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Item No. 36: 2014
Screening Committee No. 291/51

Title of the Agenda:- Modification in the Layout Plan of Composite Sector
Plan of Sector 27 & 28 Ph-IV, Rohini.

File No. PPR/4001/2001/Ph-IV-V

Synopsis

Proposed modification in the Layout Plan of Composite Sector Plan of Sector 27 & 28 Ph-IV, Rohini with respect to Transportation (Bus Terminal site) is placed before Screening Committee for consideration & approval.

1.0 BACKGROUND:

As per Gazette Notification SO 2653 (E) Dt.26.08.2013, change of Landuse of an area measuring 1.3 hac in Zone 'M' from Public & Semi Public facilities to Transportation (Bus Terminal) was notified. In view of above said notification, modification in the Layout Plan is proposed.

2.0 EXAMINATION:

- (i) MOUD vide its notification SO 2653 (E) dt.26.08.2013 approved change of Landuse of an area measuring 1.3 hac in Sector 28 from Public & Semi Public to Transportation (Bus Terminal).
- (ii) In Sector 28, land measuring 3468.75sqm has been allotted to Transport Department, GNCTD for Bus Terminal/Bus Depot vide letter No.F.24(16)08/IL dt.19.04.2011. Based on the request of IL Branch for dimension and possession of Bus Terminal site at Sector 28, feasibility and dimension of Bus Terminal plot was requested from EE, RPD-9 vide letter No.PP/R/4001/2001/PH-IV, V/527 dt.24.09.2013. EE, RPD-1vide letter No.F.6(120)AE(P)/RPD-1/DDA/1598 dt.16.11.2013 informed that the dimensions of the plot found at site is 46.25 mtr x 75 mtr. against 50x75 mtr, having the same area i.e. 3468.75 sqm for which the payment has already been made by Transport Department, GNCTD to DDA. Accordingly, the dimensions of Bus Terminal site have been incorporated in the Composite Layout Plan of Sector 27 & 28, Rohini after obtaining approval from Commr.(Plg.).
- (iii) Transport Department, GNCTD has made a request for the allotment of land for Bus Terminal in Sector 26, Rohini. The land in Sector 26, for which the Bus Terminal site has been requested is coming in the road intersection design and is falling under the unauthorized colonies. Transport Department, GNCTD has informed that the site in Sector 26 is not acceptable to them. As such the land adjacent to Bus Terminal site at Sector 28, Rohini measuring 1.3 hac for which Change of Landuse has already been notified vide above mentioned Gazette Notification may be considered for allotment to Transport Deptt. GNCTD Department in lieu of land at Sector 26, Rohini. The earlier allotment was made by IL Branch, DDA through file no. F-24(16)08/IL and current proposal is for additional Land adjacent to earlier allotment.
- (iv) As per the Master Plan norms the land required for Bus Terminal/Bus Depot is 4000 sqm and also in the 313th Screening Committee meeting held on 04.04.2013, it was decided that the proposal for allotment of land for Bus Depot should be as per the norms of Master Plan of Delhi. However, in the current proposal of Bus Terminal/Bus Depot the land has been considered more than norms of the MPD 2021 in view of request and requirement of Transport Deptt., GNCTD.

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3.0 PROPOSAL:

The proposal of modification in the Layout Plan of Composite Sector Plan of Sector 27 & 28, Rohini, Ph-IV based on the Change of Landuse Notification notified vide SO 2653 (E) dt.26.08.2013 for the proposed 9532.25 sqm area for Bus Terminal adjacent to already allotted site for Bus Terminal measuring 3468.75 sqm, thus making the Bus Terminal area measuring 1.30 hac in Sector 28 is submitted for consideration and approval by the Screening Committee, DDA.

4.0 FINANCIAL LIABILITY & SOCIAL GAIN:

There would be financial gain by allotment of land to Transport Deptt., GNCTD and Social Gain as it would benefit the society.

5.0 FOLLOW UP ACTION:

After the modification in Layout Plan is approved by the Screening Committee, the same will be forwarded to concerned department for action as mentioned below:-

- Engineering Wing (Civil)/Rohini, DDA - For Feasibility, Demarcation & Development.
- Engineering Wing (Electrical)/Rohini, DDA - For Electrification of the Area.
- Land Disposal Wing/DDA - For appropriate action based on Feasibility/demarcation by Engineering Wing (Civil) Rohini.
- Landscape Deptt., DDA - For information.

Vinod Sakle
26/08/2014

(Vinod Sakle)
Director (Plg.) Rohini
Zone M & N

H.K. Bharti
16/09/14
Dy. Dir.(Plg.) Rohini

for

DELHI DEVELOPMENT AUTHORITY
MURBAN DEVELOPMENT AUTHORITY
APPROVED BY: 391 *or* Screening
Committee Meeting Dt. 28.08.2014
vide item no. 28.2014
H.K. Bharti
Dy. Director (Plg.) Rohini Coord