

Decision of Screening Committee: The proposal as reflected in the agenda was approved.

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

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in.....289.....Screening  
Committee Meeting Dt. 25.2.10  
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