

-15- 140/1 ITEM No. 26/14/TC

Title: Proposed Layout Plan of Industrial Area Rohini Phase-V (Revised).

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

1. BACKGROUND:

As per the note of Vice Chairman, DDA dated 13/05/2014 few sites measuring 4 to 5 acres for Solid Waste Treatment Plants are to be identified. Further it has been emphasized that Delhi Development Authority (DDA), Municipal Corporations of Delhi (MCD's), Ministry of Urban Development (MoUD), Land & Building Department (L & B), GNCTD are required to expedite the matter as Hon'ble High Court of Delhi is reviewing the issue very seriously. In view of this, a site measuring 4 to 5 acres for Solid Waste Treatment Plant is to be explored in Zone - "M" (North).

In addition, Rohini Planning Office received a file bearing number F.34 (21)13/IL from Director (Lands), DDA with the request for identification of the site measuring 7 acres for Construction and Demolition (C&D) Waste Treatment Plant for Delhi Metro Rail Corporation (DMRC).

2. EXAMINATION

6th Technical Committee held on 22.04.2014 vide item no. 23 / 2014 approved the Layout Plan of Industrial Area, Rohini, Phase -V and recommended the proposal as given in para 3 of the Agenda for further processing of Change of Landuse from "Industrial" to "Transportation" (T- 2, Bus Depot) for land measuring 8.00 Ha (20 Acres) & from "Industrial" to "Transportation" (T- 3, Roads) for Proposed 30m wide Road for land measuring 6.47 Ha under Section 11-A of DD Act by Authority & MoUD, subject to certain observations. Subsequently the Change of Landuse was considered by Authority in its meeting held on 09/05/2014 vide item no. 73:2014.

As per Master Plan for Delhi (MPD) - 2021, the management of Solid Waste Management involves waste generation, segregation and storage; waste collection; waste transfer / transportation; treatment, recycle, reuse, recovery; and disposal. Considering the nature of Solid Waste and economic aspects of its disposal, major part of solid waste especially non-biodegradable has to be disposed off in sanitary landfills. Recycling should be preferred than disposing of the waste in sanitary landfill sites wherever possible.

MPD - 2021 further stipulates that the area required for solid waste disposal through various technologies including sanitary landfill sites shall be reserved in the Zonal Plans. This shall also include buffer zone of 'no development' around landfill sites. Keeping in view the fact that finding new sanitary landfill sites in Delhi is becoming extremely difficult, there is no option but to resort to alternatives and decentralized methods of waste treatment, reduction, recycle and use, which include vermiculture, fossilization and composting. Pilot projects in this regard have been taken up by the MCD with the consultant.

Keeping above provisions in mind the two sites are identified with Landuse as "Industrial" as per MPD - 2021 and Zonal Development Plan for Zone - "M", one each for NDMC and DMRC for Solid Waste Treatment Plant. The details are as under:-

- (i) Site no. I-4, area measuring 1.44 Ha (3.55 Acres) for Solid Waste Treatment Plant to North Delhi Municipal Corporation (NDMC).
- (ii) Site no. I-5, area measuring 1.21 Ha (2.98 Acres) for Construction and Demolition (C&D) Waste Treatment Plant to Delhi Metro Rail Corporation (DMRC).

DMRC requested 7 acres of land for the said purpose. Accordingly site no. I-5, measuring 1.21 Ha is identified. Both the sites are approachable by proposed 30 m wide road. The confirmation for the site proposed to DMRC has been received vide letter no. DMRC/Land/15/DDA/1201/146 dated 07/05/2014 through IL Branch, DDA in file bearing no. F.34 (21)13/IL. The said file is received in Rohini Planning Office on 20/05/2014.

As per the Master Plan for Delhi - 2021 and Zonal Development Plan of Zone - "M" the Landuse of the proposed sites is "Industrial". Solid Waste (Sanitary Landfill etc.) falls under the "Utility" (U4) and Public Utilities are permitted in all use zones as per MPD 2021. Further the permission of use premise in the certain Use Zones should be governed by the specific function of the Use Zones which is also covered in "U4" Solid Waste (Sub/Clause 8(2) - Note I & IV). As such after the approval by Technical Committee the matter will be

Contd---

139-16

referred to Authority under Sub/Clause 8(2) permission of Use Premises in Use Zones as part of approval of Layout Plan as a case of special permission from Authority.

