

Item No. 922/2012

Screening Committee No. 308

Title of Agenda:

Modification in the Layout Plan of Pockets A-I, A-II, C-1 & C-2 Sector 30, Rohini, Ph.-IV regarding proposed locations of 11 K.V. Electric Sub Station.

File No. DIR(Plg)R/2006/Service/S-30/2012

Synopsis

Executive Engineer (Electrical) E.D. 9/DDA has requested for 11 K.V. Electric Sub-station (23Nos.) in plotted pockets A-I, A-II, C-1 & C-2 Sector 30, Rohini, Ph.-IV for electrification of these pockets. The proposed location of 11 K.V. Electric Sub-stations (20 Nos.) are marked on the Layout Plan of plotted pockets and placed before the Screening Committee for consideration.

1.0 BACKGROUND

Executive Engineer (Electrical) E.D. 9 has requested for earmarking 11 K.V. Electric Sub-Stations (23 Nos.) in Plotted Pockets A-I, A-II, C-1 & C-2 Sector 30, Rohini, Ph.-IV. Based on further interaction with Electrical Wing and representatives of TPDDL (Tata Power Delhi Distributory Limited) on 12.09.2012 the current proposal has been worked out for 20 Nos. ESS as remaining 3 are located in unauthorized colony.

2.0 EXAMINATION

The proposal of TPDDL for 11 K.V. (23Nos.) ESS (Electric Sub-station) with size of 8mx10m in Pockets A-I, A-II, C-1 & C-2 Sector 30, Rohini, Ph.-IV was forwarded vide Letter No. F3(80)EE(E)/ED-9/DDA/1514 Dated 06.09.2012. The proposal was examined and a meeting called in the Chamber of Dir. (Plg.) Rohini on 12.09.2012, which was attended by officers of TPDDL and EE(E) ED-9, DDA for confirmation of sites/ locations/ feasibility and availability of sites which was accepted by the Technical Team/ officers of TPDDL and EE(E) ED-9.

As per MPD-2021 one (1) number 11 KV ESS is required to be provided for 10000 population. However, the current requirement by the Power Company is based on proposed FAR of the residential scheme. Accordingly, the 11KV ESS proposed in respective Layout Plans are on higher side then prescribed in MPD-2021. Earlier the Screening Committee, DDA has approved ESS on these lines.

It is also observed that 1 No. site of ESS (measuring 4m. x 4m.) has already been approved and handed over to then NDPL (presently TPDDL), besides 2 Nos. of ESS sites (measuring 8m. x 10m.) are part of approved Layout Plan. Now 20 Nos. of ESS sites have been proposed including sites already part of approved Layout Plan in Green Area i.e. Parks/ Tot-Lots etc. and in Parking. The ESS is permitted in all use zones. The location of 11 KV ESS proposed by TPDDL and forwarded by EX. Engg. (Electrical) ED-9 to Planning Wing are marked on the copy of Layout Plans of respective Residential Pockets.

The detailed examination of the sites is as under:

S. No.	Pocket/ Sector approved by	Nos. of ESS already approved in Layout Plan of 4 m.x4 m. and 8m.x10 m.	Nos. of ESS proposed by NDPL of 10m.x8m.	Examination	Proposed 10m.x8m.	Remarks
(A)	(B)	(C)	(D)	(E)	(F)	(G)
i)	Layout Plan of Pocket-I, Block-A, Sector-30, Phase IV, Rohini was approved in the 226 th Screening Committee Meeting held on 01.10.03 vide item No. 90:2003	1 (4mx4m.)	9	<ul style="list-style-type: none"> One ESS site measuring 4.0 m. x 4.0 m. was already approved in the 244th S.C. vide item No. 132: 2005 dated 16-12-05 in file No. PPR/ 4001/ Service Ph. IV & V, handed over to GNCTD. The same is to be taken from the Power Company by Land Disposal Wing, DDA. 	9 <ul style="list-style-type: none"> 9 (nine) Nos ESS proposed on new locations. 1 (one) No. ESS of size 4m. x4m. to be deleted. 	Possession of site measuring 4m. x 4m. will be taken back from the Power Company by Land Disposal Wing, DDA.
ii)	Layout Plan of Pocket-II, Block A, Sector 30, Phase IV, Rohini was approved in the 234 th Screening Committee Meeting held on 20.09.04 vide item No. 111:2004.	-----	5	<ul style="list-style-type: none"> This Pocket is nearly 60% encroached in the form of unauthorised colony namely village Pehlادpur Bangar(Regn. No. ELD-61 and ELD-89). 	2 <ul style="list-style-type: none"> 2 (two) Nos ESS proposed are in planned area and new locations. 	The Power Company has requested for additional three Nos. ESS sites. This pocket is nearly 60% encroached in the form of unauthorised colony namely village Pehlادpur Bangar(Regn. No. ELD-61 and ELD-89). The additional 3 (three) Nos. ESS are required to be provided in the regularized Plan by the local body i.e. North Delhi Municipal Corpn

