



**BSES Rajdhani Power Limited**

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✓ Director (Planning) MPR  
Delhi Development Authority  
6<sup>th</sup> Floor, Vikas Minar, ITO  
I.P. Estate, New Delhi -110 002

4007

OFFICE OF  
MPR/

Dy.No.

Dated

Read Central Dy. No. 3

Noted 31/5/12  
R&D Section, Vikas Minar  
Delhi Development Authority  
Planning Auth.

Ref:BRPL/EMC/R-MPD  
29<sup>th</sup> May 2012  
(PIG)  
DELHI-2  
(3181)

3283

30/5/12

**Subject: Review of Master Plan for Delhi 2021 – Provision of ESS space for power infrastructure to establish 11KV/440V ESS development of plots above 500 sq. m. in all DDA Zone in Delhi**

Dear Sir,

This has reference to DDA's public notice & open house meets held on 22<sup>nd</sup> May & 29<sup>th</sup> May 2012 inviting suggestions for review of MPD 2021.

We wish to submit that in this regard we submitted in the DDA Open House meet held on 29<sup>th</sup> May that adequate provision by way of 5 m x 7 m for ESS space must be provided / provisioned for development of power distribution infrastructure in residential / commercial plots above 500 sq.m. to establish / provide LT connections by way of 11KV transformers or package transformers.

In this regard our letter dated 30<sup>th</sup> Dec. 2011 to Commissioner (Planning) along with our representation dated 4<sup>th</sup> Jan. 2012 is also attached. Same has since been recommended / forwarded by the Dept. of Power, Govt. of NCT Delhi (DOP, GONCTD) vide its letter no. F.11/123/2010-Power/PF-1/980 dated 19<sup>th</sup> March 2012 (copy enclosed)

You will appreciate that this would enable BRPL to establish planned power distribution infrastructure to meet the growing power distribution requirement and give new LT connections to larger consumers in large residential plots / commercial plots as per increased FAR provision in MPD 2021 in all DDA's Zones.

Thanking you for your kind cooperation,

Yours faithfully,

For BSES Rajdhani Power Ltd

Anil K. Varshney  
Addl. Vice President

Encl : As above



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Ref: BRPL/EMC/MCD  
30<sup>th</sup> Dec. 2011

Dr. S.P. Bansal  
Commissioner (Planning)  
Delhi Development Authority  
Vikas Minar, I.P. Estate  
New Delhi

Sub: Request for review of provision for Electric Sub Station (ESS) space for development redevelopment of plots above 500 sq. meters & Co-Operative Group Housing Societies (CGHS) plots

Dear Sir,

As you are aware vide notification dated 7<sup>th</sup> Feb, 2007 the Master Plan for Delhi 2021 provides for additional FAR for construction of additional floor space on residential plots/Co-Operative Group Housing Societies (CGHS) in Delhi. Accordingly, due to availability of additional FAR there is incentive for new construction and large scale re-development is taking place in plotted areas / societies resulting in multi storied housing complexes on plots of above 500 sq. meters and in CGHS Societies.


You will appreciate that due to re-development of plots in residential colonies/societies & life style changes in Group Co-Operative Housing Societies (GCHS) the power infrastructure requirement has risen many fold as there is need for additional power to the tune of 125KW~160 KW load for 8 to 10 residential units vis-a-viz power requirement of 10KW~15 KW for single or double storied residential housing plotted earlier.

As you know as per the Development Control Regulations (DCR) of Mumbai the owner has to provision for Electric Sub station (ESS) space on plotted developments where plot area is above 500 sq. meters. As per Mumbai's DCR no.26 in every case of Development/Re-development of any land, building or premises above 500 sq. meters is permitted on plot area under development/redevelopment, subject to requirement of ESS considered necessary by the power supply authority / utility. Further, as per DCR no. 35 (2) (i) (vi) the substation space is excluded from FSI computation (i.e. free FSI). Also in development plan (DP) of MCGM some plots of different sizes are reserved for Sub Stations. Relevant development control regulations of Mumbai relating to provision of Sub stations is attached for reference.