7000 sqmt. of land is required to be given to DSIIDC in lieu of land to be taken measuring 7000 sqmt. for proposed 30m wide road. The land to be given to DSIIDC was considered in 6th Technical Committee held on 22.04.2014 vide item no. 23 / 2014. However, subsequently DSIIDC vide letter dated 29/04/2014 has informed that they will require the land in contiguous to DSIIDC Industrial land at Ranikhera, in equal area with Industrial land use and free from all encumbrances. Subsequently a joint inspection was held on 02/05/2014 and accordingly the land has been identified. The approval for the said land from DSIIDC management is awaited for handing over and taking over of the land for 30m wide proposed road. As such the land earlier earmarked for DSIIDC measuring 7000 sqmt requires to be deleted.

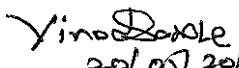
3. PROPOSAL:


Layout Plan of Industrial Area near Ranikhera, Rohini, Phase-V (Revised) for proposal of site no. I-4 area measuring 1.44 Ha for Solid Waste Treatment Plant to North Delhi Municipal Corporation (NDMC) & site no. I-5 area measuring 1.21 Ha for Construction and Demolition (C&D) Waste Treatment Plant to Delhi Metro Rail Corporation (DMRC) and Land earlier earmarked for DSIIDC measuring 7000 sqmt for deletion is placed for consideration and approval by the Technical Committee, DDA.

After the approval by Technical Committee the matter will be referred to Authority under Sub / Clause 8(2) permission of use premises in Use Zones from the Authority.

4. RECOMMENDATION:

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


20/05/2014.
(Vinod Sakle)
Director (Plg), Rohini
Zone "M" & "N"


20/05/14
(H.K. Bharti)
Dy. Director (Plg), Rohini
Zone "M" & "N"


(Ashwani Kumar)
Asst. Director (Plg), Rohini

ANNEXURE - A



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 Ha.)	(In Ha.)	(In %)	(In %)
Industrial Area	383.52	82.22	21.4	301.3
			78.5	

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	60.25	81.12	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

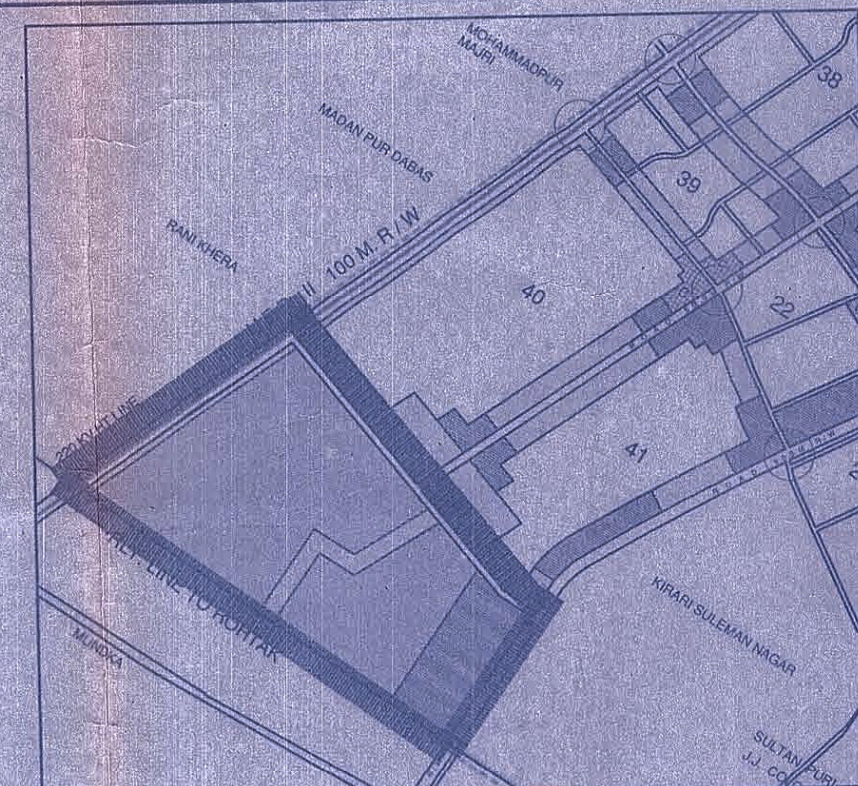
1	INDUSTRIAL		48.14	
	Remaining Industrial Area	35.44		
2	Proposed DTC Bus Depot	8		
	Pig Slaughter House (Allotted vide item no. F22(22)/14/L545 dtd. 28/03/2014)	4		
3	DSIDC	0.7		
	CIRCULATION	23.07		
4	100 m. Wide Road	15.06		
	45 m. Wide Road	1.54		
5	Circulation (Proposed 30. m. Wide Road)	6.47		

