

Minutes of the Technical Committee Meeting Held: on 19-12-2014. LAID ON TABLE

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Item No. 94/TC/14

Subject:-

1. Proposed Change of Landuse from "Public and Semi Public Facilities" to "Transportation" (Bus Depot - T2) for the site measuring 40031.86 sqmt (4.0 Hac.) in FC - 20, Sector - 32, Phase - IV, Rohini.
2. Modification in Layout Plan of Sector - 32, Phase - IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of Landuse and Sub-Division of remaining PSP Area, Pkt-11, FC-20.
3. Modification in Revised Layout Plan of Sector - 11 (Extn.), Rohini regarding change in Use premises from DTC Housing to DDA Housing.
4. Modification in Layout Plan of Sector - 26, Phase - IV, Rohini regarding change in Use premises from Bus terminal to Transportation.

File No. F.20 (31)/2014/MP

1. BACKGROUND:-

A meeting held under the Chairmanship of Hon'ble LG - Delhi on 11.11.2014 in which it was decided to explore / identify 10.0 acres (approx.) of land for Cluster Bus Depot in Rohini area for allotment to Transport Department, GNCTD. As a follow up to this decision, a Joint Site Inspection was carried out on 14/11/2014 with the representatives from DTC, DIMTS & DDA to identify land for Bus Depot in Rohini. Accordingly, a site measuring 10.0 acre / 4.00 hectare (approx.) in Pocket - 11, Block - C in Public & Semi Public Area (FC-20), Sector - 32, Rohini, Phase - IV adjacent 80m wide road (UER-III) has been identified.

Based on the joint inspection, Additional Commissioner / Secretary (STA), Transport Department, GNCTD vide letter no. F.58/PCO/DTC Sectt./2014/658 dt. 18/11/2014 has confirmed that the site measuring 4.0 Ha in Pkt-11 Block - C, PSP area (FC-20) Sector -32, Rohini, Phase - IV was found suitable to the Transport Department.

Upon consent from the Transport Department, Vice Chairman - DDA on 18/11/2014 (in file no. PPR/4032/2003 at p. 17/N & 18/N) had approved the above said site/s and accordingly an advance copy of Layout Plan of Sector - 32, Phase - IV, Rohini earmarked with the said proposed sites was released to Land Disposal Wing - DDA and Engineering Wing - DDA for further follow up action vide letter no. PPR/4032/2003/635 dated 18/11/2014.

2. EXAMINATION:-

A. Proposed Bus Depot at Sector - 32, Phase - IV, Rohini:

- (i) The land identified for Bus Depot is falling in Facility Centre (FC) - 20, Pocket - 11 in Sector - 32, Phase - IV, Rohini. The Layout Plan of Sector 32, Phase - IV, Rohini was approved in the 224th Screening Committee Meeting (SCM) held on 24/06/2003 and the proposed numbering for Public & Semi Public Facilities Pockets (FC) in various Sectors of Zone - "M", Rohini, Phase - III, IV & V was further approved in 303rd SCM held on 21/11/2011.
- (ii) It is observed that, DDA has already allotted land about 17.12 ha. in various Sectors in Rohini of Zone - "M" for Bus Terminal / Depot against 2.20 ha. However, based on the directions from Hon'ble High Court, more land needs to be provided for establishment of Bus Depot for promotion of Public Transport in Delhi.
- (iii) As per the Detail Total Station Survey furnished by Engineering Wing - DDA vide letter no. F.1 (160) AE (P)/RPD - 4/DDA/101 dated 23/01/2014, the total area of the Pocket - 11, PSP Area (FC-20), Sector - 32, Rohini is 5.9 ha approx. and out of which 5.1 ha. is available for development. In the said pocket a site measuring 4.0 ha approx. is proposed for Bus Depot. During the Joint Inspection, it was observed / pointed out that with in the identified site / land some built up structures also exist. In addition, a piece of land area measuring 0.8 Hectare (approx.) at intersection of UER-III (80M) & proposed 60m wide road has been reserved for

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proposed Grade Separator in future. This 0.8 ha. is also requested by the Transport Department on temporary basis for Bus Terminal as per prevailing terms & conditions w.r.t future need.

