

**BEFORE NATIONAL GREEN TRIBUNAL,  
PRINCIPAL BENCH, NEW DELHI**

**O.A No.697 OF 2023**

**IN THE MATTER OF:**

**R. M. ASIF**

**...APPLICANT**

**VS.**

**RAIL LAND DEVELOPMENT AUTHORITY & ORS.**

**...RESPONDENTS**

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**THROUGH**

*A. Indur*

**VISHNU ANAND/ADITI PUNDIR  
COUNSELS FOR RESPONDENT NO.1**

ZEUS LAW ASSOCIATES  
2, Palam Marg, Vasant Vihar,  
New Delhi – 110057

Place: New Delhi  
Date: 12.02.2024

BEFORE NATIONAL GREEN TRIBUNAL,  
PRINCIPAL BENCH, NEW DELHI

O.A No.697 OF 2023

IN THE MATTER OF:

R. M. ASIF

...APPLICANT

VS.

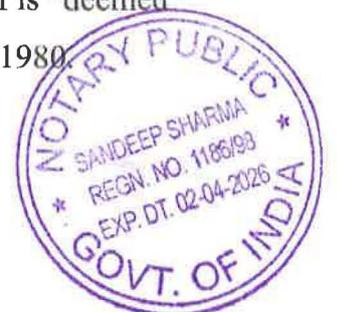
RAIL LAND DEVELOPMENT AUTHORITY & ORS.

...RESPONDENTS

**ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT NO.1 I.E., RAIL LAND DEVELOPMENT AUTHORITY, TO PLACE ON RECORD ADDITIONAL DOCUMENTS.**

I, Pratyus Sinha, working as Joint General Manager/P/NDLS at Rail Land Development Authority (hereinafter referred to as "**Respondent No.1**"), having office at Unit No.702-B, 7th Floor, Konnectus Tower-2, DMRC Building, Ajmeri Gate, New Delhi-110002, do hereby solemnly affirm and states as follows:

1. That I am working as Joint General Manager/P/NDLS with Respondent No.1. I am duly authorised vide Office Order No.1 of 2021 dated 30.04.2021 passed by Respondent No.1. I am well aware of the facts of present case and thus, competent to depose the present affidavit.
2. The Applicant has challenged the Request for Proposal, dated 19.12.2022, bearing No.RLDA/RFP/CD-85 of 2022 (hereinafter referred to as "**said RFP**") issued by Respondent No.1 for grant of lease for mixed use development on combined plot MU4+MU5 +MU6 Railway Land Parcel admeasuring approx. 1,24,000 square meters situated along New Bijwasan Railway Station, Delhi (hereinafter referred to as "**Subject Land**") alleging that the Subject Land or a portion thereof is "deemed forest" and there is violation of Section 2 of Forest Conservation Act, 1980.



THE FOREST (CONSERVATION) AMENDMENT ACT, 2023 DATED  
04.08.2023

3. The Forest (Conservation) (Amendment) Act, 2023 [Act 15 of 2023], hereinafter referred to as “**said Amendment Act**”, was published in the Gazette of India, Extraordinary, Part II, on 04.09.2023. Thereafter, vide publication, dated 02.11.2023, in the Gazette of India, the Central Government notified 1<sup>st</sup> day of December, 2023 as effective date for said Amendment Act.
4. Vide the said Amendment Act:
- A. nomenclature of the Act is changed to THE VAN (SANRAKSHAN EVAM SAMVARDHAN) ADHINIYAM, 1980 [earlier known as Forest (Conservation) Act, 1980];
- B. Section 1A is added/inserted expressly providing the scope of THE VAN (SANRAKSHAN EVAM SAMVARDHAN) ADHINIYAM, 1980 to cover only following land:
- i. the land which has been declared or notified as forest in accordance with provisions of Indian Forest Act, 1927;
  - ii. any other land, which is recorded as forest land, in the government records.

Copy of the said Amendment Act is annexed herewith and marked as **ANNEXURE A-1**.

5. Thus, by virtue of said Amendment Act, the concept of “deemed forest” has been excluded from the scope of said Act.



SUBJECT LAND IS NEITHER DECLARED OR NOTIFIED AS FOREST LAND NOR RECORDED AS FOREST LAND IN THE GOVERNMENT RECORDS.

6. I state that the Subject Land admeasuring 110.07 Hectares at Bijwasan, Sector 21, Dwarka was allotted by the Delhi Development Authority (hereinafter referred to as “DDA”) vide letter No.F35(61)07/IL/84 dated 21.01.2008 for redevelopment of Bijwasan Railway Station. I state that the Subject Land was handed over by DDA to Ministry of Railways on perpetual lease basis for development of Bijwasan Railway Station Mega Project in Year 2009-10. At the time of handing over, the Subject Land was a barren land.
7. The Subject Land was/is never a declared or notified forest land. As per the Revenue records, the Subject Land is situated at Village Bharthala, Brijwasan. The Subject Land was acquired vide Award No.19/86-87 and was handed over to DDA on 22.09.1986. As per Jamabandi for Village Bharthal for the year 2002-2003, DDA is the owner of the Subject Land. Thus, the Subject Land is not recorded as a forest land in the Government records. Copies of proceedings dated 22.09.1986 for acquisition of Subject Land under Award No.19/86-87 alongwith Jamabandi for Village Bharthal for the year 2002-2003 are annexed herewith and marked as **ANNEXURE A-2 (Colly)**.
8. As the Subject Land is neither declared or notified forest land nor is a forest land as per government records, the Subject Land is excluded from the scope of the VAN (SANRAKSHAN EVAM SAMVARDHAN) ADHINIYAM, 1980 [earlier known as Forest (Conservation) Act, 1980].
9. In my Short Affidavit, dated 24.11.2023, I have referred to Clause 1.1.12 of RFP Part-III i.e. Instructions to Bidders and Bid Forms, which was added vide Addendum No.2 dated 20.03.2023. The Respondent No.1 had mentioned and



