

Item No. 76:2012

Screening Committee No. 308th

Title of Agenda:

Modification in the Layout plans of Pocket A-I, A-3, A-IV, A-V, A-VI and C-I, C-II, C-III, C-IV (2 pockets), and C-V in Sector 28, Rohini, Phase IV and V.- Regarding proposed locations of 11 K.V. Electric Sub Station.

File No. DIR(Plg)R/2006/Ser.(Sector-28)/2005/IV+V

Synopsis

Executive Engineer (Electrical) E.D. 9/DDA has requested for 11 K.V. Electric Sub-station (57 Nos.) in plotted pockets A-I, A-3, A-IV, A-V, A-VI and C-I, C-II, C-III, C-IV (2 pockets), and C-V of Sector 28, Rohini Phase IV and V for electrification of these pockets. The proposed location of 11 K.V. Electric Sub-stations (53 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 (57 Nos.) in plotted pockets A-I, A-3, A-IV, A-V, A-VI and C-I, C-II, C-III, C-IV (2 pockets), and C-V of Sector 28, Rohini Phase IV and V. Based on further interaction with Electrical Wing and representative of TPDDL (Tata Power Delhi Distributory Limited) on 11/07/2012 and further confirmation on 06/08/2012, the current proposal has been worked out.

2.0 EXAMINATION

The proposal of NDPL for 11 K.V. (57 Nos.) ESS (Electric Sub-station) with size of 8 m. x 10 m. in Sector 28 was forwarded vide letter No. F-3(80)EE/ED-9/DDA/1880 dated 12.10.11 by Ex. Engg. (ED-9) DDA. The said file was returned to Ex. Engg. ED-9 for clarification on feasibility of the proposal on 28.12.2011 and 14.02.2012. On the receipt of clarification from Ex. Engg. ED-9 on 22.02.2012, the extract of the Engg. File were detached and kept in Planning File bearing No. DIR (Plg) R/ 2006 / Ser.(Sector-28)/ 2005/IV+V for further processing. While processing the matter, some observations of Elect. Wing and NDPL were sought. Finally, to resolve the issue, a meeting was called in the chamber of Director (Plg.) on 11-07-2012, which was attended by officers of NDPL and Ex. Engg. (Elect.) ED-9, DDA for confirmation of site/location and feasibility and confirmation of availability of sites, Ex. Engg. (Elect.) (ED-9) forwarded the acceptance by the technical team of TPDDL (earlier NDPL) on 06.08.2012 as per the meeting held on 11-07-2012.

It is also observed that 11 No. sites of ESS (measuring 5 m. x 4 m.) has already been approved and handed over to NDPL. Now 57 No. ESS sites have been proposed, including sites already allotted (5 m. x 4 m.) in Green Area i.e. Park etc. and in Parking. The ESS sites are permitted in all use zones. The location of 11 K.V. ESS proposed by NDPL and forwarded by Ex. Engg. (Elect.) ED-9 to Planning Wing are marked on the copy of Layout Plans of respective residential pockets.

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The detail of ESS sites are as under:

Sl. No.	Pocket/ Sector	Nos. of ESS already approved in Layout Plan of 5 m.x4 m.	Nos. of ESS proposed by TPDDL of 10m.x8m.	Examination	Proposed 10m.x8m.	Remarks
(A)	(B)	(C)	(D)	(E)	(F)	(G)
i)	LAYOUT PLAN OF POCKET - I, BLOCK A, SECTOR 28, PHASE - IV, ROHINI was approved in the 229 th S.C. meeting held on 15-1-2004 vide item No. 05:2004.	1	4	<ul style="list-style-type: none"> One ESS site measuring 5 m. x 4 m. was already approved by V.C. DDA on 1-6-2005 in File No. DIR/ Plg / R/ 2006/ser/ 2005/IV-V, handed over to GNCTD. The same is to be taken back from the power company by Land Disposal Wing, DDA. 	<p>2</p> <ul style="list-style-type: none"> 2 (two) Nos. ESS proposed are in planned area and new locations. 1(One) No. ESS of size 5mx4m to be deleted. 	<ul style="list-style-type: none"> The Power Company has requested for additional 2 Nos. ESS. This pocket is nearly 50% encroached in the form of unauthorized colony namely Shahbad Ext. Ph. II (Regn. No.- 1304). The additional 2 Nos. ESS are required to be provided in the regularized plan by the Local body i.e. North Delhi Municipal Corporation. Possession of site measuring 5 m. x 4 m. will be taken back from the power company by Land Disposal Wing, DDA.
ii)	MODIFIED LAYOUT PLAN OF POCKET-3, BLOCK-A, SECTOR 28, ROHINI PH IV was approved in 291 st S.C. meeting held on 19-4-2010 vide item No. 56: 2010	2	3	Two ESS sites measuring 5 m. x 4 m. were already approved by V.C. DDA on 1-6-2005 in File No. DIR / Plg / R/ 2006 /ser/2005/ IV-V, handed over to GNCTD. The same will be increased in size from 5 m. x 4 m. to 10 m. x 8 m.	<p>3</p> <ul style="list-style-type: none"> 2 (Two) Nos. ESS proposed are with increased in size from 5mx4m. to 10mx8m. Remaining 1(One) No.ESS proposed is new location. 	<ul style="list-style-type: none"> Site No. 1 & 2 are already approved. The size of the same are increased from 5 m. x 4 m. to 10 m. x 8 m. The balanced increased area i.e. from 20 sq.m. to 80 sq.m. to be allotted as per the policy by the Land Disposal Wing, DDA.

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(A)	(B)	(C)	(D)	(E)	(F)	(G)
iii)	LAYOUT PLAN OF POCKET IV, BLOCK 'A', SECTOR 28, PH. IV, ROHINI was approved by V.C. DDA on 29-07-03 in file No. PP/R/4028 A-4 2003/224.	2	3	Two ESS sites measuring 5 m. x 4 m. were already approved by V.C. DDA on 1-6-2005 in File No. DIR/Plg/R/2006/ser/2005/IV-V, handed over to GNCTD. The same is to be taken back from the power company by Land Disposal Wing, DDA.	3 3 (Three) Nos. ESS proposed are new locations. 2 (Two) ESS of size 5mx4m to be deleted.	<ul style="list-style-type: none"> Possession of 2 sites measuring 5 m. x 4 m. will be taken back from the power company by Land Disposal Wing, DDA.
iv)	LAYOUT PLAN OF POCKET -V, BLOCK 'A', SECTOR 28, PHASE - IV, ROHINI was approved by 226 th S.C. meeting held on 1-10-2003 vide item No.91:2003	1	7	One ESS site measuring 5 m. x 4 m. was approved by V.C. DDA on 1-6-2005 in File No. DIR/Plg/R/2006/ser/2005/IV-V, handed over to GNCTD. The same will be increased in size from 5 m. x 4 m. to 10 m. x 8 m.	6 1 (one) No. ESS proposed is with increased in size from 5mx4m. to 10mx8m. Remaining 5 (five) Nos. ESS proposed are new locations.	<ul style="list-style-type: none"> Site No. 1 is already approved. The size of the same is increased from 5 m. x 4m. to 10mx 8 m. The balanced increased area i.e. from 20 sq.m. to 80 sq.m. to be be allotted as per the policy by the Land Disposal Wing, DDA The Power Co. has requested for additional 1 No. ESS. This pocket is nearly 25% encroached in the form of unauthorized colony namely Shahbad Ext. Ph. II (Regn. No.- 1304). The additional 1 No. ESS is 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)
v)	LAYOUT PLAN OF POCKET VI, BLOCK 'A', SECTOR 28, PHASE - IV, ROHINI was approved by VC, DDA on 29-7-03 in file No. PP/R/4028 A-6/2003.	1	5	NDPL requested for 1 site measuring 5 m. x 4 m. and the same was approved by VC, DDA on 1-6-2005 in file No. DIR/Plg/R/2006/ser/2005/IV-V, handed over to GNCTD. The same will be taken back from the power company by Land Disposal Wing, DDA	4 • 4 (Four) Nos. ESS proposed are new locations. • 1 (One) No. ESS of size 5mx4m to be deleted.	<ul style="list-style-type: none"> • Possession of site measuring 5 mx 4 m will be taken back from the power company by Land Disposal Wing, DDA. • The Power Company has requested for additional 1 No.ESS. This pocket is nearly 25% encroached in the form of unauthorized colony namely Shahbad Ext. Ph. II (Regn. No.- 1304). The additional 1 No. ESS is required to be provided in the regularized plan by the Local body i.e. North Delhi Municipal Corporation.
vi)	LAYOUT PLAN OF POCKET - I, BLOCK 'C', SECTOR 28, PHASE - IV, ROHINI was approved by V.C. DDA on 14-1-2003 in file No. PP/R/4028-C-1/2002.	2	8	NDPL requested for 2 sites measuring 5 m. x 4 m. and the same were approved by V.C. DDA on 1-6-2005 in file No. DIR/Plg/R/2006/ser/2005/IV-V, handed over to GNCTD. One site is to be increased in size, another is to be taken back from the power Co. by L.D Wing, DDA.	8 • 1(One) No. ESS proposed is with increased in size from 5mx4m to 10mx8m. Remaining 7 (seven) Nos. ESS proposed are new locations. • 1 (One) No. ESS of size 5mx4m to be deleted.	<ul style="list-style-type: none"> • Site No. 1 is already approved. The size of the same is increased from 5 m. x 4m. to 10 m. x 8 m. The balanced increased area i.e. from 20 sq.m. to 80 sq.m. to be allotted as per the policy by the Land Disposal Wing, DDA • Possession of site measuring 5m.x 4m will be taken back from the power Company by Land Disposal Wing, DDA.

