

Item No. (...110/2011...)

Screening Committee No. (...303...)

Title of the Agenda:

- i) **Proposed Numbering for Public & Semi Public Facilities pockets (FC) in various sectors of Zone-M, Rohini, Phase- III, IV & V.**
- ii) **Modification in Layout Plan of Sector- 34 and Sector-35, Rohini, Phase -V - Regarding Proposed Location of 66 KV Electric Sub- Station.**

File No. Dir (Plg) R/5001/Ph- V/2005

Synopsis

The Public and Semi Public Facilities (PSP) in some of the approved sector plans of Zone – M have been numbered. Retaining the approved numbering, a consolidated numbering plan is being prepared for naming PSP Facilities Pockets (FC) in various sectors of Zone-M, Rohini, Phase- III, IV & V. The proposed numbering plan is placed before Screening Committee for consideration.

Supdtg. Engineer (Electrical)- Elec. Circle-2/DDA has requested for earmarking 4 nos. 66 KV grid Electric Substation in the Layout Plan of Sector- 34 and Sector- 35, Rohini, Phase- V for electrification of these sectors. The proposal of Modification in Layout Plan of Sector- 34 and Sector-35, Rohini, Phase –V - Regarding Proposed Location of four (04 nos.) 66 KV Electric Sub- Station is placed before Screening Committee for consideration.

1.0 BACKGROUND

- i) Rohini Sub-City has been planned on an area of 7407.00 ha approximately with a design population of 16 lakhs Rohini Sub-City consists of two part Zones, namely Zone - H Part (i.e. Phase-I & II) and Zone-M Part (i.e. Phase III, IV & V). Rohini Sub-city is conceived in 5 Phases which includes 41 Sectors (i.e. Phase – I & II consists Sector 1 to 19, Phase – III consists Sector 20 to 25, Phase – IV consists Sector 26 to 33, Phase - V consists Sector 34 to 41). In the approved Landuse Plan of Zone- M, Public and Semi- Public Facilities at Zonal Level have been provided across the sectors of Rohini Phase III, IV & V under PSP Pockets. The PSP Facilities in some of the approved sector plans of Zone – M have been numbered. While preparing a consolidated numbering plan for naming PSP Facilities Pockets (FC) in various sectors of Zone-M, Rohini, Phase- III, IV & V the approved Facility Pockets numbering have to be retained.
- ii) In interaction with Rohini Planning department by DDA Electrical Department, Supdtg. Engineer (Electrical)- Elec. Circle-2/DDA requested for earmarking 4 nos. 66 KV grid Electric Substation in the Layout Plan of Sector- 34 and Sector- 35, Rohini, Phase- V. The tentative location of 66 KV Substation marked on Layout Plan of Sector- 34 and Sector- 35 was approved by M/s NDPL and forwarded by Executive Engineer (Elect), Electrical Division No-IV, DDA wide letter No. ED-IV/DDAW-98/2011/2510 dated 17/11/2011.

2.0 EXAMINATION

- i) The PSP Facilities in some of the approved sector plans of Zone – M, Rohini, Phase III, IV & V have already been numbered. These are: three (03 nos.- FC-9, FC-10 and FC- 11) facility pockets in Sector- 27, eight (08 nos.- FC-1, FC-2, FC-3, FC-4, FC-5, FC-6, FC-7 and FC- 8) facility pockets in Sector-28 and two (02 nos.- FC-16 and FC-17) facility pockets in Sector- 30. In addition in Sector-22, Sector- 25, Sector- 26 and in between Sector 21 & Sector- 22, PSP Schemes were approved and partly developed at site. These were approved PSP areas with respective sector number. These are not included in overall numbering proposal. The remaining PSP Facility pockets are being numbered accordingly as per numeric order.

- ii) In view of the verification of the location of 66- KV grid substation forwarded by Executive Engineer (Elect.), Electrical Division No-IV, DDA wide letter No. ED-IV/DDA/W-98/2011/2510 dated 17/11/2011, the site of 4 nos 66- KV grid substation with area 8000 sq.m (0.80 Ha) each is earmarked on the layout plan of Sector- 34 and Sector- 35, Rohini. The dimension and area of Sector- 34 and Sector- 35 is as per Total Station Survey conducted by Engineering wing incorporated in the Layout Plan. Layout Plan was approved by Screening Committee 247th meeting held on 31/03/2006 vide item no: 39:2006 with subsequent amendments from time to time.