In light of above developments, we request that suitable provisions are incorporated in the MPD 2021 & development control norms for plots above 500 sq. meters to make provision for Electric Sub Station (ESS) space of 5% 7% free of FAR. We also pray that suitable recommendations are forwarded to MCD to incorporate necessary amending provisions in its building bye-laws before approving building plans.

Thanking you,

Yours faithfully,  
For BSES Rajdhani Power Limited

  
Anil K. Varshney  
Addl. Vice President

Akv/ brpl/emc/mcd 30.12.2011





-65/C-

ऊर्जा विभाग, राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार

DEPARTMENT OF POWER, GOVERNMENT OF NCT OF DELHI

आठवीं तल, ब-स्कन्ध, दिल्ली राचिवालय, इन्द्रप्रस्थ एस्टेट, नई दिल्ली-110113

8<sup>TH</sup> LEVEL, B-WING, DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI-110113

TEL/FAX/MAIL: (011) - (☎) 23392185, (☎) 23392153, (✉) jspower.delhi@nic.in

F.11/123/2010-Power/PF-I/ 980

Dated: 19-03-2012

To

The Commissioner (Planning)-II  
Delhi Development Authority (DDA)  
5<sup>th</sup> Floor, Vikas Minar, ITO, New Delhi-02.

Subject: Status report and action program for 2012-2016 monitoring and periodical review of MPD-2021-information regarding.

Sir,

Kindly refer to DDA letter no.1(2)11/Dir.(Plg.)MPR/TC/47 dated 07/12/2011 on the above cited subject.

In this regard, information/requirement of land has been obtained from three government companies (IPGCL-PPCL, DTL) and three private distribution companies (BRPL, BYPL, TPDDL) and the same is being forwarded to you for information and necessary action at your end

Yours faithfully,

Encl : As above

(VINAY KUMAR MONGIA)  
DEPUTY SECRETARY (POWER)

Shri Vinay Kumar Mongia  
Deputy Secretary (Power)  
Govt. of NCT of Delhi,  
Delhi Secretariat, I P Estate,  
New Delhi -110 002

Sub: Land requirement during FY 2012-16 for installation / establishment of 66/33KV  
Electric Grid Sub Stations:- Power related infrastructure in South & West Delhi  
Ref : Review of Master Plan of Delhi 2021 by DDA' Commissioner Planning (II) -  
letter no. F.1(2)11/Dir. (Plg)MPR/TC/47 dated 07.12.2011

Dear Sir,

Please refer to DOP, GONCTD letter no. F.11/123/2010-Power/PF-I/4839 dtd 30.12.11.

1. As you are aware power load is rapidly growing in our licensed territory in Delhi and we have estimated the following increase in power demand during FY 2012-16:

S. No.	Particulars	UoM	2012-13	2013-14	2014-15	2015-16
1.	Peak Demand (Projected)	MW	2,311	2,538	2,796	3066
2.	Addl. Capacity Requirement	MVA	442	522	594	651

In order to meet above incremental capacity for transformation of power we need to establish new Grid Sub Stations at 66/33KV level in our nineteen divisions in South & West Delhi as per proposed locations for new ESS sites as per annexure-I attached.

As you are aware, our territory is spread over a vast area of approx. 750 sq. kms. in South & West Delhi and the proposed 66/33KV Grid Sub Stations (ESS) to be established broadly fall in the following DDA Planning zone's : 'F', 'J' & 'D' in BRPL's South circles and DDA Zones 'G', 'L' & 'K-I', 'K-II' in BRPL's West circle as per list attached. Further in order to provide power connections to the consumers in view of several new 66/33KV Grid sub stations commensurate infrastructure provision for distribution of power at 11KV level, will also have to incorporate requirement of land for around 18~20 11KV ESS for each grid Sub Station in detail area layout plans for network development to provide power supply connectivity till the consumer end.

