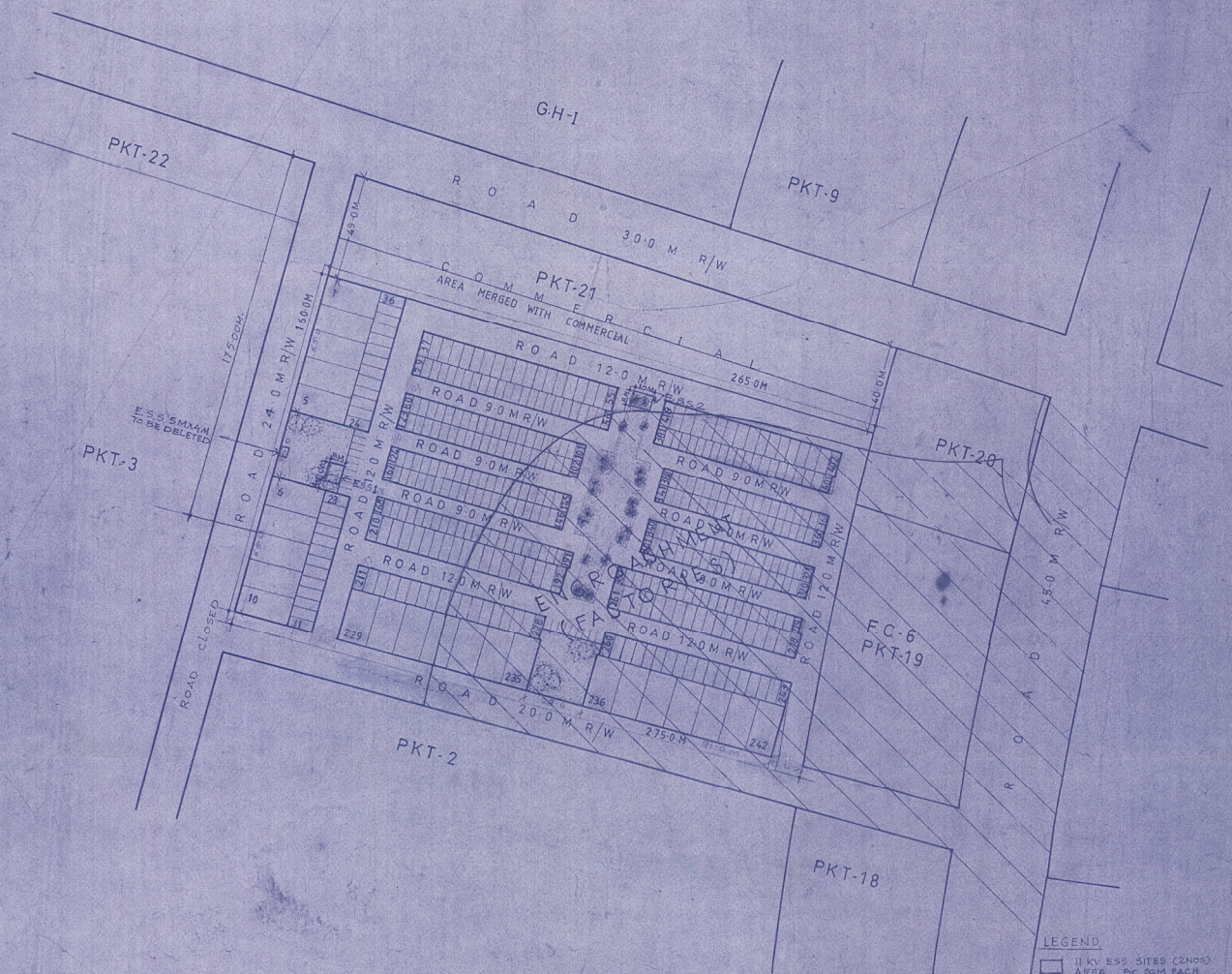


DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

A R E A S T A T E M E N T

A TOTAL AREA OF RESIDENTIAL POCKET (net residential area) 4.32 HAC

	AREA UNDER		
i	Residential plots	2.42 HAC	56.02 %
ii	Circulation (incl parking)	1.50 HAC	34.72 %
iii	Open space	0.40 HAC	9.26 %

B DISTRIBUTION OF RESIDENTIAL PLOTS

Plot area	size (in m)	no of plots	area (in hec)	DUs	population
325 m^2	13m x 25m	24 (19-30) (229-242)	0.78	72	360
60 m^2	5m x 12m	135 (119-160) (1167-1202) (1337-1362)	0.81	405	2025
32 m^2	4m x 8m	259 (183-331) (375-401)	0.83	518	2590
	Total	418	2.42	995	4975

Net Residential density - 230 DU'S/Hac /1150 PPH

LEGEND
- Facility belt
- Recreational belt
- Commercial spine

NOTE:

i Detail layout plan of facility belts recreational belts and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned eng circle division

ii Set backs and maximum permissible height shall be as per the norms stated in MPD 2001

iii Lay out plan is based on the ground survey provided by by EE RPD 4 & demarcation report by EE RPD-I

NOTE:-

- THIS SCHEME WAS DISCUSSED IN 223rd S.C. MEETING HELD ON 15.12.2004 VIDE ITEM No. 251/2004 AND WAS APPROVED.
- THIS LAYOUT PLAN IS AUTHENTICATED BY CHIEF ARCHITECT AND COMM. PLANNING ON 7.6.06 VIDE ITEM No. 70/(4028-A1) 2005.

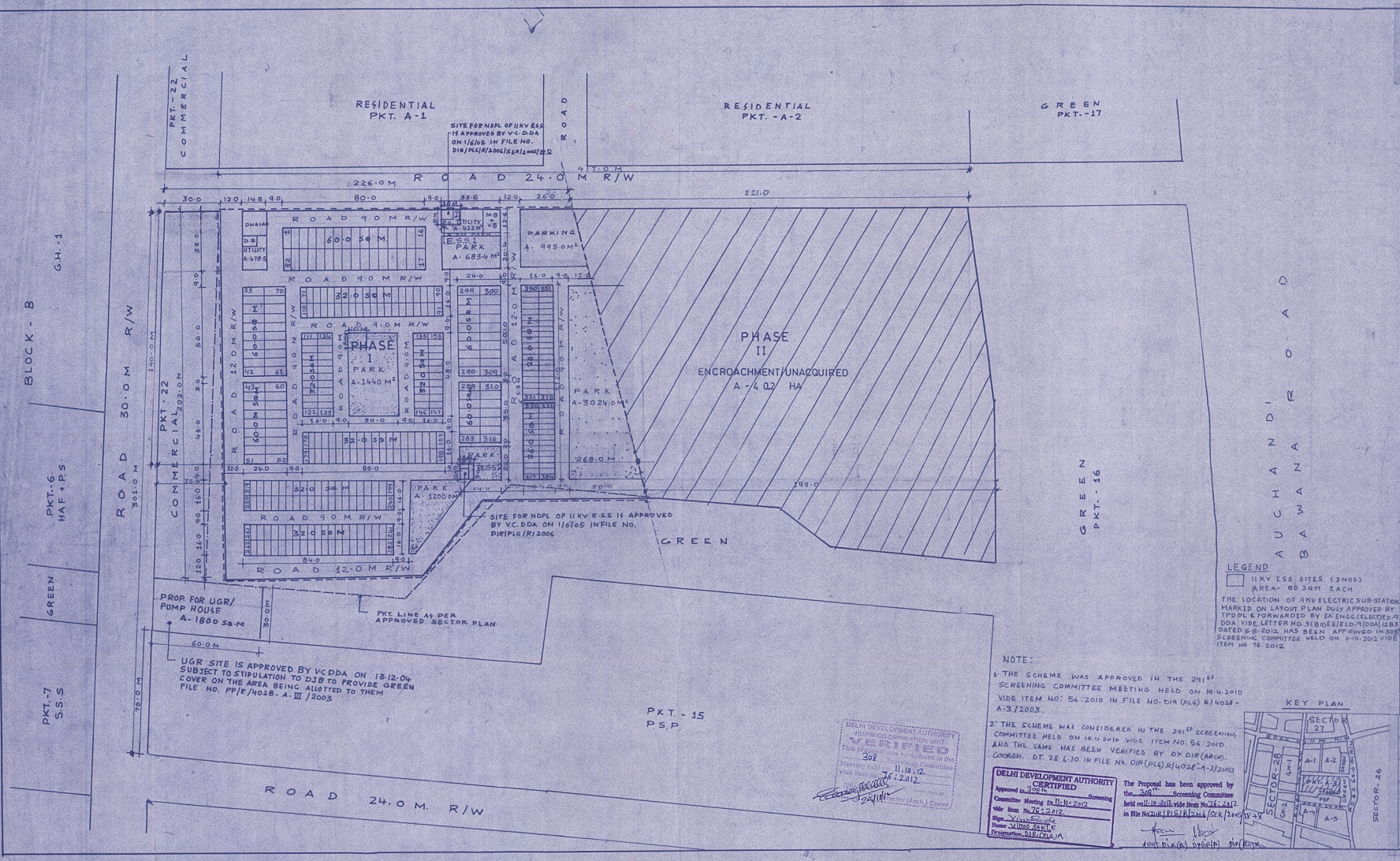
DELHI DEVELOPMENT AUTHORITY
HUD & W CO-ORDINATION UNIT
VERIFIED
This layout has been checked on the basis of the decisions taken in the meeting held on 11.10.12 vide item no. 76/2012
Director (Arch.) Ogpf

