

SEWA II

SOUTH EXTENSION II WELFARE ASSOCIATION (REGD)

Regd No :- S 2117 OF 1962 - 1963

Regd Off :- D 33 South Extension Part 2 , New Delhi 110049

26th April 2012

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To,
Sh. A K Manna
Director (Planning)
DDA Zone (F & H)
4th Floor , Vikas Minar
New Delhi

To,
Sh. Chandu Bhule
Dy Dir (Plg)
DDA Zone (J)
12th Floor , Vikas Minar
New Delhi

To,
Sh. Sabyasachi Das
Director (Planning)
DDA Zone (D)
2nd Floor , Vikas Minar
New Delhi



U. C. Cell & Zone "J"

Sub : Invitation for Review of Master Plan 2021

Review of M.P.D. 2021

Dy. No. 25 Date 3/5/12

Dear Sir ,

Please find below following objection with reference to **South Extension Part 2, New Delhi 49.**

SINCE THESE BUILDINGS HAVE NOT PROVIDED FOR ANY PARKING TO ABSORB THEIR CUSTOMERS & OTHER LAWS ARE BEING VIOLATED , THIS HAS CAUSED EXTREME HARDSHIP ON OUR RESIDENTIAL AREA , HENCE OUR OBJECTIONS & OBSERVATIONS ARE CONSEQUENCE OF THIS SITUATION.

- (A) De-notify & stop all Commercial / Mixed Land use and any other such permission allowing Commercial Activity on Main Road South Extension Part 2 , Delhi 49 , namely Commercial Street D 8 to D 16 and Mixed Land use (being misused as Commercial Street) Block M 1 to M 10 and D 1 to D 7 and Lal Dora , namely Masjid Moth (causing cross traffic in the colony and parking mess in P90-R1)
- (B) Service Road of NDSE 2 to be converted to a parking lot , is strongly objected to MCD RPC letter(s) OSD (RPC) 2011/D-1436 of 18th Jan 11 & OSD(RPC)2012/D-1510 of 22nd March 2012
- (C) Conversion of Our Community Centre into a Barat Ghar is strongly objected and opposed to.
- (D) Parking Lot (with commercial activity) is opposed due to destruction of green belt and increase of Commercialization leading to further chaos in our living standard.
- (E) Shops in Residential Area should be stopped as a huge market exists in our colony.
- (F) Monitoring of Number of Cars parked by PROFESSIONALS in the Colony from whom you have taken charges.
- (G) DDMA (Delhi Disaster Management Authority) , have in their Draft advised of Haphazard Growth in Delhi and Failing of Zoning and Mixed use planning as the Cause of Reasons of Growing Risks in Delhi. Does that cover our area of residence and questioning ??

The reasons of such a demand is substantiated by the True Ground realities being faced by our residents.

Before such commercial activity started over 6+years ago (legal / illegal) , NDSE 2 was a peaceful colony. Prior your legally allowing Commercial Activity / Mixed Land use in our area , once these buildings had illegally reached a certain percentage consequent to which you made 70% as benchmark for declaring Commercial Street. In this context our question to you , is Why did you permit and not seal these building at the first instance when these Residential homes started using their premises for Commercial Activity. Your lack of will to implement Law existing before MPD 2021 , permitted the ruin of NDSE 2 & that lack of implementation of MPD 2021 permitted the Consequences / Questions to crop up which we are highlighting below and the contrary action you have taken vs the image being projected by Delhi Govt.

These Buildings Total 22 @ 22500 sq ft (avg FAR) = 495000 sq ft is the NEW Commercial Area created on the main road of NDSE 2 by way of MPD 2021 , whereas 238700 sq ft of E Block market already exists. is this Master Plan 2021 for Commercialization of Delhi ??

- 1- None of them provide any sort of parking in their premises to even be close to the number of visitors coming to them
- 1a -You have taken charges for conversion and for a specific number of cars / vehicles , how are these being monitored ?
- 2- **Our Entrance to Colony are totally choked with these commercial vehicles , wherein NO EMERGENCY VEHICLE CAN PASS THROUGH or REACH ANY RESIDENT IN TIME.** Will you once again pass this blame to Delhi Police that they should be monitoring and controlling such , even though DDA (primarily for allowing this conversion) and MCD (for not implementing the law) are responsible for creating this Chaos. Is this condition permitted under NDMA guidelines ???
- 2a- In the Day time there are more vehicles in NDSE 2 , than there are at night , so do we assume all NDSE 2 residents work at night and leave for office ?? Or is it that there are NON-RESIDENT / COMMERCIAL Vehicles parking inside the colony ????