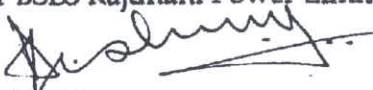
2. Due to enhancement of FAR there is large scale redevelopment taking place in different zones of DDA converting plotted development in to multistoried flats complex developments thereby increasing load density which mandates the Discom's to service higher loads. This requires setting up of new / additional 11KV Sub Stations to meet the growing power load / requirement of additional number of consumers with enhanced load. It is therefore suggested that for new construction as well-as for redevelopments involving plots size above 500 sq. meters & above, suitable provision for 11KV ESS space of at least 5 m X 7m be kept.

In view of above, we request that suitable provision for Electric Sub Station (ESS) space of 5 m X 7- m is provided for by suitable provision in the MPD 2021 as well as by amending MCD's building bye-laws & building development code to enable the power DISCOMS for installation of HT/LT Transformers / Switchgears & metering equipments necessary as per Indian electrical safety rules & regulations.

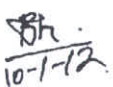
We request you to kindly recommend to the DDA's Commissioner (Planning) - II for incorporating the requirements for 66/33KV Grid Sub Stations land for development of the power distribution infrastructure and for establishment of 11KV Sub Stations necessary for power distribution infrastructure to meet the requirements as per MPD 2021.

Thanking you for your kind co-operation

Yours faithfully,  
For BSES Rajdhani Power Limited

  
Anil K. Varshney  
Addl. Vice President

✓cc:

  
10-1-12  
Sh. Bhobal  
Singh  
Commissioner (Plg.)-I  
Delhi Development Authority  
Office of Commissioner (Plg.) -I  
5th Floor, Vikas Minar, ITO, New Delhi - 02

Encl: As above.

BRPL/BMC/MPD-2021 4.1.12



List of Proposed 66/33 KV Grid Sub-stations in SOUTH Zone (F, J & D)					
DDA Zone	Time Period (Division)	Name of Proposed Substations	Voltage Level (KV)	Transformer Capacity (MVA)	
				66/11	33/11
F	(2012-2016) ALN	1. Community Centre Kalkaji	33/11		2X25
		2. Alaknanda-II (Opposite Kalj Mandir)	33/11		2X25
		3. Govind Puri Extension	33/11		2X25
	(2017-2021) ALN	1. Masjid Moth - 2	33/11		2X25
		2. Tughlkabad Extension	33/11		2X25
		3. Okhla Indl. PH-I (Community Center)	66/11	2X25	
		4. Humdard Institutional /Industrial Area	66/11	2X25	
		5. Tughlkabad (Lal Kuan)	66/11	2X25	
F	(2012-2016) NHP	1. Nehru Place-II	33/11		2X25
		2. Okhla Indl. Estate PH-II, X-Block	33/11		2X25
		3. Okhla Ph II S/Sn No. 5	66/11 or 33/11	2X25	
	(2017-2021) NHP	1. East of Kallash E-Block	33/11		2X25
		2. G K Part-I W-Block	33/11		2X25
F	(2012-2016) HKZ	1. Deer Park (SDA / Green Park)	33/11		2X25
		2. Arjun Nagar	66/11	2X25	
		3. Institutional Area Substation	66/11 or 33/11	2X25	

F	(2012-2016) SVR	1. Okhla Water Treatment Plant	33/11		2X25
		2. Jaitpur (Near Badarpur Khadar)	66/11	2X25	
	(2017-2021) SVR	1. Sarita Vihar - 2	66/11	2X25	
		2. Sarita Vihar	66/11	2X25	
		3. Media Centre Jasola-2	66/11	2X25	
		4. MCIE no. 2	66/11	2X25	
		5. Gautam Puri Institutional Area	66/11	2X25	
		6. Moolarband	66/11	2X25	
		7. Meethapur (Near Agra Canal)	66/11	2X25	
	(2012-2016) VKJ	1. Rajokri	66/11	2X25	
		2. Sultan Garhi & Rang Puri	66/11	2X25	
	(2017-2021) VKJ	1. Vasant Kunj Enclave	66/11	2X25	
		2. Kapashera More / Crossing	66/11	2X25	
		3. Westend Green/Rajokri	66/11	2X25	