also extracted Clause 1.1.12 of RFP in the Short Affidavit dated 24.11.2023, however the Addendum No.2 dated 20.03.2023 was inadvertently not filed as an Annexure. Therefore, the Respondent No.1 is placing on record a copy of Addendum dated 20.03.2023 for ready reference of this Hon'ble Tribunal. Copy of Addendum dated 20.03.2023 to the Request for Proposal dated 19.12.2022 is annexed herewith and marked as ANNEXURE A-3.

10. I state that the contents of above paras are true and correct. Nothing material has been concealed from this Hon'ble Tribunal.

*[Handwritten Signature]*

DEPONENT



VERIFICATION

I, Pratyus Sinha, the deponent abovenamed, do hereby verify that the statement of facts contained in the present Affidavit are true and correct on the basis of records maintained by Respondent No.1 in the ordinary course of business.

*[Handwritten Signature]*

DEPONENT



*[Handwritten Signature]*  
IDENTIFIED BY



ATTESTED  
NOTARY PUBLIC  
DELHI (INDIA)  
12 FEB 2024

रजिस्ट्री सं० डी० एल०—(एन)04/0007/2003—23

REGISTERED NO. DL—(N)04/0007/2003—23



# भारत का राजपत्र The Gazette of India

सी.जी.-डी.एल.-अ.-05082023-247866  
CG-DL-E-05082023-247866

असाधारण

EXTRAORDINARY

भाग II — खण्ड 1

PART II — Section 1

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं० 18] नई दिल्ली, शुक्रवार, अगस्त 4, 2023/ श्रावण 13, 1945 (शक)  
No. 18] NEW DELHI, FRIDAY, AUGUST 4, 2023/SRAVANA 13, 1945 (SAKA)

इस भाग में भिन्न पृष्ठ संख्या दी जाती है जिससे कि यह अलग संकलन के रूप में रखा जा सके।  
Separate paging is given to this Part in order that it may be filed as a separate compilation.

## MINISTRY OF LAW AND JUSTICE (Legislative Department)

*New Delhi, the 4th August, 2023/Sravana 13, 1945 (Saka)*

The following Act of Parliament received the assent of the President on the 4th August, 2023 and is hereby published for general information:—

### THE FOREST (CONSERVATION) AMENDMENT ACT, 2023

(No. 15 OF 2023)

[4th August, 2023]

An Act further to amend the Forest (Conservation) Act, 1980.

BE it enacted by Parliament in the Seventy-fourth Year of the Republic of India as follows:—

1. (1) This Act may be called the Forest (Conservation) Amendment Act, 2023.

Short title and commencement.

(2) It shall come into force on such date as the Central Government may, by notification in the Official Gazette, appoint.

69 of 1980.

2. In the Forest (Conservation) Act, 1980 (hereinafter referred to as the principal Act), after the long title and before the enacting formula, the following preamble shall be inserted, namely:—

Insertion of preamble.

"WHEREAS, the importance of forests is to be realised to enable achievement of national targets of Net Zero Emission by 2070 and maintain or enhance the forest carbon stocks through ecologically balanced sustainable development;

AND WHEREAS, Nationality Determined Contribution targets of the country envisage creating carbon sink of additional 2.5 to 3.0 billion tons of CO<sub>2</sub> equivalent by 2030;

AND WHEREAS, the country envisages an increase in the forest and tree cover to one-third of its land area, which is to be given impetus with an enhanced growth trajectory;

AND WHEREAS, India has a rich tradition of preserving forests and their bio-diversity, and, therefore, enhancing forest based economic, social and environmental benefits, including improvement of livelihoods for forest dependent communities is envisaged;

AND WHEREAS, it is necessary to provide for provisions relating to conservation management and restoration of forests, maintaining ecological security, sustaining cultural and traditional values of forests and facilitating economic needs and carbon neutrality."

Amendment of section 1.

3. In section 1 of the principal Act, in sub-section (1), for the words and brackets "Forest (Conservation) Act", the words and brackets "*Van (Sanrakshan Evam Samvardhan) Adhiniyam*" shall be substituted.

Insertion of new section 1A.

4. After section 1 of the principal Act, the following section shall be inserted, namely:—

Act to cover certain land.

'1A. (1) The following land shall be covered under the provisions of this Act, namely:—

(a) the land that has been declared or notified as a forest in accordance with the provisions of the Indian Forest Act, 1927 or under any other law for the time being in force;

(b) the land that is not covered under clause (a), but has been recorded in Government record as forest, as on or after the 25th October, 1980:

Provided that the provisions of this clause shall not apply to such land, which has been changed from forest use to use for non-forest purpose on or before the 12th December, 1996 in pursuance of an order, issued by any authority authorised by a State Government or an Union territory Administration in that behalf.