- (iv) Since, Vice Chairman - DDA on 18/11/2014 had already approved the said site/s in Layout Plan of Sector - 32, Phase - IV, Rohini in file bearing no. PPR/4032/2003, accordingly, modification (as para 2A (iii)) in the said Layout Plan requires to be rectified by Technical Committee-DDA.
- (v) After, considering the site for Bus Depot, the remaining portion of the PSP Area (Pkt-11) shall be of size 20m x 164.4m i.e. area measuring 3280 sqmt. Since this size & shape is not feasible for any single Zonal Level facility. Hence, the remaining PSP area needs to be Sub-divided for Facilities at the level of Neighbourhood / Zonal Level to make the land effective utilization.
- (vi) As per the Master Plan for Delhi - 2021 and Zonal Development Plan for Zone - "M", the Landuse of the said site is "Public and Semi Public Facilities". As per the Master Plan for Delhi - 2021, under Chapter - 17 Development Code for Sub-Clause 8(2) Permission of Use Premises in Use Zones, Bus Depot & Workshop are not permitted in Public and Semi Public Facilities area. Hence the site identified for Bus Depot requires Change of Landuse & further processed under Section - 11A of Delhi Development Act - 1957, whereas Bus Terminal use premise is permitted in PSP Use Zone. However, this area is reserved for future Grade Separator as per Zonal Development Plan of Zone - "M". Hence this land can be considered for temporary allotment to the Transport Department till the Grade Separator is constructed at this location.

B. Institutional Housing at Sector - 11 (Extn.), Rohini:

- (i) In the Revised Layout Plan Sector-XI (Extn.) Rohini, a site measuring 3.97 Ha has been earmarked for DTC (DU's 590). The landuse of said land is "Residential" & it is adjacent to Institutional Housing. As per the decision in the meeting held on 11/11/2014 and further discussion with Transport Department officials the land under reference is not suitable for bus depot. As such not feasible of Bus Depot as per the Transport Department, GNCTD.
- (ii) In view of above at Sr. No. 2B (i), the modification in Revised Layout Plan of Sector-11 Ext. Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".

C. Bus Terminal at Sector - 26, Rohini:

- (i) In the Modified Layout Plan of Sector - 26, Ph - IV, Rohini a site measuring 4.0 ha has been earmarked for Bus Terminal at the intersection of Bawana - Auchandi Marg (Proposed 60m wide Road) and Proposed 80m wide road (UER-III) and in this only 3 to 4 acres is available due to due to built-up & area reserved for proposed Grade Separator. Accordingly, the same is not sufficient for Bus Depot as conveyed by DTC representative in meeting on 11/11/2014 at Rajniwas.
- (ii) In view of above at Sr. No. 2C (i), the Modified Layout Plan of Sector - 26, Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".

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3. PROPOSAL:-

- a) The following area is proposed for Change of Landuse in Master Plan for Delhi (MPD) - 2021 and Zonal Development Plan of Zone - 'M'.

Location	Area	Landuse (As per MPD-2021 & ZDP of Zone 'M')	Landuse Changed to	Boundaries
Pkt - 11 in Public & Semi Public Facility Area (FC-20), Phase - IV, Sector - 32, Rohini on 80m wide road (UER-III)	40031.66 sqmt. (4.0 Ha. approx.)	Public Semi-Public Facilities	Transportation (T-2, Bus Depot)	North - Public & Semi Public Facilities East - 80m wide road (UER-III) South - Public & Semi Public Facilities & Built-up West - 12m wide road & Residential PKT.- 02, Block - C, Sector - 32, Rohini

- b) Based on the acceptance by the Transport Department - GNCTD and un-allotted status form IL Department - DDA w.r.t. plot in Sector - 32, Sector 11 (Extn.) & Sector - 26 Rohini earmarked for DTC, the modification in the following Layout Plans is placed for rectification & approval by Technical Committee Meeting - DDA.