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 308th Screening Committee Meeting Dt. 11-10-2012 vide Item No. 76/2012
Sign. Chief Architect
Name MINOO SHALE
Designation DIR. (PEO) R
DY. DIR. (P.E.)
ASSTT. DIR. (P.E.)

The Proposal has been approved by the 308th Screening Committee held on 11.10.12 vide item No. 76/2012 in File No. D(P.E.P.)/81/2006/CE/2005/IV-W

LAYOUT PLAN OF POCKET-I
BLOCK A SECTOR 28
PHASE-IV, ROHINI

Date
Scale 1:1000
Dr. Chkd.
Dr. No.
Asst Dir
Jt Director
Director



DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

TOTAL AREA POCKET	7.92 HA.	
AREA UNDER PHASE I (FREE FROM ENCROACHMENT / ACQUIRED)	3.90 HA	
AREA UNDER PHASE II (ENCROACHED / UNACQUIRED)	4.02 HA.	

DETAIL OF PHASE - I

AREA UNDER

1 RESIDENTIAL PLOTS	1.48 HA.	38.0%
2 OPEN SPACE (PARK)	0.63 HA.	16.1%
3 UTILITY FACILITIES	0.09 HA.	2.3%
4 CIRCULATION/PARKING	1.70 HA.	43.6%

DISTRIBUTION OF RESIDENTIAL PLOTS

PLOT AREA SQM.	SIZE MTR.	PLOT NOS.	TOTAL PLOTS	AREA SQ.M	DUs	POPULATION
60.0	5.0X12.0	(1-70)(283-316)	104	6240	416	1872
32.0	4.0X8.0	(71 - 282)	212	6784	636	2862
26.0	3.25X8.0	(317 - 384)	68	1768	204	918
TOTAL			384	14792	1256	5652

NET RESIDENTIAL DENSITY 322 DUs/HA 1449 PPH

DEVELOPMENT CONTROL NORMS ARE AS PER MPD-2021

NOTES

1. THE L.O.P HAS BEEN APPROVED EARLIER IN THE 229th S.C. MEETING HELD ON 15.1.2004 VIDE ITEM NO: 06:2004.
2. DY. DIR. LSG (ROHINI) HAS CONFIRMED THAT NO ALLOTMENT HAS BEEN MADE IN THE EARLIER APPROVED L.O.P OF THIS PKT. VIDE LETTER NO. PA/DD(R)/08/46295, DT. 5.3.08
3. ENGG WING HAS ALSO REPORTED THAT THEY HAVE NOT LAID ANY SERVICES IN THE SAID PKT.
4. THIS DRG. IS PREPARED ON THE BASIS OF FEASIBILITY REPORT GIVEN BY E.E. P.P.D-I VIDE LETTER NO F.10(B) RPD-I/09/881, DT. 19.3.2010 & DD (LM)R VIDE LETTER DIARY NO- 455 DT. 25.3.2010

FILE NO: DIR(PLG)R/4028-A-3/2003

MODIFIED LAYOUT PLAN OF POCKET-3 BLOCK-A SECTOR-28 ROHINI PH IV

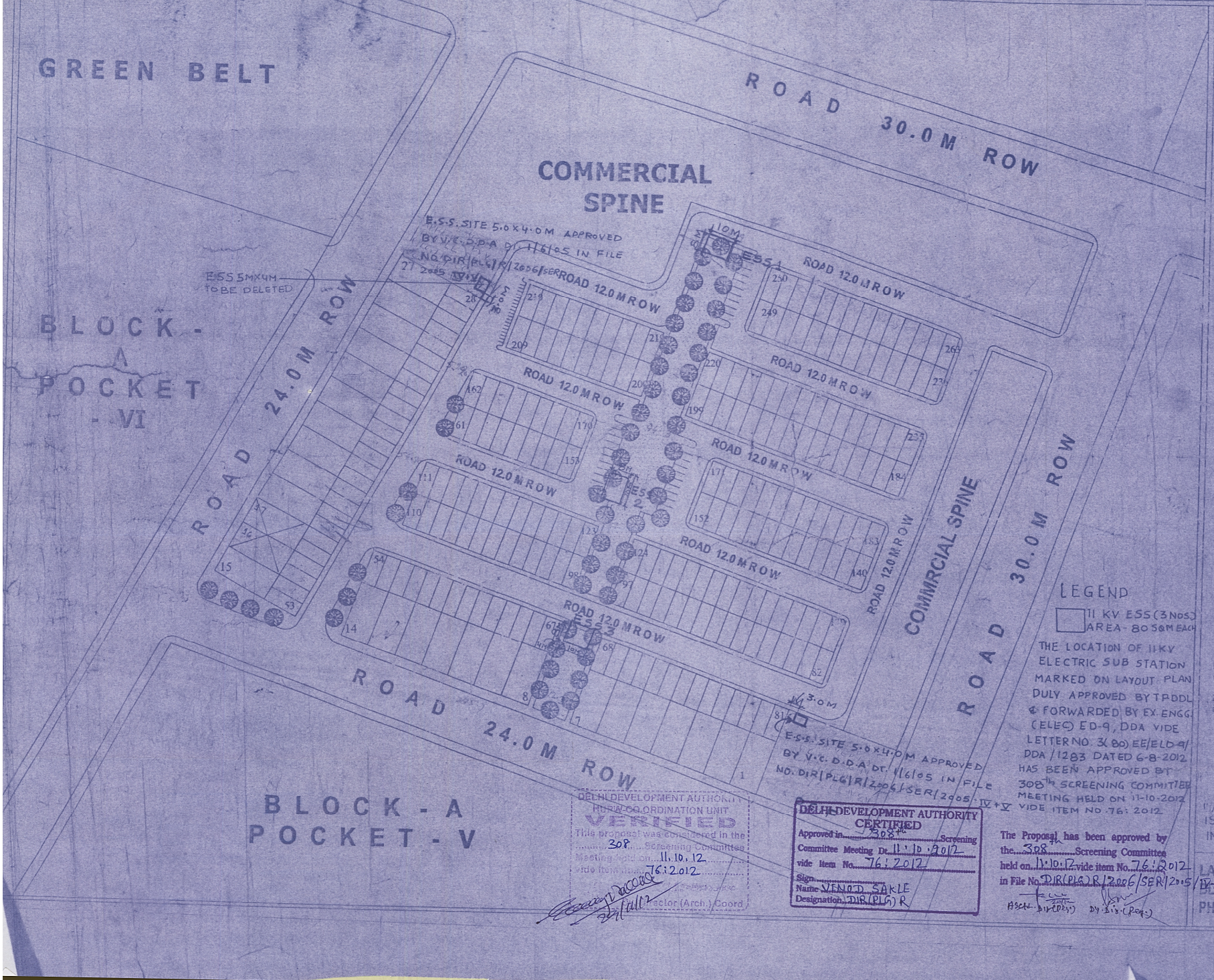
SCALE	1:1000	DATE	MARCH 2010
PLG. DIR / PLG. ASSTT.		JT./DY. DIR. (PLG)	
ASSTT. DIR (PLG)		DIRECTOR (PLG)	