*Explanation.*—For the purposes of this sub-section, the expression "Government record" means record held by Revenue Department or Forest Department of the State Government or Union territory Administration, or any authority, local body, community or council recognised by the State Government or Union territory Administration.

(2) The following categories of land shall not be covered under the provisions of this Act, namely:—

(a) such forest land situated alongside a rail line or a public road maintained by the Government, which provides access to a habitation, or to a rail, and roadside amenity up to a maximum size of 0.10 hectare in each case;

(b) such tree, tree plantation or reforestation raised on lands that are not specified in clause (a) or clause (b) of sub-section (1); and

(c) such forest land,—

(i) as is situated within a distance of one hundred kilometres along international borders or Line of Control or Line of Actual Control, as the

case may be, proposed to be used for construction of strategic linear project of national importance and concerning national security; or

(ii) up to ten hectares, proposed to be used for construction of security related infrastructure; or

(iii) as is proposed to be used for construction of defence related project or a camp for paramilitary forces or public utility projects, as may be specified by the Central Government, the extent of which does not exceed five hectares in a Left Wing Extremism affected area as may be notified by the Central Government.

(3) The exemption provided under sub-section (2) shall be subject to such terms and conditions, including the conditions of planting trees to compensate felling of trees undertaken on the lands, as the Central Government may, by guidelines, specify.'

5. In the principal Act, section 2 shall be renumbered as sub-section (1) thereof and— Amendment of section 2.

(a) in sub-section (1) as so renumbered,—

(I) in clause (iii), for the words "not owned, managed or controlled by Government", the words ", subject to such terms and conditions, as the Central Government may, by order, specify" shall be substituted;

(II) in the *Explanation*, for the long line occurring after clause (b), the following shall be substituted, namely:—

"but does not include any work relating to or ancillary to conservation, development and management of forests and wildlife, such as—

- (i) silvicultural operations including regeneration operations;
- (ii) establishment of check-posts and infrastructure for the front line forest staff;
- (iii) establishment and maintenance of fire lines;
- (iv) wireless communications;
- (v) construction of fencing, boundary marks or pillars, bridges and culverts, check dams, waterholes, trenches and pipelines;
- (vi) establishment of zoo and safaris referred to in the Wild Life (Protection) Act, 1972, owned by the Government or any authority, in forest areas other than protected areas;
- (vii) eco-tourism facilities included in the Forest Working Plan or Wildlife Management Plan or Tiger Conservation Plan or Working Scheme of that area; and
- (viii) any other like purposes, which the Central Government may, by order, specify."

(b) after sub-section (1) as so renumbered, the following sub-section shall be inserted, namely:—

"(2) The Central Government may, by order, specify the terms and conditions subject to which any survey, such as, reconnaissance, prospecting, investigation or exploration including seismic survey, shall not be treated as non-forest purpose."

Insertion of new section 3C. **6.** In the principal Act, after section 3B, the following section shall be inserted, namely:—

Power of Central Government to issue directions.

"3C. The Central Government may, from time to time, issue such directions, to any authority under the Central Government, State Government or Union territory Administration, or to any organisation, entity or body recognised by the Central Government, State Government or Union territory Administration, as may be necessary for the implementation of this Act."

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DR. REETA VASISHTA,  
*Secretary to the Govt. of India.*

आज दिनांक 22/9/86 को LDC (PS) नदीय के अर्द्ध

अनुसूचित जाति के अर्द्ध नदीय के अर्द्ध

Attended

22/9/86

3	4	5	6	7	8
21	22	8	9/1	12/2/1	13/1
310	0-09	0-16	0-09	0-02	1-16
					1-05

P.T.O

13/3/2	13/4	14	16	17	18/2	23	24
1-02	0-06	2-00	2-14	4-16	3-0	1-06	4-16

4		12					
25/1	25/2	3/4/1	4/1	4/2/2	5/1	5/2	
4-04	0-12	0-06	0-06	4-07	0-14	4-02	

12						
6	7/1/2	7/2/1	14/1	15/1	15/2	16/2
4-16	3-12	0-01	2-01	3-04	1-12	3-16

12				13				
17/1	25/1/1	25/2	26	27	1	2/1	2/2	3
1-00	0-14	2-04	0-05	0-14	4-09	3-16	0-10	1-10

13								
7	8	9/1	9/2	10/1	10/2	10/3	11/1	11/2
3-04	4-16	0-16	3-17	1-17	2-08	0-04	3-16	0-08

13								
12	13/1	13/2	14	15	16	17/1	17/2	18
4-16	0-03	4-10	4-16	4-14	4-16	1-04	3-12	4-12

13								
19	20	21	22	23	24/1	24/2	24/3	25/1
4-16	4-09	4-09	4-16	4-10	3-02	0-09	1-05	0-09

Attended  
 4/16  
 2/19  
 8/16

13									
25/2	26	27	11/1	11/2	19	20	21	22	23
4-00	0-07	0-10	1-07	0-05	3-04	4-16	4-16	4-13	4-17

16								
26	10/1	10/2	11	12	13	18	19	20
0-03	2-08	0-19	4-14	5-04	1-15	2-09	4-16	4-11

