

1	<b>Title of the Layout/Scheme/Project</b>	Layout Plan Plotted Pocket- 2, Block- C, Sector-30, Phase IV, Rohini
2	<b>File No.</b>	File No. Dir.(Plg) 4030/Pkt-2/Blk-C/2006
3	<b>Approved by</b>	291 <sup>st</sup> Screening Committee Meeting held on 19.04.2010 (Item no. 55: 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></p> <p>The Sector plan of Sector-30, Rohini, Ph.IV, measuring 164 Hact. was approved in the 219<sup>th</sup> Screening Committee meeting held on dt. 2.7.02 vide item No. 17:2002. The said pocket is part of approved Sector Plan. The land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan. Executive Engineer/RPD-7 vide letter No. F48(121)AE(P)/RPD-7/DDA/359 dt. 25.3.10 has furnished feasibility report. Further Dy.Dir.(LM) Rohini vide Dy. No. 435 dt. 25.3.10 has submitted status/feasibility report. In the feasibility/status report given by Engineering/LM Branch at some places dimensions are not given. The same are taken based on measurement. This is one of the Pocket identified to clear the backlog of Rohini Registrants.</p> <p><b>2.0 EXAMINATION:</b></p> <p>The Residential pocket measuring 9.43 Hact is partly encroached as communicated by EE/RPD-7. Approximately 6.32 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 3.11 Hact. area is under encroachment and unacquired which will be taken up later on as Phase II.</p> <p>i) PH. I- free from encroachment is sub-divided in various sizes of the plot with area under net Residential plot is 2.37 Hact. The area under Open space (Park) is 0.85 Hact., under Circulation is 3.01 Hact. and for Utility/Facility is 0.09 Hact. 164 No. of plots of 60 Sqm., 394 No. of plots measuring 32 Sqm., and 48 No. of plots measuring 26 Sqm. each has been proposed. The tot-lots, parks and utility plots have also been provided.</p> <p>ii) In Ph.II- 3.11 Hact. area is encroached/unacquired. This area will be used for Residential purpose as per policy later on, this area designated as Phase II has not been considered in the present Layout plan as per decision taken in the joint meeting with Engg. and Lands Department held on 23.3.10.</p> <p><b>3.0 PROPOSAL:</b></p> <p>In view of above, Layout plan of plotted Pocket-2, Block-C, Sector-30 Phase IV, 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. 55: 2010, Screening Committee No. 291
8	<b>Copy of the Minutes of the Screening Committee meeting</b>	✓ <a href="#">Click here</a> Minutes of the 291 <sup>st</sup> meeting of the Screening Committee (Item no. 55: 2010) held on 19.04.2010
9	<b>Key map</b>	✓ <a href="#">Click here</a>
10	<b>Approved Layout Plan</b>	✓ <a href="#">Click here</a>

-44c

Item No. 5512010  
Screening Committee No. 291

**Title of the Agenda:** Layout plan plotted Pocket.2 Block-C , Sector- 30,  
Phase.IV , Rohini.  
**File No. Dir.(Plg)R/4030/Pkt.2 /Blk-C /2006**

Synopsis

The Layout plan of Pkt.2, Block-C, Sector-30, Ph. IV, Rohini, Delhi for consideration of Screening Committee.

**1.0 BACKGROUND:**

The Sector plan of Sector-30, Rohini, Ph.IV, measuring 164 Hact. was approved in the 219<sup>th</sup> Screening Committee meeting held on dt. 2.7.02 vide item No. 17:2002. The said pocket is part of approved Sector Plan. The land use of the said pocket is Residential. The community facilities are already indicated as part of approved Sector plan. Executive Engineer/RPD-7 vide letter No. F48(121)AE(P)/RPD-7/DDA/359 dt. 25.3.10 has furnished feasibility report. Further Dy.Dir.(LM) Rohini vide Dy. No. 435 dt. 25.3.10 has submitted status/feasibility report. In the feasibility/status report given by Engineering/LM Branch at some places dimensions are not given. The same are taken based on measurement. This is one of the Pocket identified to clear the backlog of Rohini Registrants.

**2.0 EXAMINATION:**

The Residential pocket measuring 9.43 Hact is partly encroached as communicated by EE/RPD-7. Approximately 6.32 Hact. area is free from encroachment and acquired which has been designed as Ph.I and 3.11 Hact. area is under encroachment and unacquired which will be taken up later on as Phase II.

- Pg. 1/2
- i) PH. I- free from encroachment is sub-divided in various sizes of the plot with area under net Residential plot is 2.37 Hact. The area under Open space (Park) is 0.85 Hact., under Circulation is 3.01 Hact. and for Utility/Facility is 0.09 Hact. 164 No. of plots of 60 Sqm., 394 No. of plots measuring 32 Sqm., and 48 No. of plots measuring 26 Sqm. each has been proposed. The tot-lots, parks and utility plots have also been provided.
  - ii) In Ph.II- 3.11 Hact. area is encroached/unacquired. This area will be used for Residential purpose as per policy later on, this area designated as Phase II has not been considered in the present Layout plan as per decision taken in the joint meeting with Engg. and Lands Department held on 23.3.10.

**3.0 PROPOSAL:**

In view of above, Layout plan of plotted Pocket-2 , Block-C , Sector-30 Phase IV, Rohini is submitted to the Screening Committee for consideration and approval.

Contd.....2....

....2....