NORTH

ROHINI
PROJECT OFFICE NEW DELHI 110085

S-28/PH IV
A-3/2

185/C



LEGEND

11 KV ESS (3 NOS) AREA - 80 SQM EACH

THE LOCATION OF 11KV ELECTRIC SUB STATION MARKED ON LAYOUT PLAN DULY APPROVED BY TPDDL & FORWARDED BY EX. ENGG. (ELEC) ED-9, DDA VIDE LETTER NO. 3(80) EE/ELD-9/DDA/1283 DATED 6-8-2012 HAS BEEN APPROVED BY 308th SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM NO. 76: 2012

DELHI DEVELOPMENT AUTHORITY
HURW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the 308 Screening Committee Meeting held on 11.10.12 vide item No. 76:2012
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 308th Screening Committee Meeting Dt. 11.10.2012 vide Item No. 76:2012
Sign.
Name VENOD SAKLE
Designation DIR(PLG) R

The Proposal has been approved by the 308th Screening Committee held on 11.10.12 vide item No. 76:2012 in File No. DIR(PLG)R/2006/SER/2005/IV+V

Asstt. Dir. (Reg.) Dy. Dir. (Reg.)

DELHI DEVELOPMENT AUTHO
ROHINI PROJECT PLANNING & DES

AREA STATEMENT

A. Total area of residential pocket (Net Residential Area) : 3.60 Hectares

Area under :

i) Net Residential Plots : 2.10 Hectares (7.3%)

ii) Circulation : [illegible] Hectares (33%)

iii) Open Spaces : 0.17 Hectares (4.7%)

B. Distribution of Residential Plots

PLOT AREA	SIZE (in metres)	Plot Nos.	AREA (in Hectares)	PAIS	POPULATION
200 sq.m.	10m x 20m	1 - 21	0.5[illegible]	[illegible]	
60 sq.m.	5m x 12m	26 - 253	1.5[illegible]	[illegible]	3.915
		253	2.10	[illegible]	4.320

Net Residential Density : 230 DUs / Hectare : 1185 [illegible]

C. Development Control Norms (as per MPR - 2001)

PLOT SIZE	F.A.R.	Ground Coverage	No. of DUs per plot
200 sq.m.	160	60	18
60 sq.m.	180	66	13

NOTE :

i) Detail layout plans of facility belts, recreational belts, and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering circle / division and plots with [illegible] are referred to Lands Department for disposal.

ii) Setbacks and maximum permissible [illegible] shall be as per the norms [illegible] in Master Plan for Delhi - 2001

iii) Layout Plan is based on the [illegible] and demarcation report by EE/RPD - 1 dated 26/10/2002

AREA UNDER ENCROACHEMENT

LAYOUT PLAN OF POCKET IV BLOCK [illegible] IS APPROVED BY VC DDA ON [illegible] IN FILE NO. PP/R/4028 A4/2003/22[illegible]

LAYOUT PLAN OF POCKET - IV ; BLOCK "A", SECTOR 28, PHASE - IV, ROHINI.

184/C

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING DESIGN

SECTOR - 28
BLOCK - A
POCKET - 4

SECTOR - 28
BLOCK - A
POCKET - 6

ROAD-24M ROW

ROAD-24M ROW

ROAD-12M ROW

ROAD-12M ROW

ROAD-12M ROW

ROAD-9M ROW

ROAD-9M ROW

ROAD-9M ROW

ROAD-9M ROW

ROAD-9M ROW

ROAD-12M ROW

ROAD-12M ROW

ROAD-12M ROW

ROAD-12M ROW

ROAD-30M ROW

COMMERCIAL BELT

COMMERCIAL BELT

O.C.F.

O.C.F.

E552

E553

E554

E555

E556

AREA UNDER ENCROACHMENT

PUBLIC AND SEMI PUBLIC FACILITIES

AREA STATEMENT

A. Total area of residential pocket (Net Residential Area) 5.0 Hectares

Area under :

i) Residential Plots 2.67 Hectares (53.4 %)

ii) Circulation 1.13 Hectares (23.0 %)

iii) Open Spaces 1.15 Hectares (23.0 %)

B. Distribution of Residential Plots

PLOT AREA	SIZE in meters	Plot Nos.	Total Plots	DUs	POPULATION
300 sq.m.	10m x 30m				
250 sq.m.	10m x 25m				
200 sq.m.	10m x 20m				
150 sq.m.	7.5m x 20m				
125 sq.m.	7.5m x 16.66m				
100 sq.m.	7.5m x 13.33m				
Total				1155	

C. Development Control Norms as per MPD

PLOT SIZE	F.A.R.	GROUND COVERAGE	No. of DUs per plot
300 sq.m.			
250 sq.m.			
200 sq.m.			
150 sq.m.			
125 sq.m.			
100 sq.m.			

LEGEND

Residential

Circulation

Open Spaces

Commercial Area

NOTE :

i) Development plans of residential, commercial zone will be prepared as per approved layout plan by the concerned Division.

ii) Setbacks and maximum heights permissible in Metres.

iii) Layout Plan is based on (a) and Development Control Norms.

iv) This Layout Plan is approved by the competent authority vide Item No. ... dated ...

v) Roads, footpaths and other services will be developed in stages as per requirement by the concerned engineering circle.

vi) Green belts shall have plantation as per the ...

LEGEND

11KV ESS SITES (6 NOS) AREA 840 SQ.M. EACH

THE LOCATION OF 11KV ELECTRIC SUB-STATION MARKED ON THE LAYOUT PLAN DULY APPROVED BY THE DELHI FORWARDED BY EX. ENGG. CE ... LETTER NO. 3(C) ... DATED ... IN THE SCREENING COMMITTEE MEETING HELD ON 11.10.2012 VIDE ITEM NO. 76/2012.

NOTE

5) THE LAYOUT PLAN ... MENTIONED ... AND COMM. PLOTS IN FIG. ...