17								
21	22	26	1	2	3/1	3/2	4	5/1
4-16	4-00	0-05	4-16	4-16	0-08	4-08	4-07	0-12

P.T. 0

17

5/2 6/1 6/2 7/1 7/2 8/1 8/2 9/1 9/2  
 0-13 3-07 1-09 2-06 2-70 3-0 1-16 0-16 4-0

17

10/1 10/2 11/1 11/2 12/1 12/2 13 14 15/1 15/2 16  
 0-76 4-0 2-18 1-16 2-11 1-18 4-16 4-16 3-0 1-04 4-07

17

17 18 19 20 21/1 21/2 22/1 22/2 23 24/1  
 4-11 4-16 4-16 4-15 3-08 1-08 1-05 3-11 4-13 1-11

17

18

24/2 25 26 27 1 2/1 2/2 3 4 5 6  
 2-11 4-16 0-07 0-08 4-09 0-14 4-02 4-12 4-16 4-16 4-16

18

7 8/1 8/2 9/1 9/2 10/2 11/1 12 13 14  
 4-16 3-18 0-14 3-19 0-13 3-07 1-02 4-16 4-12 4-16

18

15 16/1 16/2 16/3 17/1 17/2 18 19/2 20/1 23 24  
 4-16 1-07 1-04 2-01 1-08 3-03 4-15 4-01 2-03 4-16 4-16

18

31

25 26 27 30 19 20/1 20/2 21/1 21/2 22 23 24  
 4-10 0-01 0-01 0-06 1-02 0-04 0-01 1-09 3-02 4-16 4-16

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3/1 3/2 4-5 6/1 6/2 7 8 9 10/1 10/2  
 3-12 1-01 4-12 4-16 1-13 3-03 4-17 3-05 4-15 1-16 3-0

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11 12/1 12/2 13 14/1 14/2 15/1 15/2 17/1 17/2  
 4-16 1-12 2-09 4-16 1- 3-16 2-08 1-13 2-02 3-11

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18 19 20/1 20/2 21/1 21/2 22 23 24/1  
 4-16 4-14 1-01 3-02 0-07 4-03 4-12 4-16 2-04

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39

24/2 26 27 1/1 1/2 10/1 10/2 11/1 11/2  
 0-06 0-09 0-04 3-08 2-08 1-04 1-05 3-0 1-16



31/12 37 57 1 37 1 37 1 37 1 37 1 37 1  
 37 1 37 1 37 1 37 1 37 1 37 1  
 37 1 37 1 37 1 37 1 37 1 37 1  
 37 1 37 1 37 1 37 1 37 1 37 1  
 37 1 37 1 37 1 37 1 37 1 37 1

22/9/86  
 22/9/86

(K.K. Jagia)  
 22/9/86  
 (Abdul Kalam)  
 PCM

(R.P. Aggarwal)  
 22/9/86 N.T.C. (A.B.)  
 (S.K. Sharma)  
 22/9/86 Pat (A.B.)  
 (Chander Bhan)  
 22/9/86 Teh (S.D.A.)  
 (D.L. Gupta)  
 22/9/86 Kgo (S.D.A.)

Attested  
 UPL  
 22/9/86  
 N.T.C.

The physical possession of land measuring 604 Biswas  
 2 Biswas of village Bhaithal acquired through Award  
 No. 19/86-87 taken over from su. K.K. Jagia N.T. (L.A.) &  
 Simultaneously handed over to su. Chander Bhan Tehsildar  
 D.D.A. at site on 22/9/86. The said land has been  
 acquired under P.D.D. for papau Kalan Scheme.  
 Handled over.

22/9/86  
 N.T. (A.B.)

Taken over.  
 22/9/86  
 Teh. SDA  
 By 22/9/86

Translation from Hindi to English

For the proceedings of possession pertaining to land situated at Village Bharthala Award No. 19/86-87.

Today on 22.09.86 on the basis of the order of LAC (PS) accordingly from the programmer through Ram Chander Patwari (LA) and Abdul Rahim, Peon (L.A) and for possession over the said land duly situated at Village Bharthala which falls under award No. 19/86-87 the same has been requisitioned. The said Authority reached on the spot. On the spot the person who were present namely Sh R.P.Agarwal N.T (L & B) and Sh S.K.Patwari (L B) met at the place of the acquiring land. DDA on its behalf from the said office Mr. Chander Bhan Tehsildar and Mr. D.C.Gupta Kgo (DDA) programmer accordingly all these authorities presented there and on the spot the said land was identified and marked the said land which was already made understand to the authority concerned by showing the present land on the spot. The said land numbers after merged pertaining to the possession award of the said land, the details of which are stated as follows:-

3		4				
21	22	8	9/1	12/2/1	13/1	13/2/2
3-10	0-09	0-16	0-09	0-02	1016	1-05

4							
13/3/2	13/4	14	16	17	18/2	23	24
1-02	0-06	2-00	2-14	4-16	3-0	1-06	4-16

4			4			
25/1	25/2	3/2/1	4/1	4/2/2	5/1	5/2
4-04	0-17	0-06	0-06	4-07	0-14	4-02

12						
6	7/1/2	7/2/1	14/1	15/1	15/2	16/2
4-16	3-12	0-01	2-01	3-04	1-12	3-16

12					13			
17/1	25/1/11	25/2	26	27	1	2/1	2/2	3
1-00	0-14	2-04	0-05	0-04	4-09	3-16	0-10	1-10

