

Minutes of the Technical Committee
Meeting Held on 22.4.14 - ITEM NO. 23/14/17

AGENDA FOR TECHNICAL COMMITTEE

- 97/c

- SUB: i) Proposed Layout Plan of Industrial Area Rohini Phase-V.
ii) Change of Landuse from Industrial to Transportation (T-2, Bus Depot) for land measuring 8.00 hac. (20 acres) at Industrial Area, Rohini, Phase-V.
iii) Change of Landuse from Industrial to Transportation (T-3, Roads) for proposed 30 mtr. Wide road for land measuring 6.47 hac at Industrial Area, Rohini, Phase-V

(File No.F.20(14)/2014-MP)

1. **BACKGROUND:**

In Rohini Phase-V there is 82.22 Hac. DDA acquired area with Industrial landuse adjacent to DSIIDC land near Rani Khera. The said piece of land is approachable by proposed 100mtr. Wide road (UER-II). Since it is adjacent to unauthorized colonies, the acquired area is in various pockets and some of the pockets are not approachable at present. The current proposal is for approval of layout plan with proposed connectivity by 30mtr. Wide road and proposal of DTC Bus Depot measuring 8.00 Hac(20 acres) in lieu of Millennium Bus Depot in Zone O.

2. **EXAMINATION**

- i) The layout plan of Industrial area Rohini Ph.V is based on Total Station Survey(TSS) plan of Sector-39, 40 & 41 Rohini provided by Engg. Deptt. Rohini. The said area was shown in the Screening Committee approved Layout plan of Sector-22(Pt.), 39, 40 & 41, Rohini as Industrial Use.
- ii) The part Layout Plan of Industrial Area near Industrial area Rani Khera for Pig Slaughter House was considered by 321st Screening Committee held on 28.02.2014 vide item No.35/2014. The said site measures 40076.2 sqm. and approachable by 100 M wide road. After the approval by the Screening Committee the said plan was released on 10.03.2014 to all concerned for follow up action.
- iii) The Hon.L.G., Delhi in the meeting held on 17.02.2014 decided that 20 acres of land to be allotted by DDA to DTC at Rohini Ph.V as an alternate site for Millennium Bus Depot. In Zone-'O'.
- iv) Accordingly the site measuring 20 acres was identified in Rohini Ph.V in DDA acquired land with Industrial Land Use near Industrial area Rani Khera.
- v) The said site details were informed to DTC and a joint inspection was conducted on 05.03.2014. This inspection was attended by the officials of DTC, DSIIDC & DDA. For the proposed site approachable by 30 m. wide road, approx. 7000 Sq.m. area will be required to be swapped from DSIIDC.
- vi) The draft Plan indicating the site for DTC Depot measuring 8.00 Hac.(20 acres) and land to be swapped from DSIIDC was given to representative of DTC & DSIIDC.
- vii) A meeting notice was received from Addl.Secy. to LG, Delhi on 26.03.2014 for meeting to be taken by Hon.L.G. on 31.03.2014. In the meeting notice it was requested that allotment letter may kindly be brought along with for perusal of Hon.L.G., Delhi. As a follow up action immediately a letter No.PPR/1001-5/Pt./2008/162 dt. 26.03.2014 to Pr.Commr.(LD, H,CWG) was sent for in principle Administrative Approval for allotment of 8.00 Hac. (20 acres) of land to

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Successful
21.04.2014.
A. D. (M.P.)

DTC in anticipation of Change of Landuse and providing for connectivity by re-adjustment/swapping of land with DSIIDC..

- viii) In the meeting held on 31.03.2014 held under the Chairmanship of Hon'ble L.G. it was decided that DSIIDC will give 7000 sqm of its land with industrial Landuse to DDA for proposed 30 m. wide road and DDA will give equal land with industrial Landuse adjacent to their land at Rani Khara in lieu of the said land.
- ix) Allotment of land was made to Commissioner (Transport), GNCTD for construction of Bus Depot at Ph.V Rohini, Delhi by Dy.Dir.(IL), DDA vide letter No.F.24 (02)14/IL/Pt/596 dt. 01.04.2014.
- x) Rohini Planning Office vide letter No.F.20(14)/2014-MP/78 dated 03.04.2014 requested Pr.Commr.(LD, H,CWG) to take up the matter with DSIIDC for handing over/taking over of said land. Along with letter a plan indicating the land to be handed over/taken over with dimensions was conveyed to Land Disposal Wing, DDA.
- xi) Director(Lands), DDA has made the said request to DSIIDC vide letter No.F.24(02)14/IL/Pt./666 dt. 11.04.2014. The reply from DSIIDC is still awaited. As 7000 sqm of land will be required for proposed 30.0m road for which change of Landuse is to be processed. The Authority agenda, for the same will be placed once Handing over/Taken over report is received from L.D., DDA.