PLOT No. 131 SIZE - 9.0M x 12.0M

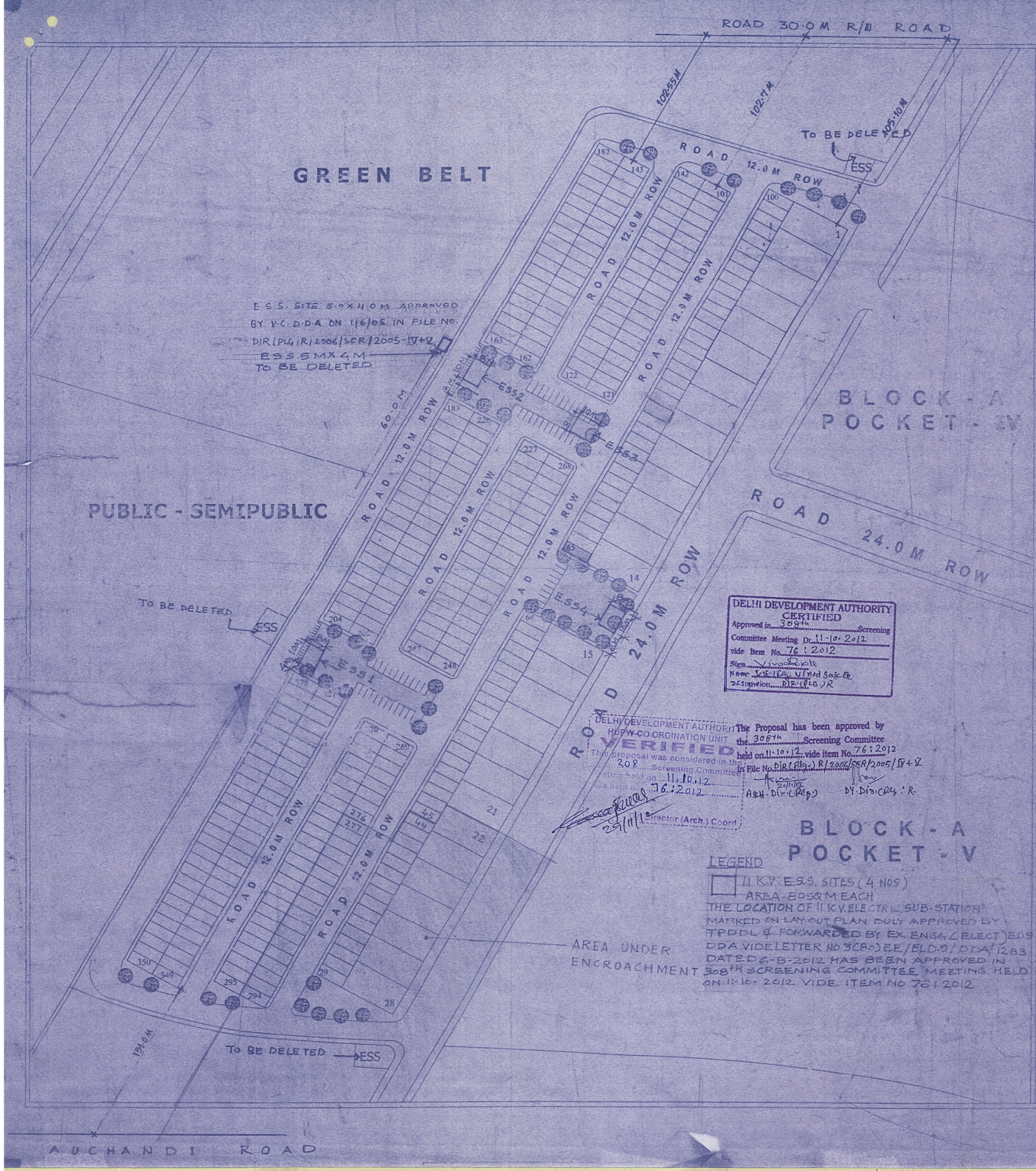
LAYOUT PLAN OF POCKET - V
BLOCK 'A', SECTOR 28
PHASE - IV, ROHINI

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 308th Screening Committee Meeting Dt. 11.10.2012
vide Item No. 76/2012
Sign. Vinod Sakle
Name VINOD SAKLE
Designation DIR (PLG) R

DELHI DEVELOPMENT AUTHORITY
HUBW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the 308 Screening Committee Meeting held on 11.10.12 vide Item No. 76/2012
Director (Arch.) Coord.

The Proposal has been approved by the 308th Screening Committee held on 11.10.12 vide item No. 76/2012 in File No. DUB (PLG)/8/2006/SER/2005/IV+V

183/C



DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

A. Total area of residential pocket (Net Residential Area) 5.33 Hectares

Area under :
i) Residential Plots : 2.94 Hectares [54.2 %]
ii) Circulation : 2.23 Hectares [42.7 %]
iii) Open Spaces : 0.16 Hectares [3.1 %]

B. Distribution of Residential Plots

PLOT AREA	SIZE (In metres)	Plot Nos.	AREA (In Hectares)	DUs	POPULATION
325 sq.m.	13m x 25m	2 - 20	0.84	84	420
60 sq.m.	5m x 12m	2 - 378	2.10	1050	5250
TOTAL		378	2.94	1134	5,670

Net Residential Density : 212 DUs / Hectare, 1300 ppH

C. Development & Control Norms as per MPD - 2001

PLOT SIZE	F.A.R.	Ground Coverage	No. of DUs per plot
300 sq.m.	140	50	3
60 sq.m.	180	66	3

LEGEND
FACILITY BELT
RECREATIONAL BELT
COMMERCIAL SPINE
PLOT NO. 65
SIZE : 7.0 M x 12.0 M

NOTE :
i) Detail layout plans of facility belts, recreational belts, and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering circle / division.
ii) Setbacks and maximum permissible height shall be as per the norms stated in Master Plan for Delhi - 2001
iii) Layout Plan is based on the ground survey provided by EE (RPD - 4). And Demarcation report by EE/RPD - 1 dated 7/9/2002

NOTE -
IN THIS POCKET 4 E.S.S. SITES MEASURING 13.5 x 18.0 M WERE APPROVED HOWEVER, N.D.P.L HAS REQUESTED FOR ONLY 1 SITE MEASURING 5.0 x 4.0 M AND THE SAME IS APPROVED BY V.C. D.D.A. ON 1/6/05.

LAYOUT PLAN OF POCKET VI, BLOCK A, SECTOR 28 IS APPROVED BY V.C. DDA ON DATED 29.7.03 IN FILE NO. PP/R/4028 A-6/2003

LAYOUT PLAN OF POCKET - VI, BLOCK - A, SECTOR 28, PHASE - IV, ROHINI

182/C

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 308 Screening Committee Meeting Dt. 11.10.2012
vide Item No. 76.2012
Sign. Vinod Sakle
Name VINOD SAKLE
Designation DIR (PLG) R

DELHI DEVELOPMENT AUTHORITY
HUPW CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the 308 Screening Committee Meeting held on 11.10.12 vide item no. 76.2012
Director (Arch.) Coord

POCKET - II
BLOCK - C

The Proposal has been approved by the 308th Screening Committee held on 11.10.12 vide item No. 76.2012 in File No. DIR/PLG/R/2006/SER/2005/IV+V

ASTT DIR (PLG) 20/11/12

DY DIR (PLG)

LEGEND:
11 KV. ESS SITES (BNDS) AREA 80 SQM EACH
THE LOCATION OF 11 KV ELECTRIC SUBSTATION MARKED ON LAYOUT PLAN DULY APPROVED BY TPDDL & FORWARDED BY EX. ENGG. (ELEC) ED-9 DDA VIDE LETTER NO 3(80) EE/ELD-9/DDA/1283 DATED 6-8-2012 HAS BEEN APPROVED IN 308th SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM NO 76/2012

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

A. Total area of residential pocket
(Net Residential Area) : 11.63 Hectares

Area under :
i) Net Residential Plots : 5.39 Hectares [45.70%]
ii) Circulation (incl. Parking) : 5.17 Hectares [45.02%]
iii) Open Spaces : 0.99 Hectares [8.52%]
iv) Utilities : 0.08 Hectares [0.76%]

B. Distribution of Residential Plots

PLOT AREA	SIZE (in metres)	No. of Plots	AREA (in Hectares)	DUs	POPULATION
200 sq.m.	10m x 20m	1 - 31	0.62	93	465
60 sq.m.	5m x 12m	32 - 262	1.38	693	3,465
32 sq.m.	4m x 8m	263 - 1,324	3.39	2,124	10,620
		1,324	5.39	2,910	14,550

Net Residential Density : 250 DUs / Hectare ; 1,250 ppH

NOTE:
Plot No. 44,45,148,149,293,294,345,346,501,502,535,536,661,662,693,694,961,962,963,964,1161,1162,1163,1164 are reserved for utilities / future use. If not required, the same plots will be released for disposal to Lands Deptt. as Residential Plots.