13								
7	8	9/1	9/2	10/1	10/2	10/3	11/1	11/2
3-04	4-16	0-16	3-17	1-17	2-08	0-04	3-16	0-08

13								
12	13/1	13/2	14	15	16	17/1	17/2	18
4-16	0-03	4-10	4-16	4-14	4-16	1-04	3-12	4-12

13

19	20	21	22	23	24/1	24/2	24/3	25/1
4-16	4-09	4-09	4-16	4-10	3-02	0-09	1-05	0-09

13

25/2	26	27	11/1	11/2	19	20	21	22	23
4-07	0-07	0-10	1-07	0-05	3-04	4-16	4-16	4-13	4-17

14

16

26	10/1	10/2	11	12	13	18	19	20
0-03	2-08	0-19	4-14	5-04	1-15	2-09	4-16	4-11

16

17

21	22	26	1	2	3/1	3/2	4	5/1
4-16	4-0	0-05	4-16	4-16	0-08	4-08	4-07	0-12

17

5/2	6/1	6/2	7/1	7/2	8/1	8/2	9/1	9/2
0-13	3-07	1-09	2-06	2-10	3-0	1-16	0-16	4-0

17

10/1	10/2	11/1	11/2	12/1	12/2	13	14	15/1	15/2	16
0-16	4-0	2-18	1-16	2-11	1-18	4-16	4-16	3-0	1-04	4-07

17

17	18	19	20	21/1	21/2	22/1	22/2	23	24/1
4-11	4-16	4-12	4-15	3-08	1-08	1-05	3-11	4-13	1-11

17  
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24/2 25 26 27 1 2/1 2/2 3 4 5 6  
2-11 4-16 0-07 0-08 4-09 0-14 4-02 4-12 4-16 4-16 4-16

18  
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7 8/1 8/2 9/1 9/2 10/2 11/1 12 13 14  
4-16 3-18 0-14 3-19 0-13 3-07 1-02 4-16 4-12 4-16

18  
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4-16 1-07 1-04 2-01 1-08 3-03 4-15 4-01 2-03 4-16 4-16

18 19 31 31  
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25 26 27 30 5/1 2/1/1 2/2/1 3/1 3/2/2 1 2  
4-10 0-01 0-01 0-06 1-02 0-4 0-01 1-09 3-02 4-16 4-16

32  
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3/1 3/2 4 5 6/1 6/2 7 8 9 10/1 10/2  
3-12 1-01 4-12 4-16 1-13 3-03 4-07 3-05 4-15 1-16 3-0

32  
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11 12/1 12/2 13 14/1 14/2 15/1 15/2 17/1 17/2  
4-16 1-12 2-09 4-16 1-0 3-16 2-08 1-13 2-02 3-11

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18 19 20/1 20/2 21/1 21/2 22 23 24/1  
4-16 4-14 1-01 3-02 0-07 4-03 4-12 4-16 2-04

23 33 39  
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24/2 26 27 1/1 1/2 10/1 10/2 1/1 1/2

0-06 0-09 0-04 3-08 2-04 1-04 1-05 3-0 1-16

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 2/1 2/2 3/1 3/2 8 9 10 11/2 12 20/1/2  
 3-0 1-16 3-0 1-02 1-0 4-14 4-14 4-06 2-7 1-01

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 20/2/1 26 4/1 5/1/2 5/2/1 5/2/2 6/1  
 0-11 0-02 0-01 1-07 1-08 0-16 1-15

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 15/1 223/1 225/1 5/7/1 521 522 523 525/1  
 0-03 4-05 3-01 428 Them 0-04 1-04 0-03 0-02

Total land as measuring to 604-02 Biswa and the possession L & B through Mr. R.P.Agarwal N.T (L & B) for the measurement thereof, the said land was got done and for the purpose of possession by seeing the structure of the said land it was decided and the time was given. The said place contains standing crops which have sown for its harvesting, necessary permission with required from the authority concerned. At the time of possession and proceedings of possession over the land in question no any kind of objection was done by anybody else on the spot. On the spot the concerned Peon declared loudly on the spot in presence of the Patwari and other relative circle officers.

Other than this, nor any other related senior personnel appeared there so the copying and the amaldaramad papers through the tehsildar Mehrauli Delhi would be concerned or called for. One copy in L & B Dept -II the relative Naib Tehsildar Shri R.P.Agarwal the necessary proceeding on the said land regarding the possession thereof have been completed. The persons present on the spot their signatures were taken on the spot.

22.8.86

Sd/-

(K.K.Jagia)

22.9.86

Sd/-

(Abdul Rahim)

Peon

Ram Chand Patwari LA

22.9.86

Sd/-

Sd/-

(Abdul Rahim)

22.9.86 Peon (LA)

(R.P.Aggarwal)

22.9.86 NTC ( L &amp; B)

Sd/-

(S.K.Sharma)

22.9.86 Pat (L &amp; B)

Sd/-

(Chander Bhan)

22.9.86 The (DDA)

Sd/-

(D.C.Gupta)

22.9.86 Kgo DDA

Attested  
 Sd/-  
 22.9.86  
 NT (LA)

The physical possession of land measuring 604 Bighas 2 Biswas of Village Bharthal acquired through Award No. 19.86-87 taken over from K.K. Jagia N.T. (L.A) & Simultaneously handed over to Sh Chander Bhan Tehsildar D.D.A. at site on 22.9.86. The said land has been acquired under P.D.D for papan Kalan Scheme.