- i. Sub-Division Plan of remaining Public & Semi Public Facilities Area of Pocket -11, FC-20, Sector -32, Rohini, Phase -V after considering the 4.0 ha (approx.) of land for Bus Depot (As in para 3(a) above) is being designed for Neighbourhood Level / Zonal Level Facilities which are as under:-

TOTAL AREA OF THE POCKET		5.90	Ha.
DETAILS OF PLOT:-			
PLOT NO.	USE	AREA (IN SQM)	
1	DISPENSARY	1287.59	
2	NIGHT SHELTER	1002.05	
3	LOCAL / GOVERNMENT MAINTENANCE OFFICE	1002.05	
4	BUS DEPOT	40031.86	
5	TO UTILISED FOR GRADE SEPARATOR (TEMPORARY BUS TERMINAL)	8164.11	
6	PSP (INCLUDING ALL BUILT-UP)	7550.91	
TOTAL		59053.18	

- ii. Modification in the Layout Plan of Sector - 32, Phase - IV, Rohini regarding proposed Bus Depot measuring 40031.66 sqmt. (4.0 Ha. approx.), Temporary Bus Terminal (0.81 Ha.) and other Facilities.
- iii. Revised Layout Plan Sector - XI (Extn.) Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".
- iv. Modified Layout Plan of Sector - 26, Phase-IV, Rohini proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".

The drawing with above details is attached (Refer Annexure-'A' to 'B').

The above is placed before the Technical Committee for consideration please. After the approval by the Technical Committee the matter of Change of Landuse will be further process separately under Section 11 - A of Delhi Development Act, 1957.

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[Signature]

48-56

4. RECOMMENDATION:-

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

5. FOLLOW UP ACTION:-

After the approval by the Technical Committee, the same will be forwarded to concern Departments for actions as follows:

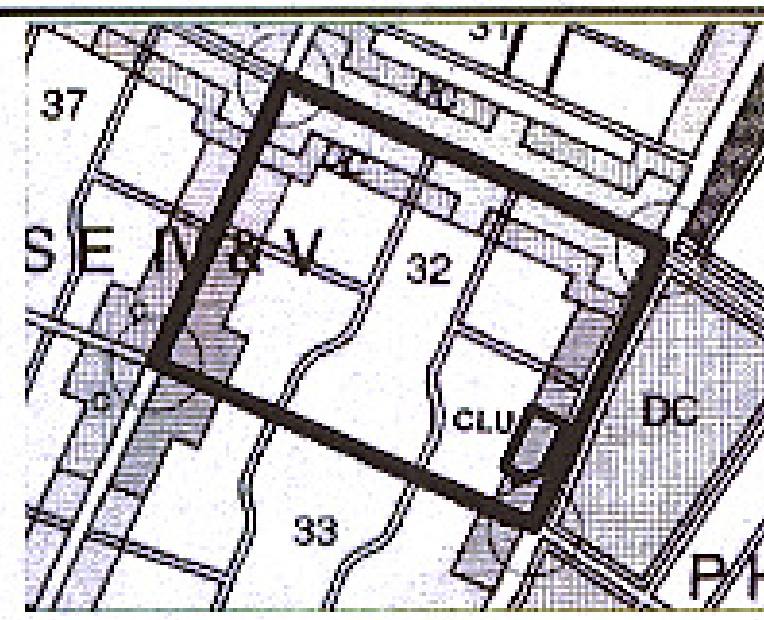
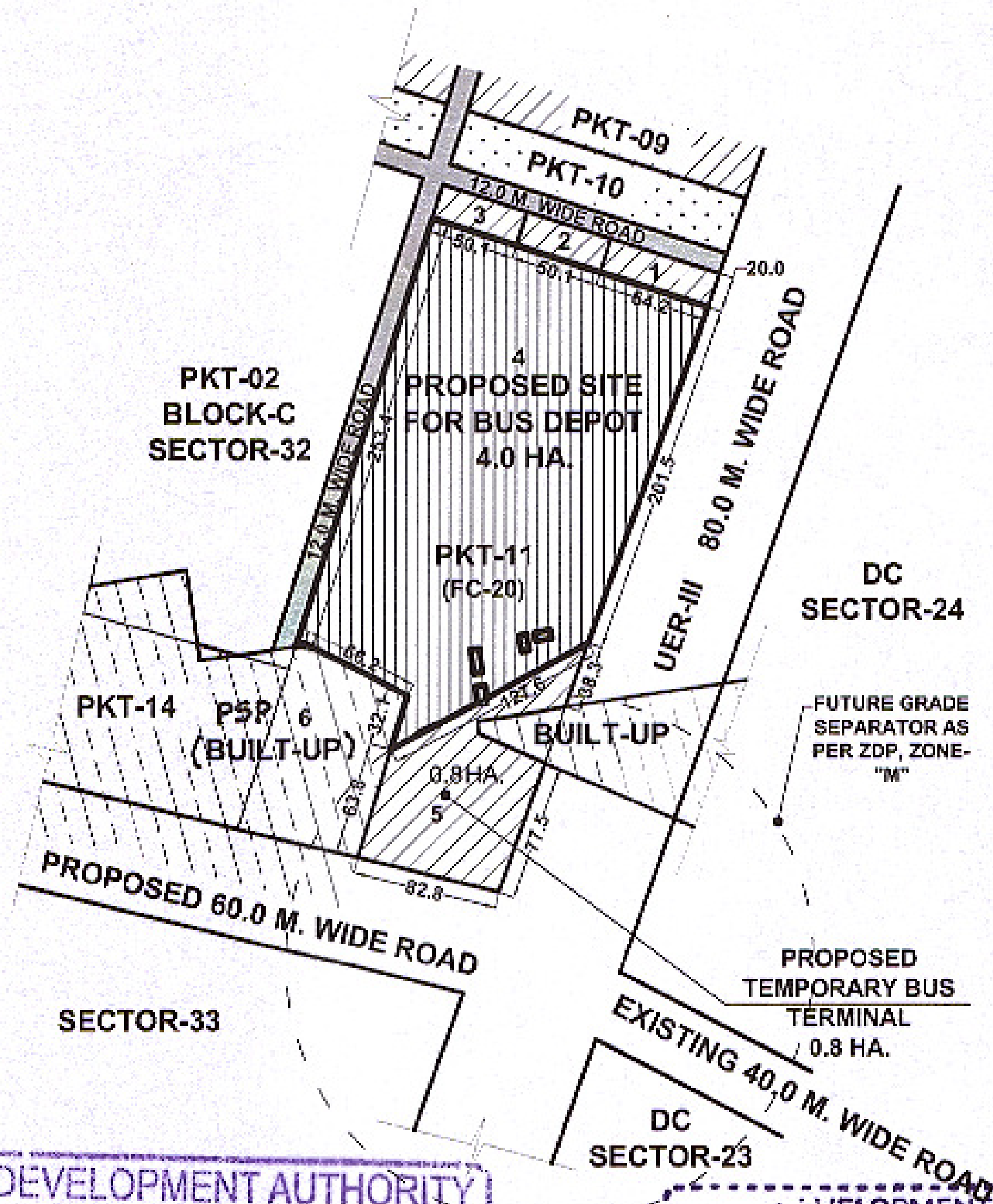
- | | |
|-----------------------------------|---|
| • Planning Department/Rohini, DDA | - For further processing of Change of Landuse of case u/r |
| • Engineering Wing, DDA | - For Feasibility/ Demarcation & Development |
| • Land Management Wing, DDA | - For acquisition/ possession of built-up areas coming in Pkt. 11, FC-20, Sector - 32, Rohini |
| • Land Disposal Wing, DDA | - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini |
| • Electrical Wing, DDA | - For Electrification of the area. |

DECISION

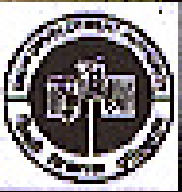
The Item was presented by Director (Plg) Rohini. After detailed deliberation Technical Committee agreed to the proposal as given in para 3 of the Agenda including high end DDA housing in the layout plan of sector 11 extn. As given in para 3(iii), Technical Committee further recommended the proposed change of land use of an area measuring for 40031.86 sqm (4 ha) from public semi-public facilities to transportation (T-2, Bus Depot), to put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

Action: Director (Plg) Rohini

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in	
the.....15th.....	Technical Committee
Meeting held on.....19.12.2014.....	
Item No.....94.1.2014.....	
Sudhakar	02/01/2015
Offt. Director	Dy. Director
Master Plan	Master P



KEY PLAN



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

AREA STATEMENT :-

DETAILS OF ZONAL LEVEL PSP FACILITIES
(FC-20); POCKET-11

TOTAL AREA OF THE POCKET	5.90 Ha.
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DETAILS OF PLOT:-