DETAIL OF CHANGE OF LANDUSE

Location	Area	Landuse (As per MPD-2021 & ZDP of Zone 'M')	Changed to	Boundaries
Industrial Area Rohini Phase-V (CLU-I)	8 Ha. (20 Acres)	Industrial	Transportation (T-3, 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-II)	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
- RECREATIONAL
- CIRCULATION
- WATER BODY
- AREA FOR PROPOSED DTC BUS DEPOT - 8 HA. (20 ACRES)
- AREA FOR SLAUGHTER HOUSE



KEY MAP

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 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.
 - ALL DIMENSIONS ARE IN METERS.
 - ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
 - 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.
 - DETAILED DRAWING FOR CHANGE OF LANDUSE IS SEPARATELY PREPARED.
 - 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 & MoD, 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.
 - SITE I-A&I-B FOR PIG SLAUGHTER HOUSE WAS APPROVED IN 321ST SCREENING COMMITTEE MEETING HELD ON 28/02/2014 VIDE ITEM No. 35 / 2014 WITH CERTAIN OBSERVATIONS IN FILE NO. DIR.(PLG)/INDL./ROHINI/PH-V/2014 FOR FURTHER REFERENCE REFER PART LAYOUT PLAN OF INDUSTRIAL AREA, NEAR RANIKHERA, ROHINI, PHASE-V FOR PIG SLAUGHTER HOUSE.
 - LAYOUT PLAN OF INDUSTRIAL AREA NEAR RANIKHERA, ROHINI, PHASE-V (REVISED) FOR PROPOSAL OF SITE No. I-A AREA MEASURING 1.44 HA. FOR SOLID WASTE TREATMENT PLANT TO NORTH DELHI MUNICIPAL CORPORATION (NDMC) & SITE No. I-B AREA MEASURING 1.21 HA. FOR CONSTRUCTION AND DEMOLITION (C&D) WASTE TREATMENT PLANT TO DELHI METRO RAIL CORPORATION (DMRC) AND LAND EARLIER EARMARKED FOR DSIDC MEASURING 7000 SQ.MT. FOR DELETION IS PLACED FOR CONSIDERATION AND APPROVAL BY THE TECHNICAL COMMITTEE.
- AFTER THE APPROVAL BY TECHNICAL COMMITTEE THE MATTER WILL BE REFERRED TO AUTHORITY UNDER SUB-CLAUSE (2) PERMISSION OF USE PERMITS IN USE ZONES FROM THE AUTHORITY.

Director (Plg.) Rohini
Zone 'M' & 'N'

DY. Director (Plg.) Rohini
Zone 'M' & 'N'