Handed over  
 Sd/-  
 22.9.86  
 N.T. ( L & B)

Taken over  
 Sd/-  
 The DDA  
 Dt 22.9.86

ग्राम - अरधल

राज्य के कृषि विभाग के अधीन आने वाले भू-सूची

Page 10

क्र. सं.	खेती का नाम Cultivable	खेती का मालिक का नाम Name of Poss or Ten with name of Husband and Wife	नाम मालिक का पता Name of Land owner & address	नाम कृषक का पता Name of Cultivator & Address	नाम बांध या सिंचन संपर्क well or other sources of irrigation	क्र. सं. खसरा No. Khassra		क्षेत्रफल वर्ग Area & Kind of Land	सालाना जो मालका को देना पड़ेगा Rent which Cultivator pays-Rate & Amount	खसरा का नाम Hiss & Palamama Hissite and Tarka Bachh	जुआना या संपर्क का नाम Demand with details of revenue cases	बकाला खाता जो अंत में Balance revenue not paid till the end of the year	आय का विवरण विस्तार-परिचय
						प्राचीन खसरा Land Settlement	वर्तमान खसरा Present Settlement						
1	जमीन	राजेश्वर जी लाल शर्मा	राजेश्वर जी लाल शर्मा	देवली विन्हाडा गुआधिकरवा गजवा			16 13	1-15					
							18	2-9					
							19	4-16					
							20	4-11					
							21	4-16					
							22	4-8					
							26	8-5					
							17						
							1	4-16					
							2	4-16					
							3	8-3					
							1	6-8					
							2	4-9					
							51	8-12					
							52	8-13					
							61	3-7					

Control 1/2

1	1	संख्या	देश	12		
1	1	संख्या	देश	$\frac{12}{1}$	19	
2	2	संख्या	देश	$\frac{12}{2}$	22	
3	3	संख्या	देश	$\frac{12}{3}$	216	
4	4	संख्या	देश	$\frac{12}{4}$	30	
5	5	संख्या	देश	$\frac{12}{5}$	146	
6	6	संख्या	देश	$\frac{12}{6}$	216	
7	7	संख्या	देश	$\frac{12}{7}$	44	
8	8	संख्या	देश	$\frac{12}{8}$	44	
9	9	संख्या	देश	$\frac{12}{9}$	216	
10	10	संख्या	देश	$\frac{12}{10}$	40	
11	11	संख्या	देश	$\frac{12}{11}$	216	
12	12	संख्या	देश	$\frac{12}{12}$	146	
13	13	संख्या	देश	$\frac{12}{13}$	211	
14	14	संख्या	देश	$\frac{12}{14}$	172	
15	15	संख्या	देश	13	446	
16	16	संख्या	देश	14	446	
17	17	संख्या	देश	$\frac{15}{1}$	30	
18	18	संख्या	देश	$\frac{15}{2}$	14	
19	19	संख्या	देश	16	4-7	
20	20	संख्या	देश	17	4-11	
				18	4-16	
				19	4-16	
				20	4-15	

Count 9/3

Page 5

1	2	3	4	5	6	7-8		9	10	11	12	13	14
						7	8						
1	1												
मकूर	मकूर		सकल डीलरगार	दिली मिजेर गुणवदर मकूर			17 21 21 22 22 23 24 24 25 26 27 18 2 22		35 18 15 311 413.5 1-11 2-11 4-16 0-0 0-0 6-5 0-4 6-2				

Contd P/ny

Page 11

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	







*Page 28*

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Serial number of entries	Block no.	Name of land owner with name of her/his and village	Name of Land owner & address	Name of Cultivator & Address	Well or other source of irrigation	Last Settlement	Present Settlement	Area & Kind of Land	Rate of water tax and other taxes which Cultivator pays-Rate & Amount	Area to which the title is liable for Patta & Pannana Hathi and Tanna Batti	Amount to which the title is liable for Patta & Pannana Hathi and Tanna Batti	Balance to which the title is liable for Patta & Pannana Hathi and Tanna Batti	Remarks
1			सुरवादी नौलतकनर	दि लली निवासे सावित्रीबाई नौलतकनर				4-1 4-6 3-2 1-1 4-12 4-6 1-13 3-3 6-2 8-8 5-5 1-6 3-8 4-6 1-2 2-8 4-6					

*Contd 1/9*





Photocop Jamabandi  
Villae Bharthala  
Copy Jamabandi Village Bharthal Year 2002-03

Khewat Jamabandi No.	Khatoni No	Name of Patti or side with name of numbardar and revenue	Name of land owner and address	Name of cultivators and addresses	Well or other source of irrigation	No. Khasra		Area and kind of land	Rent which cultivator pays -rate and amount	Share and scale of measurement	Demand with details of revenue cases	Balance Revenue not paid till the end of year	remarks
						Last settlement	Present settlement						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Owner	Owner		the person possessing of the property	Delhi Development Authority owner			16/13 18 19 20 21 22 26	1-15 2-9 4-16 4-11 4-16 4-0 0-5					