Since the Layout Plan is yet to be approved for Industrial Area Rohini Ph..V. The following is to be considered by Technical Committee DDA:-

- a) Proposed Layout Plan of Industrial Area Rohini Phase-V.
- b) Change of Landuse from Industrial to Transportation (T-2, Bus Depot) for land measuring 8.00 hac.(20 acres) at Industrial Area, Rohini, Phase-V.
- c) Change of Landuse from Industrial to Transportation (T-3,Roads) for proposed 30 mtr. Wide road for land measuring 6.47 hac at Industrial Area, Rohini, Phase-V
- xii) The details of Change of Landuse are as under:-

Location	Area (in Ha.)	Landuse (As per MPD-2021 & ZDP of Zone 'M')	Landuse changed to	Boundaries
Industrial Area Rohini Phase-V	8.00 Hac. (20 acres)	Industrial	Transportation(T-2, Bus Depot)	North-Proposed 45.0m wide road East- Industrial area South-Proposed 30.0m wide road West-Proposed 30.0m wide road
Industrial Area Rohini Phase-V	6.47 Hac.	Industrial	Transportation(T-3, Road)	North-Industrial area Village Rani Khara East-Industrial area South-DSIIDC land West-100m UER-II

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A D (M.P)E

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3. PROPOSAL

- (i) The layout plan of Industrial area Rohini Phase V along with Change of Landuse as stated in Para 2(xi) above is placed for consideration and approval by Technical Committee.
- (ii) The construction of proposed 30.0 m. wide road will be taken up by Engineering Wing Rohini to provide connectivity as transportation is permitted in all use Zones without waiting for notification of Change of Landuse.

4. Follow up action:-

- a) Land Disposal Wing, DDA - Handing over/Taken over 7000sqm Land from DSIIIDC for proposed 30.0m wide road for which Change of Landuse requires to be processed.
- b) Plg. Deptt., DDA - On receipt of Handing over/Taken over From L.D. Wing, DDA. The Authority Agenda for Change of Landuse will be Placed as per DD Act 1957 based on Technical Committee approval.
- c) Engg. Wing, Rohini - To take up the construction of 30.0m proposed road.
- d) Engg. Wing (Projects) - To take up construction of Urban Extn. Road (UER-II) to provide the connectivity.

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L.D (M.P.)

5. RECOMMENDATION:

Proposal contained in Para 3 above is placed before the Technical Committee for consideration and approval.

DECISION:

The proposal was presented by Director (Plg) Rohini. After detailed deliberation, the Technical Committee approved the Layout plan of Industrial area Rohini Phase -V, Technical Committee also recommended to the proposal as given in Para 3 of the Agenda for further processing of Change of Land Use under section 11 A of DD Act by Authority & MoUD, Subject to the following:

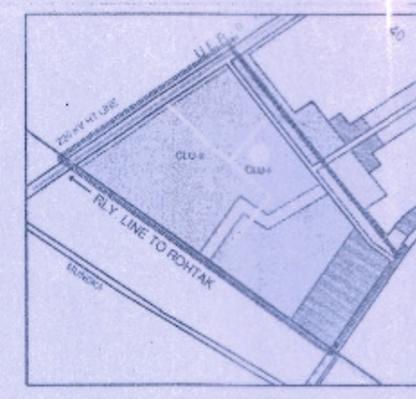
- a) Handing over / Taking over 7000 sqm Land from DSIIIDC for proposed 30.0 mt wide road for which change of land use requires to be processed by Land Disposal Wing DDA.
- b) On receipt of Handing over/ taking over from L.D. Wing DDA. The Authority Agenda for change of land use will be placed as per DD Act, 1957 based on approval of Technical Committee by Planning Department, DDA.
- c) Construction of 30.0 mt proposed road by Engineering Unit (Rohini), DDA.
- d) Engineering Wing (Projects), to take up construction of Urban Extension Road (UER-II) to provide connectivity.

DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in
 the 6th Technical Committee
 Meeting held on 22.04.2014
 Vide Item No... 23/2014
 Sudhakar / 29.04.2014
 " Director
 Dr. Singh 29/04/14

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LEGEND:

- INDUSTRIAL
- RECREATIONAL
- CIRCULATION
- CLU-I, TRANSPORTATION (T-2, BUS DEPOT)
- CLU-II, TRANSPORTATION (T-3, ROAD)



KEY MAP

DETAIL OF CHANGE OF LANDUSE

Location	Area	Land Use	Change To	Remarks
Industrial Area (Sector 39, 40 & 41)	6.47 Ha.	Industrial	Transportation (T-2, Bus Depot)	As per Executive Engineer's Report dated 28/11/2011.
Industrial Area (Sector 39, 40 & 41)	6.47 Ha.	Industrial	Transportation (T-3, Road)	As per Executive Engineer's Report dated 28/11/2011.

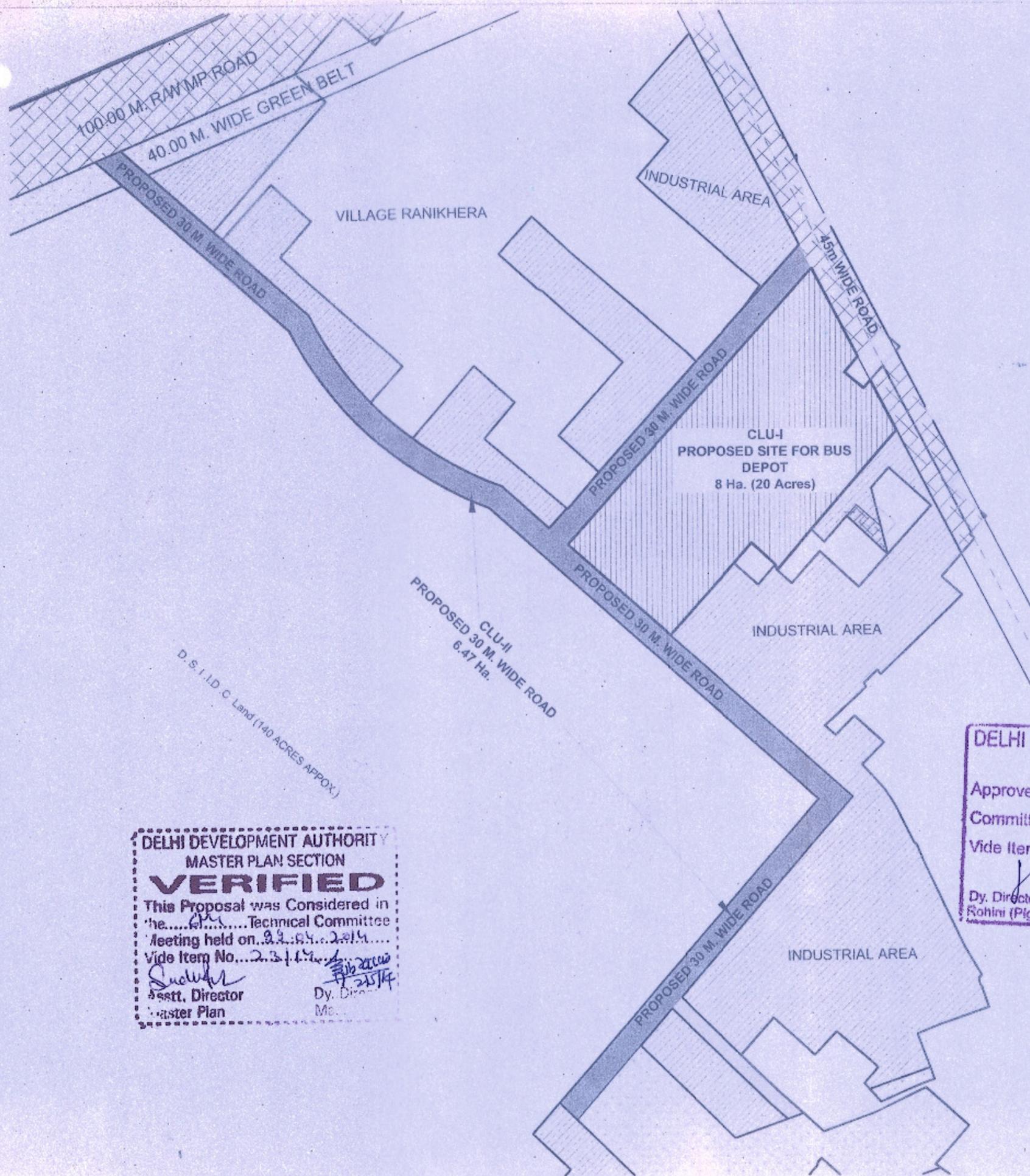
- NOTE:**
- THIS DRAWING IS BASED ON THE TOTAL STATION SURVEY (TSS) PLAN OF SECTOR 39, 40 & 41, ROHINI PROVIDED BY EXECUTIVE ENGINEER, RPD-11-DDA VIDE LETTER NO. F2/44/09 RPD-XI/DDA/1162 DATED 05/09/2011 AND MODIFIED TOTAL STATION SURVEY (TSS) PLAN PROVIDED BY AE, RPD-11-DDA ON 28/11/2011.
 - COMPOSITE LAYOUT PLAN OF SECTOR 22 (PART), 39, 40 & 41, ROHINI PHASE V WAS APPROVED IN 308TH & 309TH SCREENING COMMITTEE MEETINGS VIDE ITEM NO. 97/2012, 105/2012 HELD ON 11.10.2012 AND 29.10.2012 RESPECTIVELY. THE SAME HAS BEEN VERIFIED BY ARCHITECTURE WING ON 15.01.2013.