As per Master Plan of Delhi- 2021, for each 1 lakh of population, 2 nos. 66 KV Electric substation needs to be provided. MPD 2021 suggests that as per Central Electricity Authority norms the land requirement for 66 KV Substation is 8600 sq. m (0.86 Ha).

On the layout plan of Sector- 34 and Sector- 35, four (4 nos.) ESS sites are earmarked as per width available which varies from 75.12 m to 87.42 m. However, required area of 8000 sq.m. (0.80 Ha) as desired by Electrical Division DDA has been retained in all the four (04 nos.) proposed ESS sites. Four (4 nos) 66- KV grid substation with area 8000 sq.m (0.80 Ha) each is earmarked on the layout plan of Sector- 34 and Sector- 35. Three (03 nos) 66- KV grid Electric Substation each of area 8000 sq.m. (0.8 Ha) are proposed in Sector-34 of Rohini , Phase- V of which one (01 nos.) ESS is proposed in Public and Semi-Public Facility (PSP) Area under FC-26 and two (02 nos.) ESS are proposed in area earmarked for Community Facility (CF). The remaining one (01 nos.) ESS is proposed in Sector- 35 of Rohini, Phase- V in Public and Semi-Public (PSP) Area under FC-29. The location of electric- substation in the current plan is also been guided by the proximity of the load centres, i.e. EWS housing schemes under construction which shall require electricity within one year time. These EWS houses in Sector- 34 and Sector-35, Rohini are to be released by DDA for allotment very shortly.

As per Master Plan of Delhi- 2021, Utilities are permitted in all the use zones. The landuse of all the four ESS sites as per MPD-2021 and ZDP of Zone 'M' is Public and Semi- Public Facilities (2 sites) and Residential (2 sites). As per approved Sector Plan the Residential area is earmarked for Community Facilities (CF).

3.0 PROPOSAL

- i) The proposed numbering for the PSP Pockets/ Facility Centres (FC) in Sector- 27 to Sector- 41 is placed as per details followed for consideration and approval by the Screening Committee.

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S.No	Sector Name	Facility Pockets Numbering Proposed	Remarks
1	Sector- 27	FC- 9, FC- 10 & FC- 11	- Numbering of all three (03 nos.) pockets is approved in approved Sector Layout Plan.
2	Sector- 28	FC- 1, FC- 2, FC-3 , FC- 4, FC- 5, FC- 6, FC- 7 & FC- 8	- Numbering of all eight (08 nos.) pockets is approved in approved Sector Layout Plan.
3	Sector- 29	FC-12, FC-13, FC-14	- Numbering not approved in approved Sector Layout Plan
4	Sector- 30	FC-15, FC-16, FC-17	- Numbering of two (02 nos.- FC- 16 and FC- 17) pockets is approved in approved Sector Layout Plan.
5	Sector- 31	FC-18 & FC-19	- Numbering not approved in approved Sector Layout Plan
6	Sector- 32	FC-20 & FC-21	- Numbering not approved in approved Sector Layout Plan
7	Sector- 33	FC- 22, FC- 23, FC-24 & FC- 25	- Sector Plan not approved
8	Sector- 34	FC- 26, FC- 27 & FC- 28	- Numbering not approved in approved Sector Layout Plan
9	Sector- 35	FC- 29, FC-30 & FC-31	- Numbering not approved in approved Sector Layout Plan
10	Sector- 36	FC- 32	- Numbering not approved in approved Sector Layout Plan
11	Sector- 38	FC- 33 & FC- 34	- Numbering not approved in approved Sector Layout Plan
12	Sector- 39	FC- 35, FC- 36 & FC- 37	- Sector Plan under preparation
13	Sector- 40	FC- 38, FC- 39 & FC-40	- Sector Plan under preparation
14	Sector- 41	FC- 41, FC- 42, FC- 43 & FC- 44	- Sector Plan under preparation
15	PSP Facility Pocket Near Railway Line (Under Industrial Use)	FC- 45	- PSP Facility Pocket under Industrial Use

ii) The proposed Modification in Layout Plan of Sector- 34 and Sector-35, Rohini, Phase --V incorporating Proposed Location of four (04 nos.) 66 KV grid Electric Sub-Station with an area of 8000 sq.m.(0.80 Ha) each is placed before Screening Committee for consideration.