PLOT NO.	USE	AREA (IN SQM)
1	DISPENSARY	1287.59
2	NIGHT SHELTER	1002.05
3	LOCAL / GOVERNMENT MAINTENANCE OFFICE	1002.05
4	BUS DEPOT	40031.86
5	TO UTILISED FOR GRADE SEPARATOR (TEMPORARY BUS TERMINAL)	5164.11
6	PSP (INCLUDING ALL BUILT-UP)	7550.91
TOTAL		59053.18

NOTE:-

- THIS PLAN IS BASED ON THE TOTAL STATION SURVEY (TSS) PROVIDED BY EXECUTIVE ENGINEER RPD-4, DDA VIDE LETTER NO. 11/150/AE (PLR/PD-4, DDA/151 DATED 23.01.14).
- ALL DIMENSIONS ARE IN METER
- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED


A SUB DIVISION OF PSP FACILITIES PKT 11, FC-20 HAS BEEN APP. IN 15th T.C. MEETING HELD ON 19.12.2014 VIDE ITEM NO 94: 2014 IN FILE NO F.20(C31)/2014 MP.

LEGEND:

CLU, TRANSPORTATION (T-2, BUS DEPOT)	PUBLIC/SEMI PUBLIC FACILITIES
CIRCULATOR	BUILT-UP
RECREATIONAL	

FILE No: F.20(31)/2014-MP

SUB - DIVISION PLAN OF PUBLIC & SEMI-PUBLIC FACILITIES POCKET-11, FC-20, SECTOR-32, ROHINI, PHASE-V

नकाशा SCALE: 1:5000	
तारीख DATE: DECEMBER 2014	
योजना सहायक PLG. ASSTT. <i>[Signature]</i>	सहायक निदेशक (योजना) ASSTT. DIR./PLG. I/ION CONTRACTOR <i>[Signature]</i>
सहायक निदेशक (योजना) ASSTT. DIR. (PLG.) <i>[Signature]</i>	
उप निदेशक (योजना) DY. DIR. (PLG.) <i>[Signature]</i>	
निदेशक (योजना) DIRECTOR (PLG.)	
रोहिनी ROHINI योजना कार्यालय नई दिल्ली 110085 PLANNING OFFICE, NEW DELHI 110085	
ड्राइंग संख्या : DRG. NO.	

DELHI DEVELOPMENT AUTHORITY
(Rohini Project)

Approved in.....15th.....Technical
Committee Meeting Dt. 19.12.2014

Vide Item No. 94/2014

[Signature]
A.K. MATHUR
Dy. Director
Rohini (Plg.)

[Signature]
N.R. ARAVIND
Director
Rohini (Plg.)

DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED

This Proposal was Considered
.....15th.....Technical Comr.
Meeting held on 19.12.2014
vide Item No. 94/2014

[Signature] 16.03.2015
Asstt. Director
Master Plan

[Signature] 17/03/15
Dy. Director
Master Plan

THE LOCATION OF 66 KY E.S. IS MARKED ON THE LAYOUT PLAN FINALISED IN THE MEETING HELD IN THE CHAMBER OF CHIEF ENGINEER (ROHINI) ON 8th JAN 2013 VIDE LETTER NO F-300(3)EECP/MISC/CC-14/DDA/52 DATED 9.01.2013. THE SCHEME WAS DISCUSSED IN THE 312th SCREENING COMMITTEE MEETING HELD ON 11.3.2013 VIDE ITEM NO 43. 2013. THE SCREENING COMMITTEE HAS APPROVED AND RECOMMENDED THE PROPOSAL FOR CONSIDERATION OF THE AUTHORITY UNDER SUB-CLAUSE (B(2)) PERMISSION OF USE PREMISES IN USE ZONES OF MPD202.

THE SAME IS VERIFIED BY DY. DIR. (ARCH.) COORDN. DT. 22.04.13 IN FILE NO. PFR/4001/SERVICE/Ph.IV-S/E-95/2007

THE SAME HAS BEEN APPROVED IN THE AUTHORITY'S MEETING HELD ON 26.07.13 VIDE ITEM NO 84/2013.