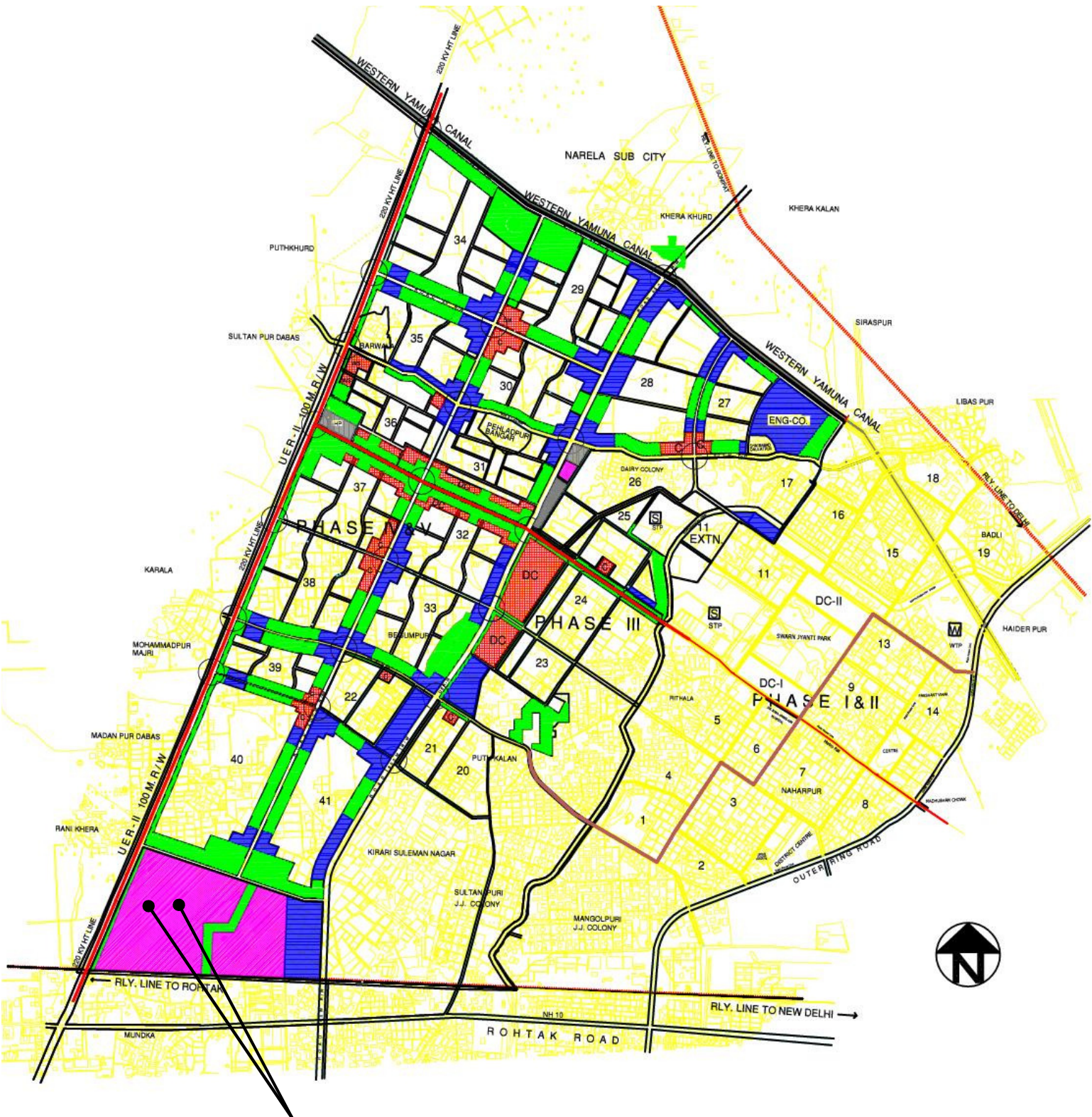
Asst. Director (Plg.) Rohini

FILE NO.: F20(14)/2014-MP

PROPOSED LAYOUT PLAN OF INDUSTRIAL AREA ROHINI, PHASE - V (REVISED)

माप SCALE	1 : 7500	
मार्त DATE	APRIL 2014	
योजना सहायक / योजना अधिकारी PLG. ASST. / PLG. OFFICER		
सहायक निदेशक (योजना) ASST. DIR. (PLG.)		
उप निदेशक (योजना) UP. DIR. (PLG.)		
निदेशक (योजना) DIRECTOR (PLG.)		
	रोहिणी ROHINI योजना कार्यालय, नई दिल्ली 110085 PLANNING OFFICE NEW DELHI 110085	डाटा संख्या : DAG-NO.

LOCATION OF SITE I-4 & I-5 IN INDUSTRIAL AREA NEAR RANIKHERA, ROHINI, PHASE-V



**TENTATIVE
LOCATION OF
SITE I-4 & I-5**

Title: Proposed Layout Plan of Industrial Area Rohini Phase-V (Revised).

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

1. BACKGROUND:

As per the note of Vice Chairman, DDA dated 13/05/2014 few sites measuring 4 to 5 acres for Solid Waste Treatment Plants are to be identified. Further it has been emphasized that Delhi Development Authority (DDA), Municipal Corporations of Delhi (MCD's), Ministry of Urban Development (MoUD), Land & Building Department (L&B), GNCTD are required to expedite the matter as Hon'ble High Court of Delhi is reviewing the issue very seriously. In view of this, a site measuring 4 to 5 acres for Solid Waste Treatment Plant is to be explored in Zone - "M" (North).

In addition, Rohini Planning Office received a file bearing number F.34 (21)13/IL from Director (Lands), DDA with the request for identification of the site measuring 7 acres for Construction and Demolition (C&D) Waste Treatment Plant for Delhi Metro Rail Corporation (DMRC).

2. EXAMINATION

6th Technical Committee held on 22.04.2014 vide item no. 23 / 2014 approved the Layout Plan of Industrial Area, Rohini, Phase -V and recommended the proposal as given in para 3 of the Agenda for further processing of Change of Landuse from "Industrial" to "Transportation" (T- 2, Bus Depot) for land measuring 8.00 Ha (20 Acres) & from "Industrial" to "Transportation" (T- 3, Roads) for Proposed 30m wide Road for land measuring 6.47 Ha under Section 11-A of DD Act by Authority & MoUD, subject to certain observations. Subsequently the Change of Landuse was considered by Authority in its meeting held on 09/05/2014 vide item no. 73.2014.