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- 3- Before such a law is passed , Town Planner has to work out the load factor of vehicles / resources / pollution factor which will be impacted on account of such a decision.
We would like to know , how many vehicles were calculated as daily visitors to these 22 buildings & what is actual statistic and its paperwork & is there any variance ?
- 4- **FIRE NOC** , your converted main road buildings "may" have obtained FIRE NOC ,
have you obtained a FIRE NOC for THE COLONY ... OR ARE WE NOT IMPORTANT ENOUGH , that you have given a damn to the Free passage of Emergency Vehicles into our Colony ????
- 4a- **What about the AIR - SOUND POLLUTION** , that will be caused on account of this high number of vehicles frequenting every day , have these been monitored for the obnoxious element in the air , in and around NDSE 2. as per Ministry of Environment Guidelines.
- 4b - **What about SEWERAGE / WATER POLLUTION** and requirement of additional burden on the colony ?
Please show how the load has been calculated.
- 4c- **Is there Per Sq km Limitation of Human Population** , which should be adhered to ? If no such criteria has been worked out , does it imply , that DDA will have freedom to keep on Commercializing what ever is left of Delhi Residential area ?? So when can we expect inner lanes of NDSE 2 to also be commercialized in the near future ??? Please let us know.
- 4d - Visitors to these building cause huge traffic build up and result in traffic jams on the main road , thereby causing wastage of FUEL due to idling of the vehicles.
- 4e - Who asked for this Commercial activity , when **E BLOCK MARKET COVERING 238700 sq ft is in existence** ever since this Colony was made , did the Residents Require an Electronic Store / Saree Shop / Training Centre , while these same products exist in the E Block market & there is a huge self sufficient & non obtrusive parking (to residential area) existing for E Block existing which is **UNLIKE** the New Buildings which do not have any provision of any such parking.
- 4f - How is that **Mixed Land use buildings namely M 1 to M 10 and D 1 to D 7** are functioning as Commercial buildings ? Whereas in the MPD 2021 , only D 8 to 15 is notified as Commercial Street which too is under scanner of Hon Supreme Court to be De-Notified. Over 56 different establishments of non-residential character are functioning in all these 22 buildings.
- 4f - You have allowed **Large Banks Branches** to open , which are huge magnets of traffic , this is a similar situation which was created in Greater Kailash Part 1 which resulted in traffic complications in the area , yet these branches were allowed to be opened ?? Whereas Banks existed in E BLOCK market .
- 4g - **Was this conversion meant only for NDSE 2 residents ??** ; obviously not , in such case it is understood visitor has to reach in a vehicle (at time of writing this objection Metro does not exist in NDSE 2) and if commuting has to take place then why NDSE 2 , whu you should not have converted an area like Okhla Industrial Area into Commercial , since no residents would suffer as we are suffering.
Why have you increased suffering of our residents of NDSE 2 ???
- 4h - What is the FAR permitted ?? as there are buildings which are having FAR like new residential FAR and there is no space left to park.
- 5 - **Delhi Govt very proudly is announcing EARTH DAY** , wherein it places advertisement in National Daily asking Citizens to switch off their lights , in order to reduce Global Warming.
And on the absolute contrary its own department DDA . MCD goes ahead and **INCREASES** the **COMMERCIAL ACTIVITY** and there by the **COMMERCIAL ELECTRICAL LOAD** (which is the highest form of consumption vs the existing residential electrical consumption and load) , thus Contributing to Global Warming.

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6- These Conversions are cause of Social problems being faced every day by our residents , as these commercial visitors , park all over the colony (as above we have more vehicles in the colony during day time compared to Night time when residents return home) , in our lanes , there by residents themselves are unable to enter their own lanes / homes , which result in Fights on a daily basis , **WILL DDA ASSUME RESPONSIBILITY IN CASE OF A PROBLEM** ? since it is your decision to permit such commercial activity which is causing these problems.

7- Thanks to you , our identity of a Residential Colony is destroyed and we are now a Residential Colony with a Commercial Feel

7a -And we are now lower priced than neighboring colonies , whereas it is well known we were the most expensive colony in this part of Delhi .