						17/1	4-16					
						2	4-16					
						3/1	0-8					
						3/2	4-5					
						4	4-7					
						5/1	0-12					
						5/2	0-13					
						6/1	3-7					
						17/6/2	1-9					
						2/1	2-6					
						1/2	2-10					
						8/1	3-0					
						8/1	1-16					
						9/1	0-16					
						9/2	4-0					
						10/1	0-16					

							10/2	4-0					
							11/1	2-18					
							11/2	1-16					
							12/1	2-11					
							12/2	1-18					
							13	4-16					
							14	4-16					
							15/1	3-0					
							15/2	1-4					
							16	4-2					
							17	4-11					
							18	4-16					
							19	4-16					
							20	4-15					

Photocop Jamabandi  
Villae Bharthala  
Copy Jamabandi Village Bharthal Year

Khewat Jamabandi No.	Khatoni No	Name of Patti or side with name of numbardar and revenue	Name of land owner and address	Name of cultivators and addresses	Well or other source of irrigation	No. Khasra		Area and kind of land	Rent which cultivator pays -rate and amount	Share and scale of measurement	Demand with details of revenue cases	Balance Revenue not paid till the end of year	remarks
						Last settlement	Present settlement						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Owner	Owner		the person possessing of the property	Delhi Development Authority owner			17/21/1 21/2 22/1 22/2 23 24/1 24/2	3-8 1-8 1-52 3-11 4-132 1-11 2-11					

						25	4-16					
						26	0-2					
						27	0-6					
						18/1	4-4					
						2/1	0-14					
						2/2	4-2					
						18/1	4-12					
						4	4-16					
						5	4-16					
						6	4-16					
						7	4-16					
						8/1	4-16					
						8/2	0-14					
						9/1	3-09					
						9/2	0-12					
						10	4-9					

							11	4-9					
							12	4-16					
							13	4-12					
							14	4-16					
							15	4-16					
							16/1	1-7					
							16/2	0-4					
							16/3	2-1					
							12/1	1-4					
							17/2	3-3					
							18	4-15					
							19	4-15					
							20	4-6					
							21	3-14					

Photocop Jamabandi  
Villae Bharthala  
Copy Jamabandi Village Bharthal Year

Khewat Jamabandi No.	Khatoni No	Name of Patti or side with name of numbardar and revenue	Name of land owner and address	Name of cultivators and addresses	Well or other source of irrigation	No. Khasra		Area and kind of land	Rent which cultivator pays -rate and amount	Share and scale of measurement	Demand with details of revenue cases	Balance Revenue not paid till the end of year	remarks
						Last settlement	Present settlement						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Owner	Owner		the person possessing of the property	Delhi Development Authority owner			18/22 23 24 25 26 27 28	4-16 4-16 4-16 4-10 0-1 0-1 0-1					

							29	0-13					
							30	0-6					
							19/1	4-8					
							2	4-16					
							3/1	1-12					
							3/2	2-13					
							4	4-16					
							5	4-16					
							6	4-16					
						Min	7/1	4-12					
						18	7/2	0-4	52-				
							31/17/ 1	0-3	13				
							17/2	4-12					
							13/1 min	0-3					
							13/2	4-11					

							Min					
							14	4-12				
							15	4-16				
							16/1-2	4-16				
							17/1 min	0-16				
							17/2 min	3-16				
							18	4-16				
							19	4-16				
							20	4-0				
							21/1	0-14				
							21/2	3-15				
							22/1	3-0				
							22/2	1-16				
							23/1	1-4				
							23/2	3-12				

							24	4-14					
							25	4-14					
							26	0-1					
							27	0-3					
							28	0-4					
							29	0-6					

Photocop Jamabandi  
Villae Bharthala  
Copy Jamabandi Village Bharthal Year

Khewat Jamabandi No.	Khatoni No	Name of Patti or side with name of numbardar and revenue	Name of land owner and address	Name of cultivators and addresses	Well or other source of irrigation	No. Khasra		Area and kind of land	Rent which cultivator pays -rate and amount	Share and scale of measurement	Demand with details of revenue cases	Balance Revenue not paid till the end of year	remarks
						Last settlement	Present settlement						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Owner	Owner		the person possessing of the property	Delhi Development Authority owner			30/26 17 .. .. 30//1 2/1 2/2	0-10 0-1 0-3 0-1 4-1 ... 0-2					

							3	1-4					
							3/2	3-2					
							4	4-16					
							5	4-16					
							6	4-16					
							7	4-16					
							8	4-16					
							9	4-16					
							10	0-4					
							11	4-2					

Photocop Jamabandi  
Villae Bharthala  
Copy Jamabandi Village Bharthal Year

Khewat Jamabandi No.	Khatoni No	Name of Patti or side with name of numbardar and revenue	Name of land owner and address	Name of cultivators and addresses	Well or other source of irrigation	No. Khasra		Area and kind of land	Rent which cultivator pays -rate and amount	Share and scale of measurement	Demand with details of revenue cases	Balance Revenue not paid till the end of year	remarks
						Last settlement	Present settlement						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Owner	Owner		the person possessing of the property	Delhi Development Authority owner			32/1 2 3/1 3/2 4 5 6/1	4-16 4-16 3-2 1-1 4-12 4-16 1-13					