DELHI DEVELOPMENT AUTHORITY

ROHINI PROJECT PLANNING AND DESIGN

LANDUSE AREA STATEMENT

A. TOTAL AREA OF SECTOR 32 157.25 HAC

B. LANDUSE BREAKUP OF AREA UNDER SECTOR 32

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (GROSS)	78.67	50.00
COMMERCIAL	13.58	8.65
PUBLIC / SEMI-PUBLIC	17.41	11.08
RECREATIONAL	28.14	17.90
CIRCULATION	19.45	12.37
INDUSTRIES	0.00	0.0
TOTAL	157.25	100

C. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA - 78.67 HA

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (NETT)	74.50	56.56
COMMERCIAL	4.86	6.18
PUBLIC / SEMI-PUBLIC	11.35	14.17
RECREATIONAL	12.00	15.25
CIRCULATION	6.16	7.84
TOTAL	78.67	100

D. DISTRIBUTION OF NET RESIDENTIAL AREA

	NET AREA (HAC)	DU's	PERCENTAGE	POPULATION
1. GROUP HOUSING	12.45		27.45	
2. PLOTTED HOUSING (LIG, MIG AND OTHERS)	32.90		72.55	
TOTAL	45.35		100	

E. TOTAL NO. OF PROPOSED DUs IN SECTOR 32

F. TOTAL NO. OF PROPOSED PLOTS

G. TOTAL NO. OF PROPOSED FLATS

H. TOTAL PROPOSED POPULATION FOR SECTOR 32

LEGEND

- RESIDENTIAL - PLOTTED
- RESIDENTIAL - GROUP HOUSING
- COMMERCIAL
- RECREATIONAL
- PUBLIC & SEMI PUBLIC FACILITIES

NOTE: PKT 2 BLOCK A SEC. 32 IS CONVERTED FROM PLOTTED POCKET TO GROUP HOUSING APP. OF VL/DDA-II-3-01 VIDE FILE NO. DIR/PFR/4001/2007

LAYOUT PLAN OF SECTOR 32 IS APPROVED IN 224 SCREENING COMMITTEE VIDE ITEM NO. 46/2003 IN FILE NO. PP/R/4032/2003 DATED 24/6/03

LAYOUT PLAN OF SECTOR 32, PHASE IV, ROHINI

DATE	July 02, 2003	SCALE	1:5000
PLG. ASST.			
ASST. DIR.	Sd/-		
Ashok Bhattacharjee	Sd/-		
JT. DIR (PLG.)			
Kuldeep Raj	Sd/-		
DIRECTOR (PLG.)			

NOTES:-

1. FEASIBILITY REPORT OF PLOT-01 AND PLOT-02 OF BLOCK-A, HAS BEEN MARKED IN THE DRG. AS PER LETTER NO. F-1(171)/05-06/AE(P) RPD-4/DDA/65 DT. 08.01.2007.

UNACQUIRED LAND

DELHI DEVELOPMENT AUTHORITY (Rohini Project)

Approved in 15th Technical Committee Meeting Dt. 19.12.2014 VIDE Item No. 94/2014.