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(A)	(B)	(C)	(D)	(E)	(F)	(G)
vii)	LAY OUT PLAN OF POCKET -II, BLOCK 'C', SECTOR 28, PHASE - IV, ROHINI was approved by V.C. DDA on 14-1-2003 in file No. PP/R/4028 C-2/2002.	2	9	NDPL requested for 2 sites measuring 5 m. x 4 m. and the same were approved by V.C. DDA on 1-6-2005 in file No. DIR/Plg/R/2006/ser/2005/IV-V, handed over to GNCTD. One site is to be taken back, another is increased in size.	9 • 1(One) No. ESS proposed is with increased in size from 5mx4m to 10mx8m. Remaining 8 (eight) Nos. ESS proposed are new locations. • 1 (One) No. ESS of size 5mx4m to be deleted.	<ul style="list-style-type: none"> Site No. 2 is already approved. The size of the same is increased from 5 m. x 4m. to 10 m. x 8 m. The balanced increased area i.e. from 20 sq.m. to 80 sq.m. to be allotted as per the policy by the Land Disposal Wing, DDA Possession of site measuring 5 m x4m will be taken back from the power company by Land Disposal Wing, DDA.
viii)	LAYOUT PLAN OF POCKET III, BLOCK 'C', SECTOR 28, PHASE - IV, ROHINI was approved by V.C., DDA on 16-12-2003 in file No. PP/R/4028 C-3/2002.	-	3	3 ESS sites are part of approved Layout Plan of the pocket which are outside the pocket area.	3 • 3 (Three) Nos. ESS proposed are new locations. • 3 (Three) Nos. ESS (Part of approved Layout Plan) are required to be deleted which are outside the pocket area.	<ul style="list-style-type: none"> Possession of 3 Nos. ESS (part of approved layout plan) will be taken back from the Power company by Land Disposal Wing, DDA.
ix)	LAYOUT PLAN OF POCKET IV BLOCK C SECTOR 28 PHASE IV ROHINI was approved by 225 th S.C. meeting held on 25-8-2003 vide item no. 75: 2003.	-	7	6 ESS are part of approved Layout Plan of the pocket which are outside the pocket area.	7 • 7 (Seven) Nos. ESS proposed are new locations. • 6(Six) Nos. ESS (Part of approved Layout Plan) are required to be deleted which are outside the pocket area.	<ul style="list-style-type: none"> Possession of 6 (six) Nos. ESS (part of approved layout plan) will be taken back from the Power company by Land Disposal Wing, DDA.