 - ALL DIMENSIONS ARE IN METERS.
 - ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
 - THIS DRAWING IS BASED ON PROPOSED LAYOUT PLAN OF INDUSTRIAL AREA, ROHINI, PHASE V.
 - CHANGE OF LANDUSE FROM "INDUSTRIAL" TO "TRANSPORTATION" (T-2, BUS DEPOT) & "TRANSPORTATION" (T-3, ROAD-30 M. R/W) TO BE PROCESSED UNDER SECTION 11-A OF DD ACT 1957.
 - THE PROPOSAL WAS CONSIDERED AND APPROVED BY THE 6th TECHNICAL COMMITTEE IN ITS MEETING HELD ON 22.04.2014 VIDE ITEM NO. 23/2014. THE TECHNICAL COMMITTEE APPROVED THE LAYOUT PLAN OF INDUSTRIAL AREA ROHINI PHASE V. TECHNICAL COMMITTEE ALSO RECOMMENDED TO THE PROPOSAL AS GIVEN IN PARA 3 OF THE AGENDA FOR FURTHER PROCESSING OF CHANGE OF LANDUSE UNDER SECTION 11A OF DD ACT BY AUTHORITY & MUD, SUBJECT TO THE FOLLOWING:
 - (a) HANDING OVER/TAKING OVER 7050 SQ.M. LAND FROM DSI/DC FOR PROPOSED 30.0 MT. WIDE ROAD FOR WHICH CHANGE OF LANDUSE REQUIRES TO BE PROCESSED BY LAND DISPOSAL WING DDA.
 - (b) ON RECEIPT OF HANDING OVER/TAKING OVER FROM L.D. WING DDA, THE AUTHORITY AGENDA FOR CHANGE OF LANDUSE WILL BE PLACED AS PER DD ACT, 1957 BASED ON APPROVAL OF TECHNICAL COMMITTEE BY PLANNING DEPARTMENT, DDA.
 - (c) CONSTRUCTION OF 30.0 MT. PROPOSED ROAD BY ENGINEERING UNIT (ROHINI), DDA.
 - (d) ENGINEERING WING (PROJECTS), TO TAKEN UP CONSTRUCTION OF URBAN EXTENSION ROAD (UER-II) TO PROVIDE CONNECTIVITY.