						6/2	3-3					
						7	4-7					
						8	3-5					
						9	4-15					
						10/1	1-16					
						10/2	3-0					
						11	4-16					
						12/1	1-12					
						12/2	2-9					
						13	4-16					
						32/14/ 1	1-0					
						14/2	3-16					
						15/1	2-8					
						15/2	1-13					
						17/1	2-2					

							17/2	3-11					
							18	4-16					
							19	4-14					
							20/1	1-1					
							20/2	3-2					
							21/1	0-7					
							21/2	4-3					
							22	4-12					
							23	4-16					
							24/1	2-4					
							24/2	0-6					
							26	0-9					
							27	0-4					
							33/1/1	3-8					
							1/2	2-4					

Photocop Jamabandi  
Villae Bharthala  
Copy Jamabandi Village Bharthal Year

Khewat Jamabandi No.	Khatoni No	Name of Patti or side with name of numbardar and revenue	Name of land owner and address	Name of cultivators and addresses	Well or other source of irrigation	No. Khasra		Area and kind of land	Rent which cultivator pays -rate and amount	Share and scale of measurement	Demand with details of revenue cases	Balance Revenue not paid till the end of year	remarks
						Last settlement	Present settlement						
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Owner	Owner		the person possessing of the property	Delhi Development Authority owner			33/10/1 10/1 39/1/1 1/2 2/1 2/2 3/1	1-4 1-5 3-0 1-14 3-0 1-16 3-0					

							3/2	1-2					
							9	1-0					
							9	4-14					
							10	4-14					
							11min	4-16					
							12	2-7					
							20/1	1-11					
							20/2	2-4					
							21	0-18					
							26	0-2					



# RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)

Unit No.702-B, 7th Floor, Konnectus Tower-II, D MRC Building, Ajmeri Gate, New Delhi-110002, Ph.+91-11-23232854, Fax +91-23232835



Annexure A-3

## ADDENDUM NO. 02 Dated. 20.03.2023

(RFP Notice No. RLDA/RFP/CD-85 of 2022 Dated 19.12.2022)

*"Grant of Lease for Mixed-use Development (55% Residential and 45% Commercial) on Combined Plot MU4+MU5+MU6 Railway Land Parcel, admeasuring approximately 1,24,000 Sqm, situated along New Bijwasan Railway Station, Delhi for 99 years Lease period."*

Rail Land Development Authority invites proposals through e-tendering single stage two cover bidding system from interested eligible bidders as per the conditions of Bid Document for **"Grant of Lease for Mixed-use Development (55% Residential and 45% Commercial) on Combined Plot MU4+MU5+MU6 Railway Land Parcel, admeasuring approximately 1,24,000 Sqm, situated along New Bijwasan Railway Station, Delhi for 99 years Lease period."**

The Addendum is issued as per the details given below:

SN	Particulars	Addition/Deletion	Newly Added Clause No. 1.1.12
1	Part-III (ITB and Bid Forms) Clause 1.0 Introduction	Addition of New Clause	"The Forest/ Tree clearances will be required to be obtained as per the Development requirements and as per Unified Building Bye-laws 2016 for Delhi (amended up to date), which will be the sole responsibility of the Bidder including providing land for mandatory transplantation/compensatory plantation as required by applicable laws. RLDA will provide all possible official support in the processing of Forest /tree felling clearance. However, RLDA will not be responsible for any delay whatsoever it may be on this account."

**Note:**

1. Bidders have to download the Bid documents from the e-procurement portal i.e. [www.tenderwizard.in/RLDA](http://www.tenderwizard.in/RLDA) after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
2. All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/ Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.
3. Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned websites and will not be published in

PDF  
Digitally signed by  
HEMANT KUMAR  
Date: 2023.03.20 17:29:51 IST  
Reason: PDF  
Authenticated



Roshan Thakre &lt;roshanthakre95810@gmail.com&gt;

## Advance Service - Additional Affidavit| R.M ASIF VS RLDA & ORS [OS. 697 OF 2023]

1 message

Aditi Pundhir &lt;aditi.pundhir@zeus.firm.in&gt;

Mon, Feb 12, 2024 at 4:28 PM

To: "advasif087@gmail.com" &lt;advasif087@gmail.com&gt;, "BALVINDERBAGGA@GMAIL.COM" &lt;BALVINDERBAGGA@gmail.com&gt;

Cc: Sunil Tyagi &lt;sunil.tyagi@zeus.firm.in&gt;, Vishnu Anand &lt;vishnu.anand@zeus.firm.in&gt;, Naman Dutt &lt;naman.dutt@zeus.firm.in&gt;, Deepti Babel &lt;deepti.babel@zeus.firm.in&gt;, Roshan Thakre &lt;roshanthakre95810@gmail.com&gt;

Dear Sir,

Please find attached the Scan of Additional Affidavit being filed on behalf of RLDA i.e., Respondent No.1 in the captioned matter.

Kindly treat the present email as effective service of the same. This is for your information and records.

Regards,

Aditi Pundhir

Associate



Contact: 2 Palam Marg, Vasant Vihar, New Delhi - 110057, India.

Phone: +91 11 4173 3090 Fax: +91 11 4173 3094

Website: www.zeus.firm.in



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 **Additional Affidavit - R M ASIF vs RLDA.pdf**  
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