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(A)	(B)	(C)	(D)	(E)	(F)	(G)
iii)	Layout Plan of Residential Pocket-C1, Sector-30, Rohini was approved in the 289 th Screening Committee held on 25.02.2010 vide item No. 20:2010.	1 (10mx8m)	5	One ESS site measuring 10mx8m is already part of approved Layout Plan of Residential Pocket and is retained.	5 • 4 (four) Nos ESS proposed on new locations. • 1 (one) No. ESS is part of approved Layout Plan.	1 (one) No. ESS of size 10 m. x 8 m. already part of approved Layout Plan. Status about allotment to be confirmed by Lands Disposal Wing, DDA.
iv)	Layout Plan of Pocket -2, Block-C, Sector 30, Ph.-IV was approved in the 291st Screening Committee Meeting held on 19.04.2010 vide item No. 55:2010	1 (10mx8m)	4	One ESS site measuring 10 m. x 8 m. is already part of approved Layout Plan of Residential Pocket and is retained.	4 • 3 (three) Nos ESS proposed on new locations. • 1 (one) No. ESS is part of approved Layout Plan.	1 (one) No. ESS of size 10 m. x 8 m. already part of approved Layout Plan. Status about allotment to be confirmed by Lands Disposal Wing, DDA.

3.0 PROPOSAL

The proposed 11 K.V. ESS sites (20 nos.) in Plotted Pockets A-I, A-II, C-1 & C-2 of Sector-30 are as per details given above. Refer Para 2 in Table at (F) for proposal and as shown in respective Layout Plans. The same is placed for consideration and approval by Screening Committee.

4.0 AREA STATEMENT

There is no change in area in respective Layout Plans.

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25/C

5.0 FINANCIAL LIABILITY / SOCIAL GAIN

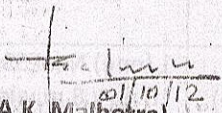
There is a social gain in providing sites for ESS as the proposal will help in electrification of Plotted Pockets in Sector 30, Rohini, Phase IV.

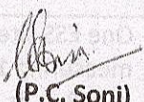
6.0 FOLLOW-UP ACTION

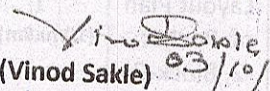
i) After the approval of Electric sub-station in Plotted Pockets, the modified Layout Plan will be sent to:

1. Engineering Wing (Electrical) / DDA- For Electrification of the respective Pockets.
2. Land Disposal Wing / DDA - For Allotment based on demarcation by Engineering Wing (Civil)/Rohini and to take possession of ESS deleted in Layout Plans as per Para 2 above.
3. Engineering Wing (Civil) / Rohini - For demarcation and development
4. Director (Landscape) DDA - For information and necessary action.

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(A.K. Malhotra)
Asstt. Dir. (Plg.) Rohini


(P.C. Soni)
Dy. Dir. (Plg.) Rohini


(Vinod Sakle) 03/10/2012
Director (Plg.) Rohini,
Zone-M & N

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in..... 308 Screening

Committee Meeting Dt. 11.10.12

vide Item no. 92:2012


Director (Arch.) Coord