C. Development Control Norms (as per MPD - 2001)

PLOT SIZE	F.A.R.	Ground Coverage	No. of DUs per Plot
200 sq.m.	160	80	[illegible]
60 sq.m.	180	66	3
32 sq.m.	150	75	2

LEGEND
FACILITY BELT
RECREATIONAL BELT
COMMERCIAL SPINE

NOTE :
i) Detail layout plans of facility belts, recreational belts, and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering circle / division
ii) Setbacks and maximum permissible height shall be as per the norms stated in Master Plan for Delhi - 2001
iii) Layout Plan is based on the ground survey provided by EE (RPD - 4) And Demarcation report by EE/ RPD - 1 dated 14/12/2002
iv) Strips of land between the 18 m row peripehrial road & Residential pockect / facility belt boundary will be integrated with the detail plan of facility belts to be taken up at later stage.
v) PROP. UGR IS APPROVED BY [illegible]

THE LAYOUT PLAN IS APPROVED BY V.C. D.D.A DATED 14.1.2003 AT PAGE No. 5 IN FILE No. PP/R/4028C-1/2002

LAYOUT PLAN OF POCKET - I ;
BLOCK 'C', SECTOR 28 ;
PHASE - IV, ROHINI.

182/A/C

LEGEND

11 K.V. E.S.S. SITES (9 NOS)
AREA - 80 SQ.M. EACH

THE LOCATION OF 11 K.V. ELECTRIC SUB STATION MARKED ON THE LAYOUT PLAN DULY APPROVED BY TPDDL & FORWARDED BY EX. EN GC (ELECT) ED-9 DDA VIDE LETTER NO 3(80) EE/ELD-9/DDA/12 P5 DATED 6-8-12 HAS BEEN APPROVED IN 308TH SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM NO 76/2012.

NOTE:
IN THIS POCKET 8 SITES MEASURING 13.5 X 18.0 M WERE APPROVED HOWEVER N.D.P.L HAS REQUESTED FOR ONLY 2 SITES MEASURING 5.0 X 4.0 M. AND THE SAME IS APPROVED BY V.C. D.D.A ON. 1/6/05.

MODIFIED SIZE / AREA OF PLOT ARE AS FOLLOWS:

	PLOT NO.	SIZE	AREA
1	163	6M X 12M	72.0 SQ.M
2	320, 813, 839 & 1432	5M X 8M	40.0 SQ.M

POCKET - I
BLOCK - C

NOTE: THE APPROVAL OF MODIFICATION IN SIZE/AREA OF PLOTS IN SECTOR-28 PKT C-2 HAS BEEN CERTIFIED BY DIR(PLG) R DT 13.3.09 AND SAME IS VERIFIED BY DY DIR (ARCH) CODN HUPW DT. 22.3.09.

NOTE: THE SCHEME FOR MODIFICATION IN SIZE/AREA OF PLOT NO. 163, 320, 813, 839 & 1432 WAS APPROVED IN 274TH SCREENING COMMITTEE MEETING HELD ON 11.2.2009 VIDE ITEM NO. 25/2009 IN FILE NO. PP/R/4028 C-2/2002.

DELHI DEVELOPMENT AUTHORITY
HUPW-CODN (ARCH)
VERIFIED
This proposal was considered in the 308 Screening Committee Meeting held on 11.10.12 vide item No. 76/2012
Sign. ...
Dy. Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 308th Screening Committee Meeting Dt. 11.10.2012 vide Item No. 76/2012
Sign. ...
Name VINOD SAKLE
Designation DIR (PLG) R

The Proposal has been approved by the 308th Screening Committee held on 11.10.12 vide item No. 76/2012 in File No. DIR (PLG)/R/2006/SER/2005/IV+V

ASTT DIR (PLG) 20/11/12 DY. DIR (PLG)

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

A. Total area of residential pocket

(Net Residential Area) : 13.40 Hectares

Area under :

i) Net Residential Plots : 5.98 Hectares [44.60 %]

ii) Circulation (incl. Parking) : 5.68 Hectares [42.91%]

iii) Open Spaces : 0.74 Hectares [5.52 %]

iv) Utilities 1.00 Hectares [7.46 %]

B. Distribution of Residential Plots

PLOT AREA	SIZE (in metres)	Plot Nos.	AREA (in Hectares)	DUs	POPULATION
200 sq.m.	10m x 20m	1 - 32	0.64	96	480
86 sq.m.	6m x 12m	33 - 319	1.72	861	4,305
32 sq.m.	4m x 8m	320 - 1452*	3.62	2,268	11,340
		1,452	5.98	3,221	16,105

Net Residential Density : 258 DU's / Has : 1290 ppH

NOTE:
Plot No. 91,92,301,302,387,388,429,430,571,572,611,612,763,764,811,812,1027,1029,1030,1031,1144,1145,1146,1147, 1252,1253,1254,1255 are reserved for utilities / future use. If not required, the same plots will be released for disposal to Lands Deptt. as Residential Plots.

C. Development Control Norms (as per MPD - 2001)

PLOT SIZE	F.A.R.	Ground Coverage	No. of DUs per plot
200 sq.m.	150	60	
86 sq.m.	150	66	3
32 sq.m.	150	75	

LEGEND
FACILITY BELT
RECREATIONAL BELT
COMMERCIAL SPACE

NOTE:
i) Detail layout plans of facility belts, recreational belts, and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering office / division.
ii) Setbacks and maximum permissible height shall be as per the norms stated in Master Plan for Delhi - 2001.
iii) Layout Plan is based on the ground survey provided by EE (RPD - 1) And Demarcation report by EE/ RPD - 1 dated 14/12/2002.
iv) Area between the 18 m row peripehral road & Residential plots / facility belt boundary will be integrated with the detail plan of pocket to be prepared at later stage.

THIS PLAN IS APPROVED BY V.C. D.D.A DATED 14.1.2003 IN FILE NO. PP/R/4028/C-2/2002

LAYOUT PLAN OF POCKET - II ;
BLOCK 'C', SECTOR 28 ;
PHASE - IV, ROHINI

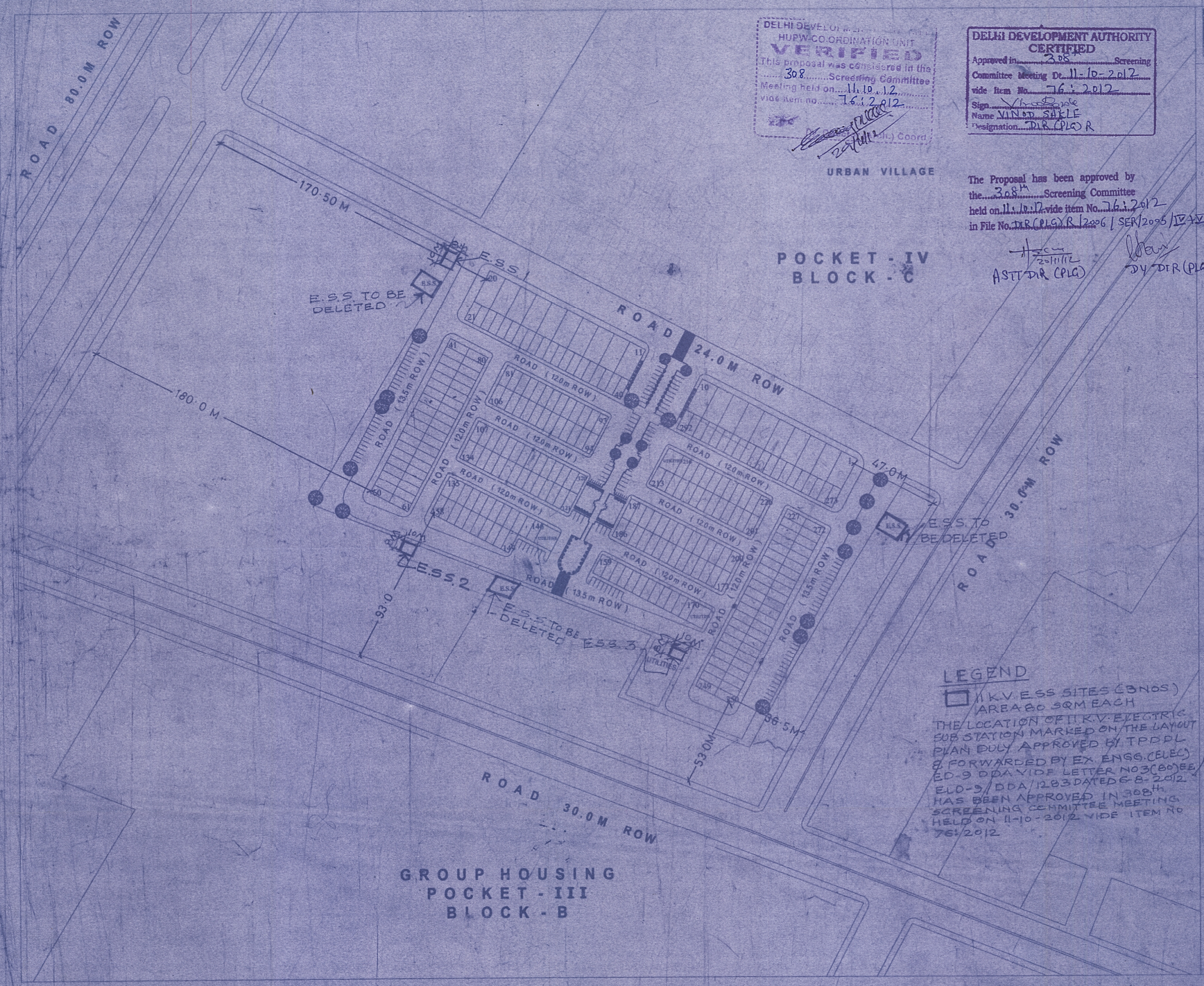
DELHI DEVELOPMENT AUTHORITY
HUPW CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the 308 Screening Committee Meeting held on 11.10.12 vide item no. 76:2012
Dy. Dir. (Coordi.) Coord