8 - In the year 2011 , **MCD wanted to change our status to Category A from existing Category B** , there were many reasons which we presented objecting to such a change , before the Hon Committee and **ONE of the Main reasons** was that these **Main Road Buildings & Commercial Masjid Moth** are source of nuisance value and of chaos and till this nuisance is not resolved , we will keep on strongly opposing the increase in Category Change.

Our pertinent question to DDA is , that why is it that , you as a Govt Body is willing to loose revenue from 1000+ homes in NDSE 2 , by way of objection to Category Change , and yet allow these offending Commercial Buildings and Lal Dora area to exist , there by allowing residents to object and not give to you increase in House Tax , thus loss in increase of revenue to the Govt of Delhi.

9 - There is absolutely NO respect left by any visitor of our Residential Area as you have left no demarcation / planning / provision for Residents to have their peace and all sorts of Immoral activities take place in our colony besides increase in crime rate.

OBJECTION (B) -

CONVERSION OF SERVICE ROAD OF NDSE 2 , INTO A PARKING LOT

It is indeed surprising to see that DDA at one stage is inviting objections to review the Master Plan 2021 and on the other hand is writing to Delhi Traffic Police through its Remuneration Cell , a letter OSD (RPC) 2012/D-1510 on the 22nd March 2012 asking them to provide NOC to create Chargeable Parking area . In our case Serial No 44 in List of Central Zone covering 1627 metres , for which an NOC is being asked for.

In light of the above facts objection A , wherein MPD 2021 itself being violated , and your permitted buildings are not having any parking in their premises , you are justifying by converting the service road into a parking lot

For the Record , we protest & object such a conversion of the service road into a parking lot.

OBJECTION (C)

BARAAT GHAR in C BLOCK NDSE 2

We are a DLF Colony and somewhere in history , you have taken this over and covertly converted to a **Community Centre** and then into a Baraat Ghar,

What is the basis of this conversion ? You have created a time bomb of high risk due to no safety norms being followed which will one day create a consequence which history will record and blame will rest with DDA and MCD.

There is **ABSOLUTELY NO SPACE** for ANY EMERGENCY VEHICLE to reach as this offending BARAAT GHAR is surrounded by 40 homes and only one entry/exit , which is between Two homes and on road of 15ft.

Do you have NOC from FIRE and POLICE DEPARTMENT before such a Conversion ? IF so , please provide us a copy , after all any such commercial activity requires an NOC , so there is no reason you as a Govt Body would not have taken the same

In case you are not having an NOC , in such case this **Barat Ghar** cannot be permitted to exist.

OR does DDA feel we do not require a recreation centre & neither is our life of any value ?

This Baraat Ghar is objected to and we want this to handed over to the Residents as a Recreation Centre.

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OBJECTION (D)

DESTRUCTION OF PARK IN " E " BLOCK MARKET AND CONVERSION TO SHOPPING COMPLEX cum PARKING LOT

Obviously MPD 2021 has created chaos , else why would you be inviting objections for rectifications same.

In the same context , we object to creation of Shopping Complex on / in the Parking lot which you intend to create in the park of E BLock NDSE 2 ; are you not creating an eye wash in the eyes of the law / general public.

For Record , we are in favor of the parking lot but without any new / additional commercial activity , provided there is no destruction to the Green belt , as this will create more vehicles to enter the area , and will create further and more heightened problems of traffic as being currently faced by conversion of 22 buildings

Parking being suggested is for 1600 vehicles only , which itself is not at all sufficient to absorb all the current vehicles requiring parking at any given moment & yet you are seeking to create another commercial centre.

Further for the record , Chairman of EPCA Dr Bhure Lal has already rejected the said parking lot.

Also , this case is now sub - judice with the Hon High Court through the Market Association , in the same light we also protest such a conversion of our green areas and object to any more strain in our colony by way of any additional commercial activity.

OUR E - MAIL ADDRESSES :  PRESIDENT@SEWA2.ORG /// SECRETARY@SEWA2.ORG


Sincerely ,
SEWA II

For SOUTH EXTENSION II WELFARE ASSOCIATION (REGD)


G S NANDA
President


RAJESH KUMAR
Secretary


Mrs ANITA KALSI
Jt Secretary


CHANDESHWAR PRASAD
Treasurer

BLOCK - REPRESENTATIVES

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK F

BLOCK L

BLOCK M

BLOCK P

BLOCK R


Sewa Singh