4.0 FINANCIAL LIABILITY/SOCIAL GAIN

- i) There is no financial implication from planning point of view as the proposal is for numbering of PSP Facility pockets which will ease in planning, designing, execution and allotment of DDA land in Rohini, Phase-III, IV & V.
- ii) There is a social gain in providing sites for ESS as the proposal will help in electrification of Sector-34 and Sector-35, Rohini, Phase- V.

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5.0 FOLLOW UP ACTION

- i) After the approval of the numbering of public and Semi-public Pockets/ Facility Centres (FC) in Zone- M, the same numbering will be followed for all future planning, designing and execution work.
- ii) After the approval, the modified Layout Plan will be sent to:
 - Engineering Wing (Civil)/Rohini - For Demarcation & development
 - Land Disposal Wing/DDA - For allotment based on demarcation by Engineering Wing (Civil)/Rohini
 - Engineering Wing (Electrical)/DDA- For Electrification of the Sectors.

303: 110: 2011
19.4/14

Vinod Sakle
 (Vinod Sakle)
 Director (PIg), Rohini
 Zone M&N

P C Soni
 (P C Soni)
 Deputy Director (PIg)
 Rohini

Alka Arya
 (Alka Arya)
 Assistant Director (PIg)/MPR
 Rohini

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in..... 303 Screening
 Committee Meeting Dt. 21.12.11
 vide Item no. 110:2011
[Signature]
 Dy. Director (Arch.) Coord
 16/02/12

Approved Minutes of the 303rd screening Committee meeting held on 21.12.11 in Vikas Sadan.

110:2011 Proposed numbering for Public & Semi Public Facilities pockets(FC) in various sectors of Zone-M, Rohini, Ph.-III, IV & V. Modification in layout plan of Sector-34 and 35, Rohini, Ph.-V-regarding proposed location of 66 KV Electric Sub-Station. File no.- Dir.(Plg.)R/5001/Ph.-V/2005.

Presented by:- Director(Planning)Rohini

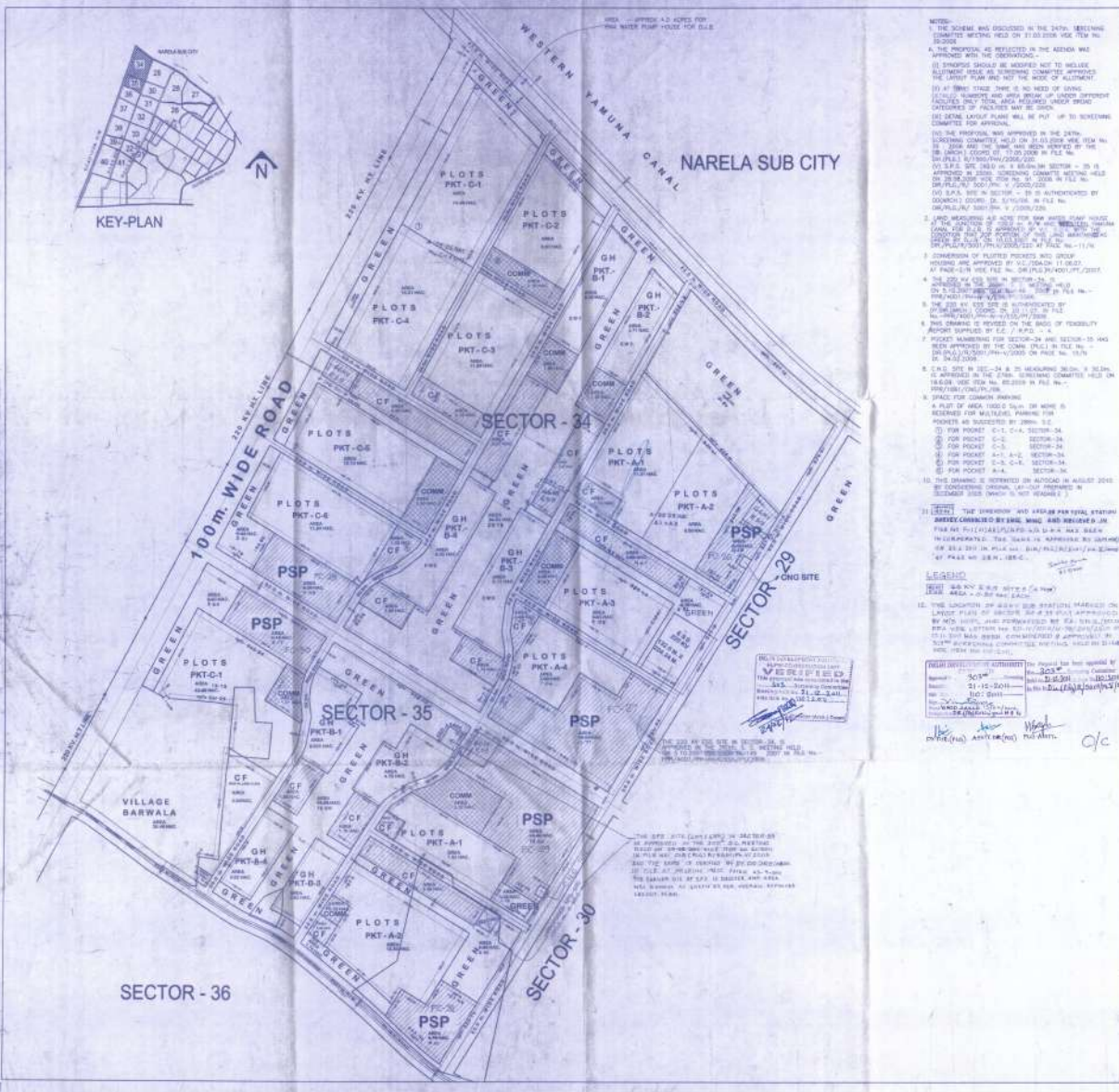
Proposal for consideration: The Public and semi Public facilities (PSP) in some of the approved sector plans of Zone-M have been numbered. Retaining the approved numbering, a consolidated numbering plan is being prepared for naming PSP facilities pockets (FC) in various sectors of Zone-M, Rohini, Ph.-III, IV and V.