FILE NO.: F20/14/2014-MP

CHANGE OF LANDUSE FROM "INDUSTRIAL" TO "TRANSPORTATION" (T-2, BUS DEPOT) & "TRANSPORTATION" (T-3, ROAD) ROHINI, PHASE V

Scale	1 : 5000	
Date	APRIL, 2014	
Prepared by	[Signature]	
Checked by	[Signature]	
Approved by	[Signature]	
Director	[Signature]	

रोहिणी
ROHINI
योजना कार्यालय, रोहिणी-10085
PLANNING OFFICE, ROHINI, 10085



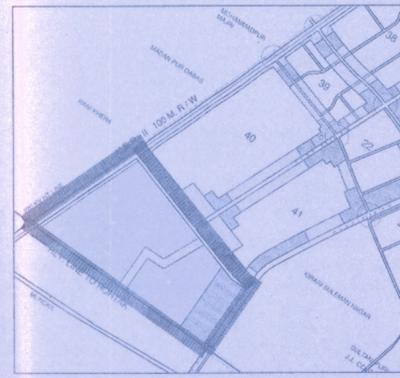
DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in the Technical Committee Meeting held on
Vide Item No.
[Signature]
Asstt. Director
Master Plan

DELHI DEVELOPMENT AUTHORITY
(Rohini Project)
Approved in^{6th} Technical Committee Meeting Dt. 22.04.14.
Vide Item No. 23/2014.
[Signature]
Dy. Director
Rohini (Pig.)

[Signature]
Director
Rohini (Pig.)

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KEY MAP

NOTE:

1. THIS DRAWING IS BASED ON THE TOTAL STATION SURVEY (TSS) PLAN OF SECTOR 39, 40 & 41, ROHINI PROVIDED BY EXECUTIVE ENGINEER, RPD-11-DDA VIDE LETTER NO. F2 (44)09 RPD-XI/DDA/1162 DATED 05/09/2011 AND MODIFIED TOTAL STATION SURVEY (TSS) PLAN PROVIDED BY AE, RPD-11-DDA ON 28/11/2011.
2. COMPOSITE LAYOUT PLAN OF SECTOR 22 (PART), 39, 40, & 41, ROHINI PHASE V WAS APPROVED IN 308TH & 309TH SCREENING COMMITTEE MEETING VIDE ITEM NO. 97:2012, 105:2012 HELD ON 11.10.2012 AND 29.10.2012 RESPECTIVELY. THE SAME HAS BEEN VERIFIED BY ARCHITECTURE WING ON 15.01.2013.
3. ALL DIMENSIONS ARE IN METERS.
4. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
5. CHANGE OF LANDUSE FROM "INDUSTRIAL" TO "TRANSPORTATION" (T-2, BUS DEPOT) & "TRANSPORTATION" (T-3, ROAD-30 M. R/W) TO BE PROCESSED UNDER SECTION 11 - A OF DD ACT 1957.
6. DETAILED DRAWING FOR CHANGE OF LANDUSE IS SEPARATELY PREPARED
7. THE PROPOSAL WAS CONSIDERED AND APPROVED BY THE 6th TECHNICAL COMMITTEE IN ITS MEETING HELD ON 22.04.2014 VIDE ITEM NO. 23 / 2014. THE TECHNICAL COMMITTEE APPROVED THE LAYOUT PLAN OF INDUSTRIAL AREA ROHINI PHASE-V, TECHNICAL COMMITTEE ALSO RECOMMENDED TO THE PROPOSAL AS GIVEN IN PARA 3 OF THE AGENDA FOR FURTHER PROCESSING OF CHANGE OF LANDUSE UNDER SECTION 11A OF DD ACT BY AUTHORITY & MoUD, SUBJECT TO THE FOLLOWING:
 - (a) HANDING OVER/TAKING OVER 7000 SQ.M. LAND FROM DSIDC FOR PROPOSED 30.0 MT. WIDE ROAD FOR WHICH CHANGE OF LANDUSE REQUIRES TO BE PROCESSED BY LAND DISPOSAL WING DDA.
 - (b) ON RECEIPT OF HANDING OVER/TAKING OVER FROM L.D. WING DDA. THE AUTHORITY AGENDA FOR CHANGE OF LANDUSE WILL BE PLACED AS PER DD ACT, 1957 BASED ON APPROVAL OF TECHNICAL COMMITTEE BY PLANNING DEPARTMENT, DDA.
 - (c) CONSTRUCTION OF 30.0 MT. PROPOSED ROAD BY ENGINEERING UNIT (ROHINI), DDA.
 - (d) ENGINEERING WING (PROJECTS), TO TAKEN UP CONSTRUCTION OF URBAN EXTENSION ROAD (UER-II) TO PROVIDE CONNECTIVITY.