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 308 Screening Committee Meeting Dt. 11-10-2012 vide Item No. 76:2012
Sign.
Name VINED SHKLE
Designation DIR (PLG) R

The Proposal has been approved by the 308th Screening Committee held on 11.10.12 vide item No. 76:2012 in File No. DIR(PLG)R/2006/SER/2005/IV-V

ASTT DIR (PLG) 25/11/12 DY DIR (PLG)

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN



LEGEND
11 K.V. E.S.S. SITES (3 NOS) AREA 80 SQM EACH
THE LOCATION OF 11 K.V. ELECTRIC SUB STATION MARKED ON THE LAYOUT PLAN DULY APPROVED BY TPDDL & FORWARDED BY EX. ENGG. (ELEC) ED-9 DDA VIDE LETTER NO 3(80)EE ELD-9/DDA/1283 DATED 6-8-2012 HAS BEEN APPROVED IN 308th SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM NO 76:2012

AREA STATEMENT

A. Total area of residential pocket

(Net Residential Area) : 4.65 Hectares

Area under :

i) Net Residential Plots : 2.00 Hectares [43.0 %]

ii) Circulation (incl. Parking) : 2.18 Hectares [46.9 %]

iii) Open Spaces : 0.37 Hectares [8.0 %]

iv) Utilities : 0.1 Hectares [2.1 %]

B. Distribution of Residential Plots

PLOT AREA	SIZE (in metres)	Plot Nos.	AREA (in Hectares)	DUs	POPULATION
200 sq.m.	10m x 20m	1 - 20	0.40	60	300
60 sq.m.	5m x 12m	21 - 292	1.63	816	4,080
		292	2.03	876	4,380

Net Residential Density : 188 DUs / Hectare ; 940 pph

NOTE:
Plot No. 147, 148 and Plot Nos. 214, 215 are reserved for utilities / future use. If not required, the same plots will be released for disposal to Lands Deptt. as Residential Plots.

C. Development Control Norms (as per MPD - 2001)

PLOT SIZE	F. A. R.	Ground Coverage	No. of DUs per plot
200 sq.m.	150	60	3
60 sq.m.	150	60	3
32 sq.m.	150	70	2

LEGEND

FACILITY BELT
RECREATIONAL BELT
COMMERCIAL SPINE

NOTE :

i) Detail layout plans of facility belts, recreational belts, and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering circle / division and plots with numberings are referred to Lands Department for disposal.

ii) Setbacks and maximum permissible height shall be as per the norms stated in Master Plan for Delhi - 2001.

iii) Layout Plan is based on the ground survey provided by EE (RPD - 4) and demarcation report by EE/ RPD - 1 dated 14/12/ 2002.

THIS LAYOUT PLAN WAS APPROVED BY V.C D.D.A DATED 18.12.2003 AT PAGE No. 4 IN FILE No. FP/R/4028C-3/2002

LAYOUT PLAN OF POCKET - III ; BLOCK ' C', SECTOR 28 ; PHASE - IV, ROHINI.

DATE: Aug 08, 2006
SCALE: 1:1000
Development Plan Est. Unit
ASST. DIR.
Admin Sanction/Approval
Dy. Dir. (PLG)
Architect Engineer

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

A TOTAL AREA OF POCKET – 11.2 HA

AREA UNDER VILLAGE AND FUTURE PLANNING – 2.6 HA

NET RESIDENTIAL AREA (SCHEME AREA) – 8.6 HA

AREA UNDER:

(i) NET RESIDENTIAL PLOTS – 4.57 HA (53.2%)

(ii) CIRCULATION (INCL. PARKING) 2.78 HA (32.3%)

(iii) OPEN SPACE 1.25 HA (14.5%)

B DISTRIBUTION OF RESIDENTIAL PLOTS

PLOT AREA	SIZE (IN MTS)	NO. OF PLOTS	AREA (IN HA)	DUs	POPULATION
325 SQM	13M x 25M	1 - 20	0.650	50	300
200 SQM	10M x 20M	641 - 650	0.200	30	150
60 SQM	5M x 12M	21 - 640	3.72	1860	9300
		650	4.57	1940	9750

NET RESIDENTIAL DENSITY 227 DUs/HECTARE ; 1135 PPH

C DEVELOPMENT CONTROL NORMS (AS PER MPD-2001)

PLOT SIZE	F.A.R.	GROUND COVERAGE	NO. OF DUs PER PLOT
325 SQM	140	50	8
200 SQM	160	60	4
60 SQM	180	66	3

LEGEND

POCKET BOUNDARY

SCHEME BOUNDARY

NOTE:

i) DETAIL LAYOUT PLANS OF PLOTS [illegible] AND COMMERCIAL SITES WILL BE PREPARED AT A LATER STAGE AFTER RESIDENTIAL PLOTS ARE DEMARCATED AT SITE BY CONCERNED ENGINEERING OFFICE DIVISION.

ii) SETBACKS AND MAXIMUM PERMISSIBLE HEIGHT SHALL BE AS PER THE NORMS STIPULATED IN MASTER PLAN FOR DELHI-2001.

iii) LAYOUT PLAN IS BASED ON THE GROUND SURVEY PROVIDED BY EE (RPD-4) AND DEMARCATION REPORT BY EE (RPD-1)

DELHI DEVELOPMENT AUTHORITY CERTIFIED
Approved in 303 Screening Committee Meeting Dt. 11.10.2012 vide Item No. 161.2012
Sign
Name SHRI S.K. [illegible]
Designation DIR (PLAN)

The Proposal has been approved by the 303 Screening Committee held on 11.10.12 vide item no. 161/2012 in File No. DIR (PLAN)/2006/SER/2005/161/2

ASTT. DIR (PLA) DY. DIR (PLA)

LAYOUT PLAN OF POCKET IV BLOCK C SECTOR 28 PHASE IV ROHINI

APPROVED BY THE HUNWORDPETION SCREENING COMMITTEE HELD ON 25.8.03 [illegible]

VERIFIED

303 Screening Committee
Meeting held on 11.10.12
Vide Item no. 161.2012

LAYOUT PLAN OF POCKET IV BLOCK C SECTOR 28 PHASE IV ROHINI

DATE 4.8.03
SCALE 1:1000
PLANNER
ASSTT DIR
ASTT. DIRECTOR (PLA)
DY. DIR (PLA)
DY. DIRECTOR (PLA)
DIRECTOR (PLA)