Supdtg. Engineer (Electrical)-Elec. Circle -2/DDA has requested for earmarking 4 nos. 66KVgrid Electric Substation in the layout plan of Sector-34 and Sector-35, Rohini, Ph.-V for electrification of these sectors. The proposed modification in the Layout Plan of Sector -35, Rohini, Phase-V incorporating proposed location of 4nos. of 66 KV electric substation with an area of 8000sqm(0.8 hac) each is put up for consideration. The proposed numbering for the PSP Pockets/Facility Centres (FC) in Sector- 27 to Sector - 41 is as reflected in the agenda.

Decision of Screening Committee: The proposal as reflected in the agenda was approved.

Follow up Action: The approved numbering of Public and Semi-Public Pockets/Facilities (FC) in Zone-M will be followed in all future planning designing and execution work. The approved plan will be sent to the engineering Wing(civil) Rohini for demarcation and development, to Land disposal Wing for allotment based on demarcation, to the electrical Wing for electrification of the Sectors.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO ORDINATION UNIT
Approved in 3.03 Screening
Committee Meeting Dt. 21.12.11
vide Item no. 110:2011
By Director (Arch.) Coord
16/02/12



NOTES:

- THE SCHEME WAS SUBMITTED IN THE 24TH BIDDING COMPETITIVE BIDDING MEET ON 21.08.2008 AND THE BIDDING WAS APPROVED WITH THE OBSERVATIONS.
- IF CHANGES SHOULD BE REQUIRED IN THE SCHEME, THE SAME SHALL BE APPROVED BY THE DEVELOPMENT AUTHORITY AFTER CONSULTING THE CONCERNED DEPTTS.
- AT FINAL STAGE THERE IS NO NEED OF OBTAINING APPROVAL FROM THE CONCERNED DEPTTS FOR THE PROPOSED CHANGES.
- THE DETAILED LAYOUT PLANS WILL BE PUT UP TO RECEIVE COMMENTS FOR APPROVAL.
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LEGEND

- RESIDENTIAL (Plotted)
- RESIDENTIAL (Group Housing)
- COMMERCIAL
- RECREATIONAL
- PUBLIC & SEMI PUBLIC FACILITIES
- COMMUNITY FACILITY

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING AND DESIGN

LANDUSE AREA STATEMENT OF SECTOR - 34
A. TOTAL AREA OF SECTOR 34 318.40 HAC
B. LANDUSE BREAKUP OF AREA UNDER SECTOR - 34

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (GROUP)	214.6826	67.45
COMMERCIAL	52.0818	16.35
PUBLIC / SEMI PUBLIC	27.0328	8.49
RECREATIONAL	18.4046	5.78
UTILITIES	26.0022	8.10
TOTAL	318.2040	100

C. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (NET)	132.2418	61.62
COMMON	12.0818	5.73
PUBLIC / SEMI PUBLIC	11.1128	5.37
RECREATIONAL	10.2428	4.84
UTILITIES	15.5628	7.38
TOTAL	171.2422	100

D. DISTRIBUTION OF NET RESIDENTIAL AREA

NET AREA (HAC)	NO.	PERCENTAGE	POPULATION
GROUP HOUSING	212	12.5	1074
INDIVIDUAL HOUSING	222	12.9	1318
TOTAL	434	25.4	2392

E. TOTAL NO. OF PROPOSED DUA IN SECTOR 34 2324
F. TOTAL NO. OF PROPOSED PLOTS 1264
G. TOTAL PROPOSED POPULATION FOR SECTOR 34 14883

LANDUSE AREA STATEMENT OF SECTOR - 35
A. TOTAL AREA OF SECTOR 35 175.00 HAC
B. LANDUSE BREAKUP OF AREA UNDER SECTOR - 35

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (GROUP)	128.1233	72.64
COMMERCIAL	28.8218	16.47
PUBLIC / SEMI PUBLIC	15.8128	9.03
RECREATIONAL	10.2428	5.85
UTILITIES	22.0022	12.57
TOTAL	175.00	100

C. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (NET)	64.0616	36.31
COMMON	5.7618	3.29
PUBLIC / SEMI PUBLIC	7.9068	4.52
RECREATIONAL	5.1218	2.93
UTILITIES	11.0528	6.32
TOTAL	94.9048	53.77

D. DISTRIBUTION OF NET RESIDENTIAL AREA

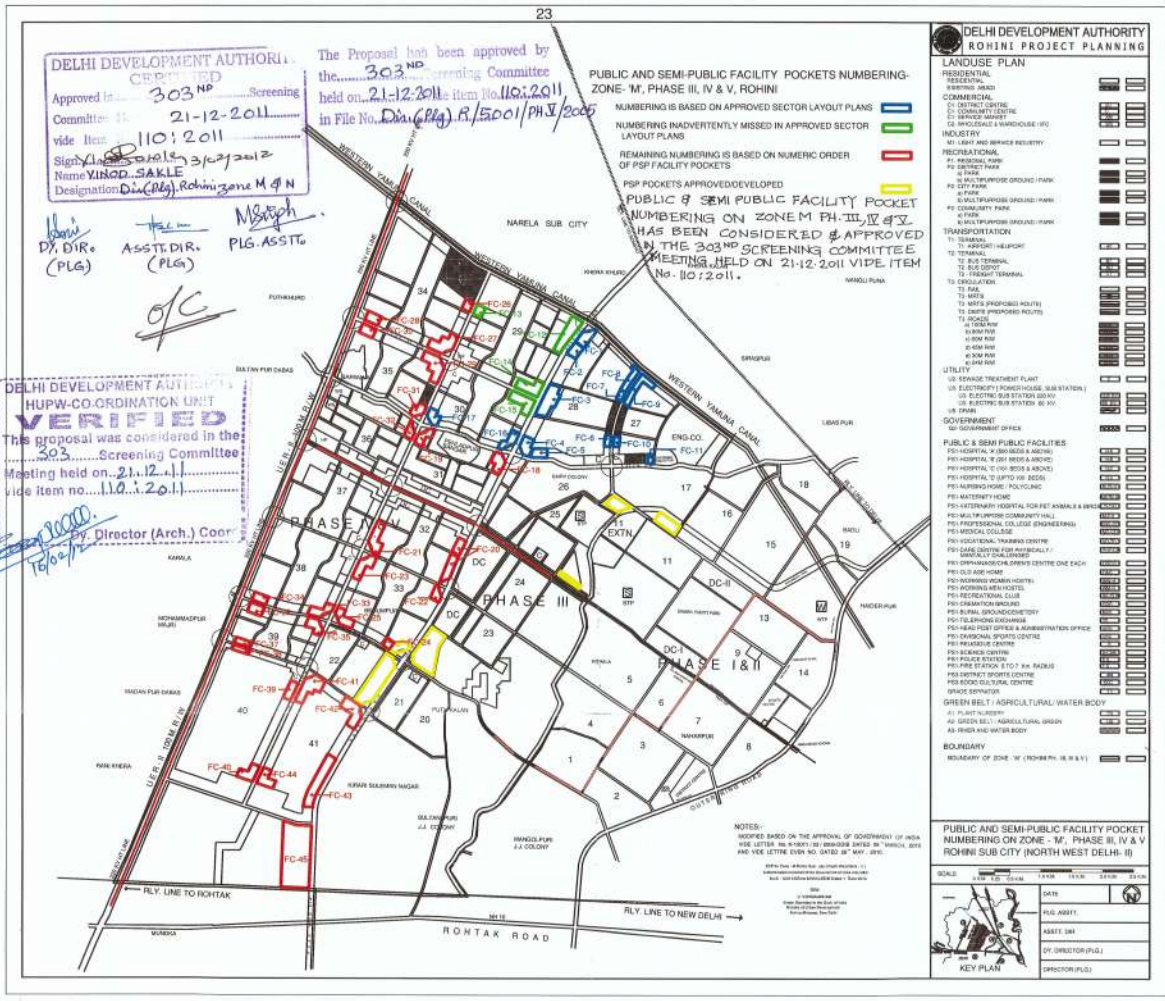
NET AREA (HAC)	NO.	PERCENTAGE	POPULATION
GROUP HOUSING	184	10.5	1597
INDIVIDUAL HOUSING	184	10.5	1867
TOTAL	368	21.0	3464