	(2012-2016) SKT	1. Aya Nagar	66/11	2X25	
	(2017-2021) SKT	1. Saket District Center -2	33/11		2X25
		2. Saket District Center-3	33/11		2X25
		3. DLF Chatter Pur	66/11	2X25	
		4. Bhatl Mines	66/11	2X25	
		5. Junapur	66/11	2X25	
J	(2012-2016) KNP	1. Sangam Vihar	66/11	2X25	
		2. Dakshinpuri (near Virart Cinema)	66/11	2X25	
		2. Maidangarhi (Tilpat valley behind IGNOU)	66/11	2X25	
		3. Satbari (Opp. DJB Pump house)	66/11	2X25	
		4. Satbari (Near Mallu Farm)	66/11	2X25	
D	(2012-2016) NZM	1. Jal Vihar Lajpat Nagar	33/11		2X25
		2. INA Colony	33/11		2X25
		3. Lajpat Nagar-IV	33/11		2X25
	(2017-2021) NZM	1. Nizamudin-2 (Jangpura-B)	33/11		2X25



**List of Proposed 66/33 KV Grid Sub-stations in WEST Zone (L, KI, KII, G)**

DDA Zone	Time Period (Division)	Name of Proposed Substations	Voltage Level (KV)	Transformer Capacity	
				66/11	33/11
L	(2012-2016) JFP	1. Dhansa	66/11	2X25	
L	(2012-2016) MNDK	1. Mundka	66/11	2X25	
L	(2012-2016) NGL	1. Jwala Puri	66/11	2X25	
		2. Nillothi (DBVB Land)	66/11 or 33/11	2X25	
L	(2012-2016) NJF	1. Jhatikra More	66/11	2X25	
		2. CRPF (Dhichaun Kalan)	66/11	2X25	
	(2017-2021) NJF	1. Kakrola More Near Nala	66/11	2X25	
		2. Mitraon	66/11	2X25	
		3. Pindwala Kalan	66/11	2X25	
		4. Ujwa / Rawta	66/11	2X25	
		5. Revla Khanpur	66/11	2X25	
		6. Dariyanpur	66/11	2X25	
		7. Hiran Kunda	66/11	2X25	
		8. Bapraula	66/11	2X25	
		9. Chawla Bijwasan	66/11	2X25	

K I	(2012-2016) DWK	1. G-1 Dwarka Sector-14	66/11	2X25	
		2. G-14 Dwarka Sector-23	66/11	2X25	
		3. G-4 Dwarka Sector-16	66/11	2X25	
		4. Sector - 26 Dwarka	66/11	2 x 25	
	(2017-2021) DWK	1. G-15 Dwarka	66/11	2X25	
		2. G-8 Dwarka	66/11	2X25	
		3. G-12 Dwarka	66/11	2X25	
		4. Dwarka Water Treatment Plant	66/11	2X25	
K II	(2012-2016) PLM	1. G-7 Dwarka Sector-8	66/11	2X25	
		2. Geetanjali Park Sangapur Palam Road	66/11 or 33/11	2X25	
G	(2012-2016) TGN	1. Guru Govind Singh Hospital	66/11	2X25	
		2. D.C Shivaji Place Raja Garden	33/11		2X25
G	(2012-2016) VKP	1. Hastal	66/11	2X25	
		2. Shiv Vihar	66/11	2X25	
		3. Vipin Garden / Holi Chowk	66/11 or 33/11	2X25	
G	(2012-2016) PJB	1. Rohtak Road Stores	33/11		2X25
		2. Punjabi Bagh	66/11	2X25	
	(2017-2021) PJB -	1. Rajouri Garden	33/11		2X25
		2. Khyala	66/11	2X25	
G	(2012-2016) JKP	1. A-43 Mayapuri Industrial Area	33/11		2X25
		2. Janak Puri Desu Colony	66/11 or 33/11	2X25	
		3. Subhash Nagar S/S No.2 Park / Surya Hotel Near Petrol Pump	66/11 or 33/11	2X25	
		4. J3 Switching Station Raja Garden	66/11 or 33/11	2X25	