A. K. MALHOTRA Dy. Director (Rohini (Plg.))

N. K. ARUNDAI Dy. Director (Rohini (Plg.))

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION

VERIFIED

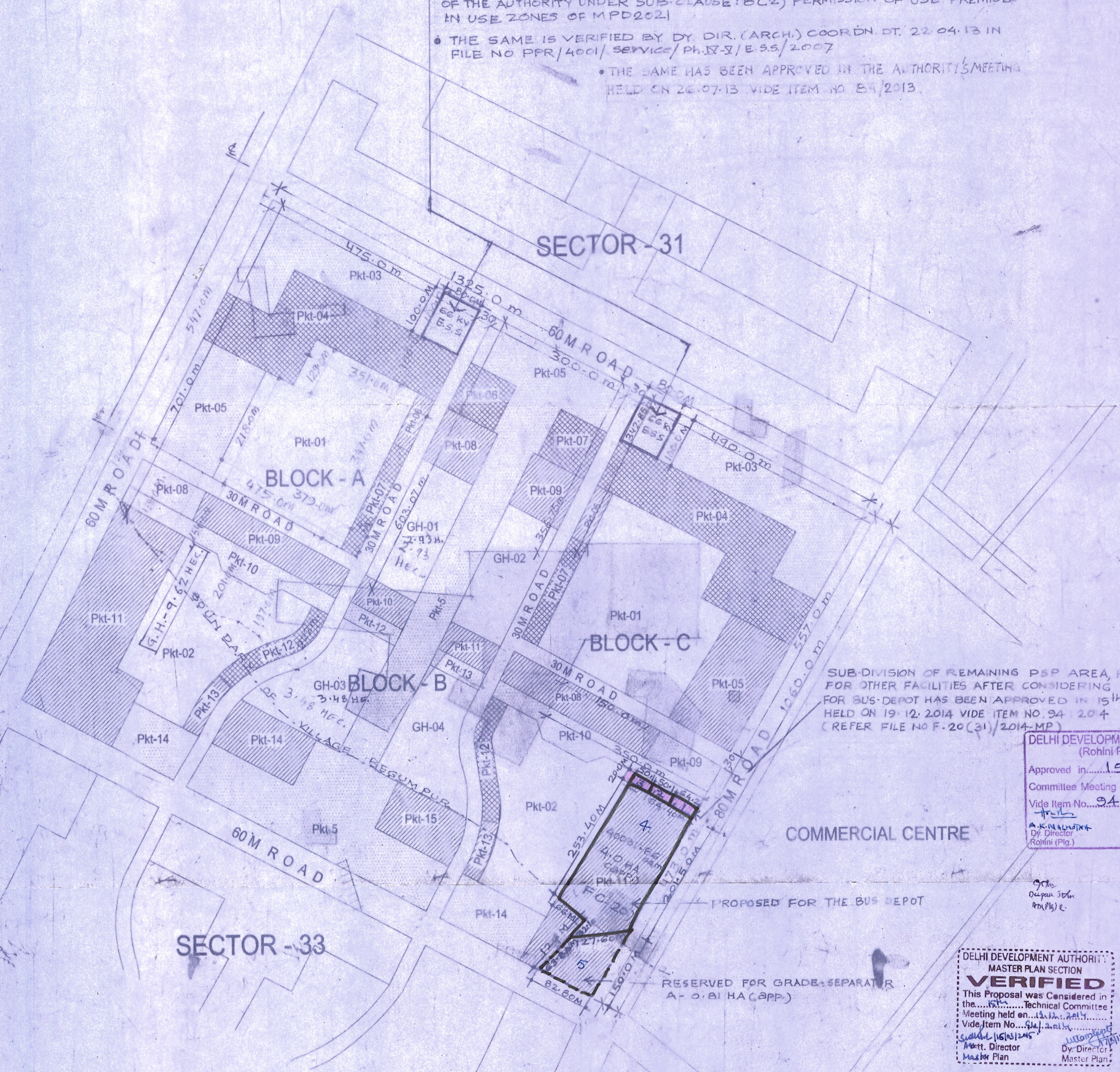
This Proposal was Considered in the 15th Technical Committee Meeting held on 19.12.2014 VIDE Item No. 94/2014.

Master Plan

DELHI DEVELOPMENT AUTHORITY APPROVED IN 224 SCREENING COMMITTEE MEETING HELD ON 24.6.03 ITEM NO. 46/2003

Sd/- 10.9.03 C.A.

Sd/- COMM. (PLG.)



U.S. DEPARTMENT OF AGRICULTURE
 RURAL DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in
 the 15th Technical Committee
 Meeting held on 11/12/2014
 Under Item No. 94/2014
 Signed 10/13/2015
 Asst. Director
 Master Plan
 Signed 10/13/2015
 By Director
 Master Plan

SECTOR - 31

DELHI DEVELOPMENT AUTHORITY
(Rohini Project)

Approved in 15th Technical
Committee Meeting Dt. 12.12.2014

Vide Item No. 94: 2014

By Director
Rohini

NOTE: FOR DIST. COURT IS APPROVED
200% SCREENING COMMITTEE MEETING
HELD ON 16.11.2014 ITEM NO. 46: 2010
IN FILE NO. 26/1024 DT. 11/11/13

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

VERIFIED

This Proposal was Considered in
the 15th Technical Committee
Meeting held on 12.12.2014

Vide Item No. 94: 2014
Asst. Director
Rohini

SECTOR - 26

BLOCK - A

BLOCK - A

Pk-16

Pk-17

Pk-18

Pk-5

Pk-6

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LOCATION OF PROPOSED BUS DEPOT IN FC-20, SECTOR-32, ROHINI PHASE-IV

LOCATION OF
PROPOSED
BUS DEPOT