E. TOTAL NO. OF PROPOSED DUA IN SECTOR 35 1444
F. TOTAL NO. OF PROPOSED PLOTS 722
G. TOTAL PROPOSED POPULATION FOR SECTOR 35 8947

LAYOUT PLAN OF SECTOR - 34 AND SECTOR - 35, PHASE V, ROHINI

DATE: 21.08.08
SCALE: 1:1000
PROJECT NO: 21.08.08
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

224/c



DELHI DEVELOPMENT AUTHORITY
 CIRCULAR
 Approved by 303ND Screening Committee on 21-12-2011
 vide Item No. 110:2011
 Signed by Vinod Sakle 3/12/2012
 Name VINOD SAKLE
 Designation Dir.(PLG), Rohini Zone M & N

The Proposal has been approved by the 303ND Screening Committee held on 21-12-2011 vide item No. 110:2011 in File No. Dir.(PLG) R/15001/PH.IV/2005

PUBLIC AND SEMI-PUBLIC FACILITY POCKETS NUMBERING - ZONE 'M', PHASE III, IV & V, ROHINI
 NUMBERING IS BASED ON APPROVED SECTOR LAYOUT PLANS
 NUMBERING INADVERTENTLY MISSED IN APPROVED SECTOR LAYOUT PLANS
 REMAINING NUMBERING IS BASED ON NUMERIC ORDER OF PSP FACILITY POCKETS
 PSP POCKETS APPROVED/DEVELOPED
 PUBLIC & SEMI-PUBLIC FACILITY POCKET NUMBERING ON ZONE M PH. II, IV & V HAS BEEN CONSIDERED & APPROVED IN THE 303ND SCREENING COMMITTEE MEETING HELD ON 21-12-2011 VIDE ITEM No. 110:2011.

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
VERIFIED
 This proposal was considered in the 303ND Screening Committee Meeting held on 21-12-11 vide item no. 110:2011
 By Director (Arch.) Coord. 16/01/12

Handwritten signatures and initials:
 D.V. DIR. (PLG)
 ASSTT. DIR. (PLG)
 M. Singh
 PLG. ASSTT.
 o/c

**DELHI DEVELOPMENT AUTHORITY
 ROHINI PROJECT PLANNING**

LANDUSE PLAN

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NOTES:
 1. NUMBERING IS BASED ON THE APPROVAL OF GOVERNMENT OF INDIA AND LETTER NO. 10001/101/2005 DATED 18.05.2005 AND VIDE LETTER NO. 10001/101/2005 DATED 18.05.2005.

PUBLIC AND SEMI-PUBLIC FACILITY POCKET NUMBERING ON ZONE - 'M', PHASE III, IV & V ROHINI SUB CITY (NORTH WEST DELHI - II)

SCALE: 1:10000
 DATE: 16/01/12
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 KEY PLAN

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