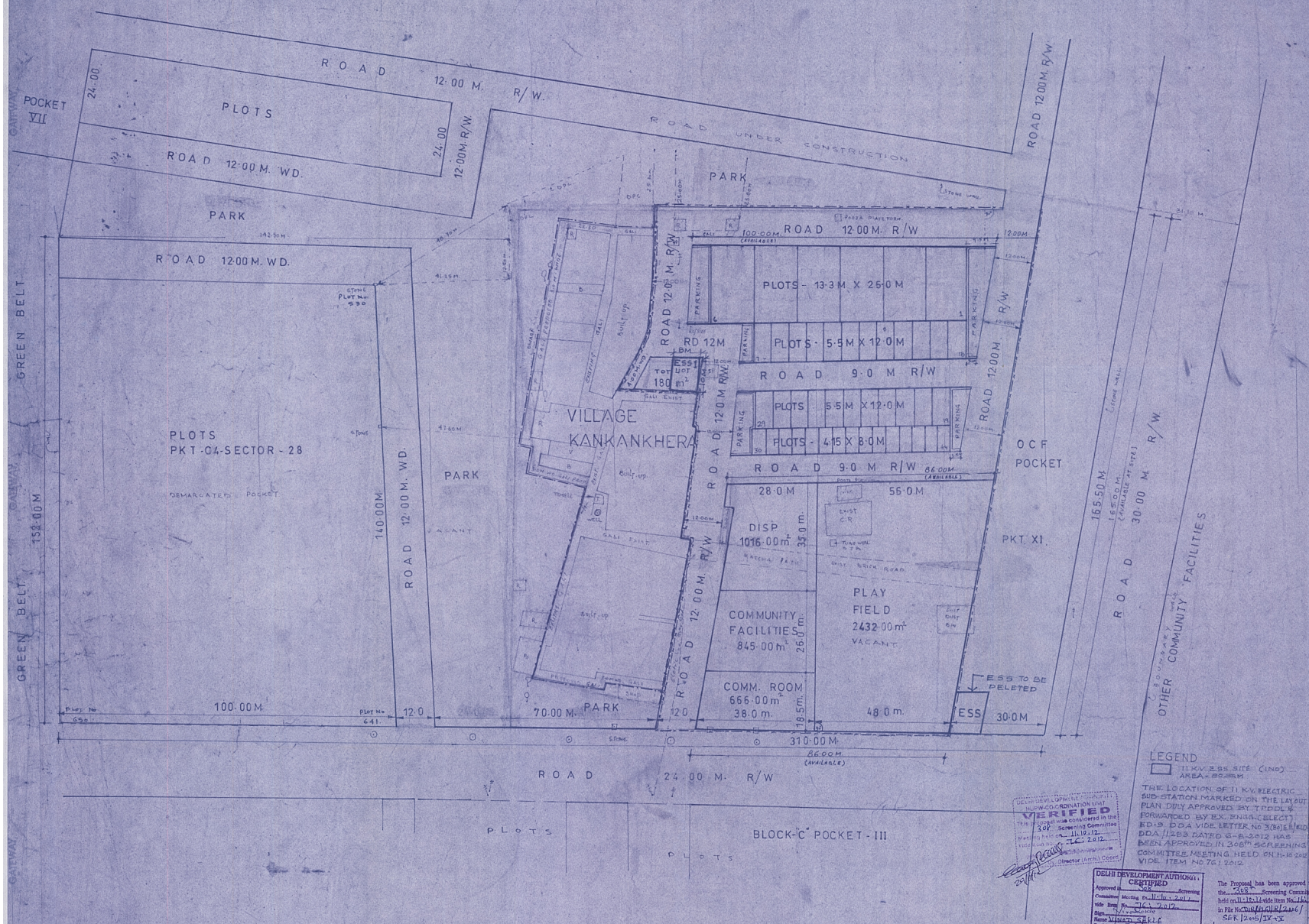
ROHINI
PROJECT OFFICE NEW DELHI 110085

DRS NO.

OTHER COMMUNITY FACILITIES

LEGEND
11 KV ESS SITES (7 NOS)
AREA 30 SQM EACH

THE LOCATION OF 11 KV ELECTRIC SUB STATION MARKED ON THE LAY OUT PLAN DULY APPROVED BY TPDDL & FORWARDED BY SE ENGG. (ELEC) ED 3 DDA VIDE LETTER NO. 3(66)SE/ELEC/DDA/1285 DATED 6-8-2012 HAS BEEN APPROVED IN 303rd SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM NO. 161.2012



DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT:-

TOTAL AREA OF THE SCHEME	17200.00 m²
AREA UNDER PROPOSED- RESIDENTIAL PLOTS	4011.00 m²
AREA UNDER DISPENSARY	1016.00 m²
AREA UNDER COMMUNITY FACILITIES	0845.00 m²
AREA UNDER COMMUNITY ROOM	0666.00 m²
AREA UNDER PLAY-FIELD	2432.00 m²
AREA UNDER TOT-LOT	0180.00 m²
AREA UNDER CIRCULATION	8050.00 m²

DETAIL OF RES PLOTS:

SR. No.	PLOT No.	SIZE	AREA	NO. OF PLOTS
1.	1 TO 6	13.3MX25.0M	332.5 SQM	6
2.	7 TO 29	5.5MX12.0M	66.0 SQM	23
3.	30 TO 44	4.15MX8.0M	33.2 SQM	15

NOTE:- ALL THE DEVELOPMENT CONTROL NORMS EITHER FOR RESIDENTIAL OR INSTITUTIONAL WILL BE AS PER MPD-2001

LEGEND:

SCHEME BOUNDARY
VILLAGE BOUNDARY

NOTES:

1. LAY-OUT PLAN TO BE SENT TO ENGG. DEPTT. FOR FEASIBILITY CHECK-UP BEFORE ALLOTMENT.
2. LAND STATUS TO BE VARIFIED BY L.M. BRANCH.
3. BOUNDARY OF VILLAGE KANKAN-KHERA HAS BEEN GIVEN BY PATWARI, KANUNGO & L.M. D.D.A DULY SIGNED BY EX. ENG. R.P.D.-I ON DATED 31.05.05
4. THIS DRG. HAS BEEN PREPARED ON THE BASIS OF SURVEY SUPPLIED BY D.D. SURVEY ON DATED 10.5.2005

NOTE: LAY-OUT PLAN FOR VACANT LAND ADJACENT TO VILLAGE KANKAN KHERA IN PKT. C-4 SECTOR 28 PHASE IV IS APPROVED BY V.C. D.D.A. DT. 15.6.07 IN FILE NO. PP/R/4028 C-4/2003 AT PAGE NO. 17/N.

LEGEND

11 KV 2.95 SITE (IND) AREA - 80.25 M

THE LOCATION OF 11 KV ELECTRIC SUB-STATION MARKED ON THE LAYOUT PLAN DULY APPROVED BY T.P.D.D.-V FORWARDED BY EX. ENGG.(ELECT) ED-9 DDA VIDE LETTER NO 3(305)/ED-9/DDA/1283 DATED 6-8-2012 HAS BEEN APPROVED IN 308th SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM NO 76:2012.

DELHI DEVELOPMENT AUTHORITY
MP/PWD COORDINATION UNIT
VERIFIED
This proposal was considered in the 307 Screening Committee Meeting held on 11.10.12 Vide Item No. 76:2012
Director (Arch) Coord.

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in the 308 Screening Committee Meeting Dt. 11-10-2012 vide Item No. 76:2012
Sign. [illegible]
Name VINOD KOLE
Designation DIR (PLG) R

The Proposal has been approved by the 308 Screening Committee held on 11.10.12 vide Item No. 76:2012 in File No. F.10(01)/R/2006/SER/2005/IV+V
24/6/12
ASST DIR (PLG) DY DIR (PLG)

NOTES.

1. FEASIBILITY REPORT RECD. FROM E.E. R.P.D.1 D.T. 14.8.2007 AND 30.8.2007 IS INCORPORATED (VIDE LETTER No. F.C (71)/AE(P) R.P.D.-I/D.O./756 D.T. 14.8.2007). HOWEVER 12.00 M. WIDE ROAD INBETWEEN VILLAGE KANKAN-KHERA AND PROPOSED PLOTS IS YET TO BE DECIDED.

