

Mr. Chandu Bhutia
Director (Planning) MPR
Delhi Development Authority
6th Floor, Vikas Minar,
IP Estate
New Delhi - 110002

Director (Plg.) MPR/TC,
J.D.A. Vikas Minar N. DELHI-2
Dy.No. 3309
Dated 21/5/12

Date: 7th May 2012

Ref: Objection to Changes suggested in J- Zone(South Delhi-II) of Master Plan 2021

Dear Sir,

In response to the above dated advertisement to make public representation in order to provide realistic mid-term corrections and modifications to the master plan policies, norms /standards and the implementation procedure to suit the changing need of the society, specifically in regard to Zone J-South Delhi –II.

I have been residing at the present address and I am a member of the Sainik Farms Western Avenue Residents Welfare Association, I am staying in the land of Village Maidangarhi and I understand the area in question has been shown as a regional park.

I would therefore like to list herein below my **Strongest Objections** and **Suggestions** in regard of the plan, it should be noted that it is surrounded by the IGNOU in the west, making a natural heavily urbanized boundary along with the 100 Meter Road in the South and across the road is the Asola Wildlife Sanctuary.

- 1) Since the entire area is currently residential I wonder how and on what basis this area has been marked in green as a Regional Park. There is no rationale contained in your plan and it appears that the marking of the green area is absurd and without any logical basis. I strongly object to the same, as the entire plan is disorderly and illogical as this is a residential area with thousands of residents. Over 300 houses are members of the Sainik Farms Western Avenue Residents Welfare Association and they are going to be affected in a highly adverse manner, as a result of displacement and stress.
- 2) This area in question is mostly built up and part of the regularization plan of Sainik Farms Western Avenue Residential Welfare Association bearing the following numbers:

Serial No : 67
 SL. No : As per GNCTD list -793
 Registration No : As per GNCTD list -1295

(Record on page 20 of the Draft Zonal Development Plan of 'J' Zone vide item no. 101/2007 dated 19/10/2007.

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- 3) Since, the area in question is part of the residential plan awaiting regularization we suggest that this area should also be declared residential as it is bound by the natural boundaries of IGNOU on one side and 100 Meter Road on the other side.
- 4) This land is all privately owned and I have been paying all applicable property taxes, and it should be noted that all these properties have a government BSES electrical connections.
- 5) Conversion of this area will lead to a massive adverse effect on the local residents and wildlife already having established habitats within the current area, destruction of this will have catastrophic effects on the flora and fauna of this long established natural habitat, it will also create an unsightly Brownfield wasteland site which will not be maintained to the current high standard that is being preserved by the existing residents and Welfare Association.
- 6) Conversion of this area will leave thousands of residents homeless and facing grave financial turmoil many of these residents are elderly or children and no useful purpose will be served towards society in execution of this plan.
- 7) There are over 200 plots of various sizes un-built or partly developed belonging to over 200 different owners/members who are awaiting regularization so as to enable them to develop and thereafter reside herein, this will in turn reduce the existing shortage of suitable housing for residents within South Delhi and help to ease the population-density pressures in heavily urbanized localities within the zone.
- 8) My suggestion is that area east of IGNOU and north of the 100 meter road (Maa Anandmai Marg) should be officially classified as residential. In addition on the other side of the road is the Asola Wildlife Sanctuary providing a sufficient Regional Park.
- 9) I would also like to request that I be given an opportunity to personally meet and present my case, before any further decisions are taken in this matter.

I would like to place my strongest protest to the current plans on record and I am confident that you will make all suitable amendments as I have suggested.

Thanking you

Yours Sincerely

Mandeep Malik

Khasra No. 595
Village Maidangarhi
Lane W-22/C8 Western Avenue
Sainik Farms
New Delhi – 110062

Khasra No. 983/944/623
Village Maidangarhi
Lane W-22/40 Western Avenue
Sainik Farms
New Delhi - 110062