**AREA STATEMENT**

- A. Total Area of Pocket - 9.43 Hact.  
Area in Ph.I - 6.32 Hact.  
(Free from Encroachment/Acquired)

**Area Under:**

1. Residential plot - 2.37 Hact. (37.5%)
2. Open space(Park) - 0.85 Hact. (13.5 %)
3. Utility/Facility - 0.09 Hact. (1.4%)
4. Circulation/(Parking) - 3.01 Hact. (47.6%)

**Distribution of Residential Plot of Ph.I**

Plot area(Sqm.)	Size(Mtr.)	Plot Nos.	Total Plot No.	Area(Sq m.)	DU's	Population
60	5x12	1-164	164	9840	656	2952
32	4x8	165-194 243-606	394	12608	1182	5319
26	3.25x8	195-242	48	1248	144	648
Total			606	23696	1982	8919

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 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.

Vino Bopde  
Director (Plg.) Rohini  
(Zone- M&N)

Dy Dir. (Plg.) Rohini

Asstt. Dir. (Plg.) Rohini

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 291 Screening  
Committee Meeting Dt. 19.4.10  
vide Item no. 55/2010  
Dy. Director (Arch.) Coord

-38/c-

Approved Minutes of the 291st SCM held on 19.4.2010 at 11.30 AM in Vikas Sadan.

**55:2010** Layout plan plotted pocket 2, Block-C, Sector-30, Phase IV, Rohini.

File no.- Dir.(Plg.)R/4030/Pkt.2/Blk.-C/2006

Presented by:- Dir.(Plg.)Rohini

Proposal for consideration: This is one of the Pocket identified to clear the backlog of Rohini registrants. The Sector Plan of Sector -30, Rohini, Phase IV, measuring 164 Hac was approved in the 219<sup>th</sup> SCM held on 02.07.02 vide item no 17:2002. The said pocket is part of approved Sector Plan. The landuse of the said pocket is residential. The Community facilities are already indicated as part of approved sector Plan. The residential pocket measuring 9.43 hac is partly encroached as communicated by EE/ RPD-7. Approximately 6.32 Hac is free from encroachment and acquired which has been designated as Ph-I, area of 3.11hac is under encroachment and unacquired, which will be taken up later on as Ph-II.

Area statement:

(i) Total area of the Pocket: 9.43 hac, (ii) Area in Ph-I: 6.32Hac(free from encroachment), (iii) Area under residential Plot: 2.37 hac, (iv) Area under Open space (Park): 0.85 Hac, (v) Area under Utility/Facility: 0.09 hac, (vi) Area under Circulation/ Parking: 3.01 hac, (vii) No of plots of 60sqm: 164nos, (viii) No of plots of 32sqm: 394 nos.(ix) No of plots of 26sqm: 48 nos.

Internal Circulation has been provided with 12.0m and 9.0m wide roads respectively. The development control norms will be as per Master Plan of Delhi-2010.

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

Follow Up Action: The approved layout plan will be forwarded to the Engineering Wing for demarcation and simultaneously copy of the layout plan will be forwarded to the Lands Disposal Wing for the disposal as per policy.

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in.....291.....Screening  
Committee Meeting Dt. 19.4.10  
vide Item no. 55:2010  
Dy. Director (Arch.) Coord



**LOCATION OF RESIDENTIAL POCKET- 2 , BLOCK - C, SECTOR-30, PHASE- IV, ROHINI**



AREA STATEMENT

TOTAL AREA OF POCKET - 9.43 HA  
AREA UNDER PHASE I - 6.32 HA  
(FREE FROM ENCROACHMENT/ACQUIRED)  
AREA UNDER PHASE II - 3.11 HA  
(ENCROACHED/UNACQUIRED)

### DETAIL OF PHASE I

AREA UNDER		
RESIDENTIAL PLOTS	—	2.37HA 37.5 %
OPEN SPACE ( PARK )	—	0.85HA 13.5 %
UTILITY / FACILITIES	—	0.09HA 1.4 %
CIRCULATION / PARKING	—	3.01HA 47.6 %

DISTRIBUTION OF RESIDENTIAL PLOTS

LOT SIZE (A, H, M)	PLOT NOS.	TOTAL PLOTS	AREA M <sup>2</sup>	DIS. POPULATION
0.242 x 0.2	1-164	164	98.0	556
2.262 x 0.8	165-184	20	126.0	1102
2.262 x 0.8	185-196	12	67.2	539
16.242 x 0.8	197-242	46	324.8	144
TOTAL		606	2369.8	1982

NET RESIDENTIAL DENSITY - 313 DUS/HA

DEVELOPMENT CONTROL NORMS AS PER  
1210 PPH

094

THE SCHEME WAS APPROVED IN THE 241<sup>ST</sup> SCHEDULED COMMITTEE MEETING ON 16.4.2010 WITH A 17/140 VOTE. IT WAS NOTED THAT THE SCHEME WAS APPROVED IN THE 241<sup>ST</sup> SCHEDULED COMMITTEE MEETING ON 16.4.2010 WITH A 17/140 VOTE.

THIS DOC IS PREPARED ON THE BASIS OF FRANKLITY  
REPORT GIVEN BY I.E.RPD-7 VICE LETTERNO  
NAC/2/AE/C/P/201/00A/1354 DT 25.3.10 4 DD(LM/R  
DE LETTER DAIRY NO- 435 DT 25.3.2010

FILE NO: D181P01 BL001P012F01 KC 0004

ABOUT PLAN OF POCKET-2,  
LOCK-C SECTOR-30 BUZZER.OHIO  
ELECTOR-30 PHASE IV][illegible]

	Section No	Vinodhini	Date
--	------------	-----------	------

# ROHINI

PROJECT	OFFICE	NEW	DELTA	THRU

[illegible]