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(A)	(B)	(C)	(D)	(E)	(F)	(G)
x)	LAYOUT PLAN FOR VACANT LAND ADJACENT TO VILLAGE KANKAN KHERA IN POCKET C-4 SECTOR 28, PHASE IV, ROHINI (BLOCK C POCKET 4) was approved by V.C., DDA on 15-6-07 in file No. PP/R/4028 C-4/2003.	-	1	1 ESS site is part of approved Layout Plan of the pocket which is outside the pocket area.	1 • 1 (One) No. ESS proposed is new location. • 1(One) No. ESS (Part of approved Layout Plan) is required to be deleted which is outside the pocket area.	• Possession of 1(One) No. ESS (part of approved layout plan) will be taken back from the Power company by Land Disposal Wing, DDA.
xi)	LAYOUT PLAN OF POCKET -V; BLOCK 'C', SECTOR 28; PHASE - IV, ROHINI was approved by V.C. DDA on 30-12-2003 in file No. PP/R/4028 C-5/2002.	-	7	7 ESS are part of approved Layout Plan of the pocket, out of which 5 are outside the pocket area.	7 • ESS No. 5 & 6 are part of approved Layout Plan. Remaining 5 (five) Nos. ESS proposed are new locations. • 5(Five) Nos. ESS (Part of approved Layout Plan) are required to be deleted which are outside pocket area.	• Possession of 5 (five) Nos. ESS (part of approved layout plan) will be taken back from the Power company by Land Disposal Wing, DDA.

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3.0 PROPOSAL

The proposed 11 K.V. ESS sites (53 nos.) in Plotted Pockets A-I, A-3, A-IV, A-V, A-VI and C-I, C-II, C-III, C-IV (2 pockets), and C-V of Sector 28 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 the Screening Committee.

4.0 AREA STATEMENT

There is no change in area in respective Layout Plans.

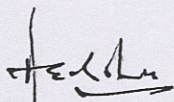
5.0 FINANCIAL LIABILITY / SOCIAL GAIN

There is a social gain in providing sites for ESS, as the proposal will help in electrification of Plotted Pockets in Sector 28, Rohini, Phase IV.

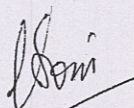
6.0 FOLLOW-UP ACTION

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

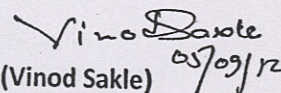
1. Engineering Wing (Electrical) / DDA- For Electrification of the respective pockets.
2. Land Disposal Wing / DDA - For Allotment based on demarcation by Engineering Wing (Civil)/Rohini and to take possession of ESS deleted in Layout Plans as per Para 2 above
3. Engineering Wing (Civil) / Rohini - For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



(A K Malhotra)
Assistant Director (Plg)
Rohini

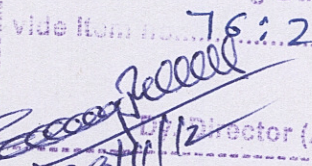


(P C Soni)
Deputy Director (Plg)
Rohini



(Vinod Sakle)
Director (Plg), Rohini
Zone M and N

PLANNING DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved by 308th Screening
Committee on 11.10.12
Vide Item No. 76:2012
Director (Arch.) Coord


29/11/12