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
रोहिणी योजना कार्यालय
ROHINI PLANNING OFFICE

LANDUSE AREA STATEMENT OF INDUSTRIAL AREA

DETAIL AREA CALCULATION - INDUSTRIAL AREA					
Sector Area	DDA Acquired Area		Other's Area		
	(In Ha.)	(In %)	(In Ha.)	(In %)	
Industrial Area	383.52	82.22	21.4	301.3	78.6

LANDUSE BREAKUP OF DDA ACQUIRED AREA

Landuse	Area AS PER APPROVED LAYOUT PLAN OF SECTOR 22 (PART), 39, 40 & 41 ROHINI, PHASE V		AS PER PROPOSED LAYOUT PLAN	
	(In Ha.)	(In %)	(In Ha.)	(In %)
Industrial	50.25	61.12	48.14	58.56
Public / Semi Public	0.65	0.79	0.65	0.79
Recreational	10.36	12.60	10.36	12.6
Circulation	20.96	25.49	23.07	28.05
Total Area	82.22	100	82.22	100

DETAIL OF AREA BREAKUP (IN HA.) OF INDUSTRIAL & CIRCULATION

Location	INDUSTRIAL		CIRCULATION	
	Area	%	Area	%
1	35.44	42.85	23.07	28.05
2	14.80	17.99	1.54	1.87
Total	82.22	100	24.61	29.92

DETAIL OF CHANGE OF LANDUSE

Location	Area	Landuse (As per MPD-2021 & ZDP of Zone 'N')	Landuse Changed to	Boundaries
Industrial Area Rohini Phase-V (CLU-4)	8 Ha (20 Acres)	Industrial	Transportation (T-2, Bus Depot)	North-Proposed 45 m. Wide Road East-Industrial Area South-Proposed 30 m. Wide Road West-Proposed 30 m. Wide Road
Industrial Area Rohini Phase-V (CLU-4)	6.47 Ha	Industrial	Transportation (T-3, Road)	North-Industrial Area/Village Rankhera East-Industrial Area South-DSIDC Land West-100m. Wide UER-II

LEGEND:

- INDUSTRIAL
- CIRCULATION
- AREA FOR PROPOSED DTC BUS DEPOT - 8 HA. (20 ACRES)
- AREA FOR SLAUGHTER HOUSE
- RECREATIONAL
- WATER BODY

FILE NO.: F-20(14)/2014-MP

PROPOSED LAYOUT PLAN OF INDUSTRIAL AREA ROHINI, PHASE - V

माप SCALE	1 : 7500	
तारीख DATE	APRIL 2014	
योजना सहायक / योजना अधिकारी P.L.G. ASSTT./PLG. OFFICER	<i>Suhm</i>	
सहायक निदेशक (योजना) ASSTT. DIR. (PLG.)	<i>Poonam</i>	
उप निदेशक (योजना) Dy. Dir. (PLG.)	<i>Manish</i>	
निदेशक (योजना) DIRECTOR (PLG.)	<i>Vinod Kumar</i>	
	रोहिणी ROHINI योजना कार्यालय, नई दिल्ली 110085 PLANNING OFFICE NEW DELHI 110085	ड्राइंग संख्या : DRG. NO.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in the Meeting of the Technical Committee Meeting on 22.04.14. Vide Item No. 23/2014.
Sudhakar
Asstt. Director Master Plan

DELHI DEVELOPMENT AUTHORITY
(Rohtak Project)
Approved in the Technical Committee Meeting Dt. 22.04.14. Vide Item No. 23/2014.
Manish
Dy. Director Rohini (Plg.)

LOCATION OF PROPOSED BUS DEPOT IN INDUSTRIAL AREA NEAR RANIKHERA, ROHINI PHASE-V

LOCATION OF PROPOSED BUS DEPOT