LAYOUT PLAN FOR VACANT LAND ADJACENT TO VILLAGE KANKAN KHERA IN POCKET C-4 SECTOR-28 PHASE-IV ROHINI (BLOCK C POCKET-4)

KEY PLAN

SCALE	1:500
DATE	12.07.2013
PLG. OM/PLG. ASST.	
ASST. DIR	
JT. DIRECTOR (PLG)	
DIRECTOR (PLG)	

ROHINI
PROJECT OFFICE NEW DELHI 110085

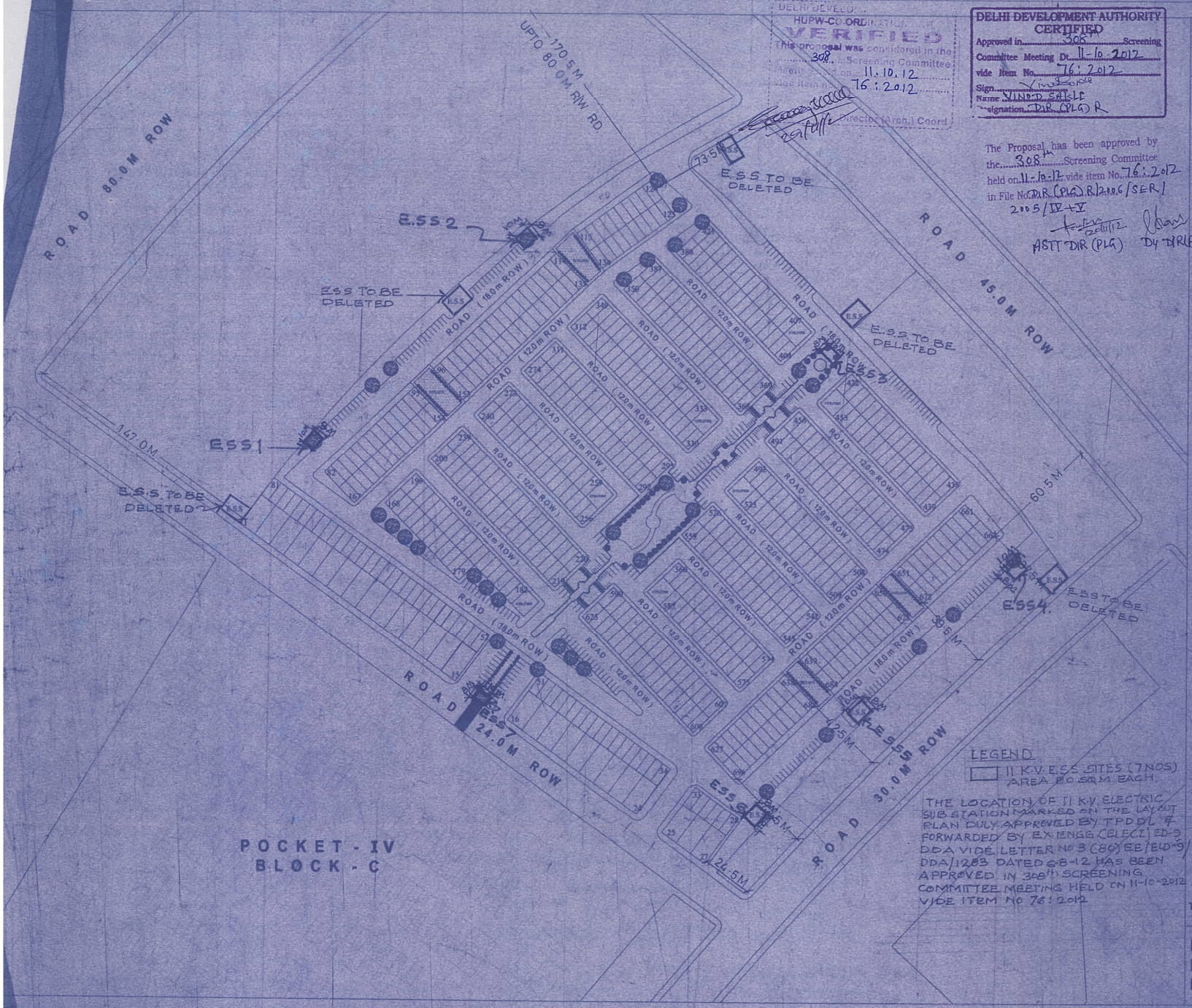
179/C

DELHI DEVELOPMENT AUTHORITY
HUPW-COORDINATION
VERIFIED
This proposal was considered in the 308th Screening Committee held on 11.10.12 vide Item No. 76:2012
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 308th Screening Committee Meeting Dt. 11-10-2012 vide Item No. 76:2012
Sign
Name VINOD SAKLE
Designation DIR. (PLG) R

The Proposal has been approved by the 308th Screening Committee held on 11-10-12 vide item No. 76:2012 in File No. DIR (PLG) R/2006/SER/2005/IV+V

ASTT DIR (PLG) Dy DIR (PLG)



LEGEND
11 K.V. E.S.S. SITES (7 NOS) AREA 80.50 M EACH.

THE LOCATION OF 11 K.V. ELECTRIC SUB STATION MARKED ON THE LAYOUT PLAN DULY APPROVED BY TPDDL & FORWARDED BY EX. ENGG (ELECT) ED-9 DDA VIDE LETTER No 3 (80) EE/ED-9/DDA/1283 DATED 6-8-12 HAS BEEN APPROVED IN 308th SCREENING COMMITTEE MEETING HELD ON 11-10-2012 VIDE ITEM No 76:2012

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN

AREA STATEMENT

A. Total area of residential pocket
(Net Residential Area) : 9.76 Hectares

Area under :

i)	Net Residential Plots	: 4.46 Hectares [45.69%]
ii)	Circulation (incl. Parking)	: 4.46 Hectares [45.69 %]
iii)	Open Spaces	: 0.72 Hectares [7.39 %]
iv)	Utilities	: 0.12 Hectares [1.23 %]

B. Distribution of Residential Plots

PLOT AREA	SIZE (in metres)	Plot Nos.	AREA (in Hectares)	DUs	POPULATION
200 sq.m.	10m x 20m	1 - 27	0.54	81	405
60 sq.m.	5m x 12m	28 - 696	3.92	2,004	10,020
		696	4.46	2,085	10,425

Net Residential Density : 214 DUs / Hectare ; 1,070 ppH

NOTE:
Plot No. 180, 181, 257, 258, 331, 332, 405, 406, 454, 455, 524, 525, 588 and 589 are reserved for utilities / future use. If not required, the same plots will be released for dispocal to Lands Deptt. as Residential Plots.

C. Development Control Norms (as per MPD - 2001)

PLOT SIZE	F. A. R.	Ground Coverage	No. of DUs per plot
200 sq.m.	160	60	3
60 sq.m.	180	66	3
32 sq.m.	150	75	2

LEGEND
FACILITY BELT
RECREATIONAL BELT
COMMERCIAL SPINE

NOTE :
i) Detail layout plans of facility belts, recreational belts, and commercial spine will be prepared at a later stage after residential plots are demarcated at site by concerned engineering circle / division and plots with numbering are referred to Lands Department for disposal.
ii) Setbacks and maximum permissible height shall be as per the norms stated in Master Plan for Delhi - 2001.
iii) Layout Plan is based on the ground survey provided by EE (RPD - 4) And Demarcation report by EE/ RPD - 1 dated 14/12/2002
iv) Strips of land between the 15 m row peripehral road & Residential pocket / facility belt boundary will be integrated with the detail plan of facility belts to be taken up at later stage.

THE LAYOUT PLAN WAS APPROVED BY V.C. D.D.A DATED 30.12.2003 AT PAGE No.5 IN FILE No. PP/R/4028C-5/2002

LAYOUT PLAN OF POCKET - V ; BLOCK ' C ', SECTOR 28 ; PHASE - IV, ROHINI.