As per Master Plan for Delhi (MPD) - 2021, the management of Solid Waste Management involves waste generation, segregation and storage; waste collection; waste transfer / transportation; treatment, recycle, reuse, recovery, and disposal. Considering the nature of Solid Waste and economic aspects of its disposal, major part of solid waste especially non-biodegradable has to be disposed off in sanitary landfills. Recycling should be preferred than disposing of the waste in sanitary landfill sites wherever possible.

MPD - 2021 further stipulates that the area required for solid waste disposal through various technologies including sanitary landfill sites shall be reserved in the Zonal Plans. This shall also include buffer zone of 'no development' around landfill sites. Keeping in view the fact that finding new sanitary landfill sites in Delhi is becoming extremely difficult, there is no option but to resort to alternatives and decentralized methods of waste treatment, reduction, recycle and use, which include vermiculture, fossilization and composting. Pilot projects in this regard have been taken up by the MCD with the consultant.

Keeping above provisions in mind the two sites are identified with Landuse as "Industrial" as per MPD - 2021 and Zonal Development Plan for Zone - "M", one each for NDMC and DMRC for Solid Waste Treatment Plant. The details are as under:-

- (i) Site no. I-4, area measuring 1.44 Ha (3.55 Acres) for Solid Waste Treatment Plant to North Delhi Municipal Corporation (NDMC).
- (ii) Site no. I-5, area measuring 1.21 Ha (2.98 Acres) for Construction and Demolition (C&D) Waste Treatment Plant to Delhi Metro Rail Corporation (DMRC).

DMRC requested 7 acres of land for the said purpose. Accordingly site no. I-5, measuring 1.21 Ha is identified. Both the sites are approachable by proposed 30 m wide road. The confirmation for the site proposed to DMRC has been received vide letter no. DMRC/Land/15/DDA/1201/146 dated 07/05/2014 through IL Branch, DDA in file bearing no. F.34 (21)13/IL. The said file is received in Rohini Planning Office on 20/05/2014.

As per the Master Plan for Delhi - 2021 and Zonal Development Plan of Zone - "M" the Landuse of the proposed sites is "Industrial". Solid Waste (Sanitary Landfill etc.) falls under the "Utility" (U4) and Public Utilities are permitted in all use zones as per MPD 2021. Further the permission of use premise in the certain Use Zones should be governed by the specific function of the Use Zones which is also covered in "U4" Solid Waste (Sub/Clause 8(2) - Note I & IV). As such after the approval by Technical Committee the matter will be

referred to Authority under Sub/Clause 8(2) permission of Use Premises in Use Zones as part of approval of Layout Plan as a case of special permission from Authority.

7000 sqmt. of land is required to be given to DSIIDC in lieu of land to be taken measuring 7000 sqmt. for proposed 30m wide road. The land to be given to DSIIDC was considered in 6th Technical Committee held on 22.04.2014 vide item no. 23 / 2014. However, subsequently DSIIDC vide letter dated 29/04/2014 has informed that they will require the land in contiguous to DSIIDC Industrial land at Ranikhera, in equal area with Industrial land use and free from all encumbrances. Subsequently a joint inspection was held on 02/05/2014 and accordingly the land has been identified. The approval for the said land from DSIIDC management is awaited for handing over and taking over of the land for 30m wide proposed road. As such the land earlier earmarked for DSIIDC measuring 7000 sqmt requires to be deleted.

3. PROPOSAL:

Layout Plan of Industrial Area near Ranikhera, Rohini, Phase-V (Revised) for proposal of site no. I-4 area measuring 1.44 Ha for Solid Waste Treatment Plant to North Delhi Municipal Corporation (NDMC) & site no. I-5 area measuring 1.21 Ha for Construction and Demolition (C&D) Waste Treatment Plant to Delhi Metro Rail Corporation (DMRC) and Land earlier earmarked for DSIIDC measuring 7000 sqmt for deletion is placed for consideration and approval by the Technical Committee, DDA.

After the approval by Technical Committee the matter will be referred to Authority under Sub / Clause 8(2) permission of use premises in Use Zones from the Authority.

4. 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 agreed to recommend the proposal for further processing of Change of Land under section 11-A, of DD Act 1957.

Rohini

- (i) Area measuring 1.44 Hact (3.55 Acres) from Industrial to Utility (Solid waste management facility).
- (ii) Area measuring 1.21 Hac (2.98 Acres) from Industrial to Utility (Solid waste management facility) for C&D Waste treatment plant and after completion of DMRC works this site will be handed over to local body.

