

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

O.A. No. 311 OF 2022

IN THE MATTER OF:

Dr. Jeet Singh Yadav

...Applicant

Versus

Govt. of NCT of Delhi & Ors.

...Respondent

INDEX

S. No.	PARTICULARS	PAGE No.
1.	Compliance Affidavit on behalf of Respondent No. 8 (DSI IDC) in compliance of order dated 18.11.2025	1-3
2.	Annexure R8-1: True copy of development plan	4-8
3.	Annexure R8-2: Approval granted by MCD	9-13

Er. AJIT KUMAR
Executive Engineer (Civil)
CD-23, DSI IDC

RESPONDENT NO. 8 (DSI IDC)

Vasudeva Through
Dr. Vikrant Narayan Vasudeva, Adv.

Lochav Mr. Rohit Lochav, Adv.

A2/112 (LGF), Safdarjung Enclave, New Delhi-29

Mob.: +91-9868576256

Email: vikrantvasudeva@gmail.com

Place: New Delhi

Filed on: 10.01.2026

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

O.A. No. 311 OF 2022

IN THE MATTER OF:

Dr. Jeet Singh Yadav

...Applicant

Versus

Govt. of NCT of Delhi & Ors.

...Respondent

**STATUS REPORT ON BEHALF OF RESPONDENT NO. 8
(DSI IDC)**

I, Ajit Kumar S/o Sh. Ashok Kumar Pandey aged about 39 years, working as Executive Engineer , with office at DSI IDC, Technical Centre Building, Wazirpur Industrial Area, Delhi-110052 presently present at New Delhi, do hereby solemnly affirm and sincerely declare as under:-

1. I state that I am the authorized person of the Respondent No. 8 (DSI IDC), as such I am competent to swear this Status Report. I state that I am well acquainted with the facts and circumstances of the case based on records. That nothing material is suppressed thereof.
2. I state that present Status Report is being filed in compliance of the order dated 18.11.2025 passed by this Hon'ble Tribunal in the present case.

3. I state that the pond is situated in Khasra No. 17/27 of revenue village Mundka. The physical possession of the land comprising of this pond has been taken over by the Answering



Ajit Kumar
Er. AJIT KUMAR
Executive Engineer (Civil)
CD-23, DSI IDC

Respondent from Land and Building, Vikas Sadan, ITO, New Delhi on 12.04.2007 on 'as is where is basis.

4. I state that the Respondent No. 8 is currently initiating the process of development of the said land parcel through third parties. True copy of development plan and approval granted by MCD are attached herewith as **Annexure R8-1** and **Annexure R8-2** respectively.

5. I state that the Respondent No. 8 has formulated the action plan for restoration/rejuvenation of the pond situated in Khasra No. 17/27 of revenue village Mundka in the following manner:-

A. Measures to be taken for restoration/rejuvenation with details of the works to be carried out

- i. Cleaning of water Body.
- ii. Fencing embankment around water Body.
- iii. Path around water Body.

B. Budget Allocated

- i. Estimate prepared and under approval.

C. Proposed allotment of works

- i. Allotment of works in progress.

D. Timelines for completion of works

- i. 06 Months.

E. Details of nodal officers deputed for monitoring of the works to ensure timely completion



Er. AJIT KUMAR
 Executive Engineer (Civil)
 CD-23, DSIIDC

i. EE(CD-23), DSIIDC, Technical Centre Building,
Wazirpur Industrial Area, Delhi-110052.

Vasudeva
Identify the Dep. *Wife*
as Signed/For *T. Before me*

Ajit
DEPONENT
ER. AJIT KUMAR
Executive Engineer (Civil)
CD-23, DSIIDC

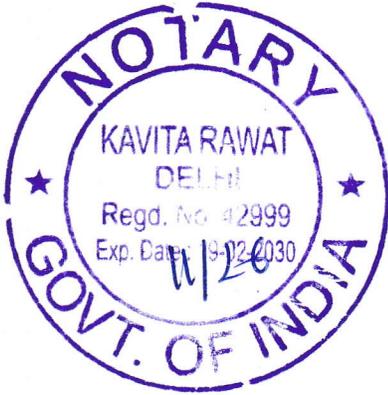
VERIFICATION:

09 JAN 2026

Verified at New Delhi on this ___ day of _____ 2026

that the contents of my above affidavit are true and correct to my
knowledge based on the official records and no part of it is false
and nothing material had been concealed there from.

Ajit
DEPONENT
Er. AJIT KUMAR
Executive Engineer (Civil)
CD-23, DSIIDC



CERTIFIED THAT THE DEPONENT
Shri/Smt *Ajit Kumar*
S/o W/o *Ajit Kumar*
R/o
Identified by Shri/Smt *Vasudeva*
as Solemnly affirmed before me at delh
in at St. No. *11/26* ..
that the contents of the affidavit which have
been read & explained to me are true and
correct to his/her knowledge.

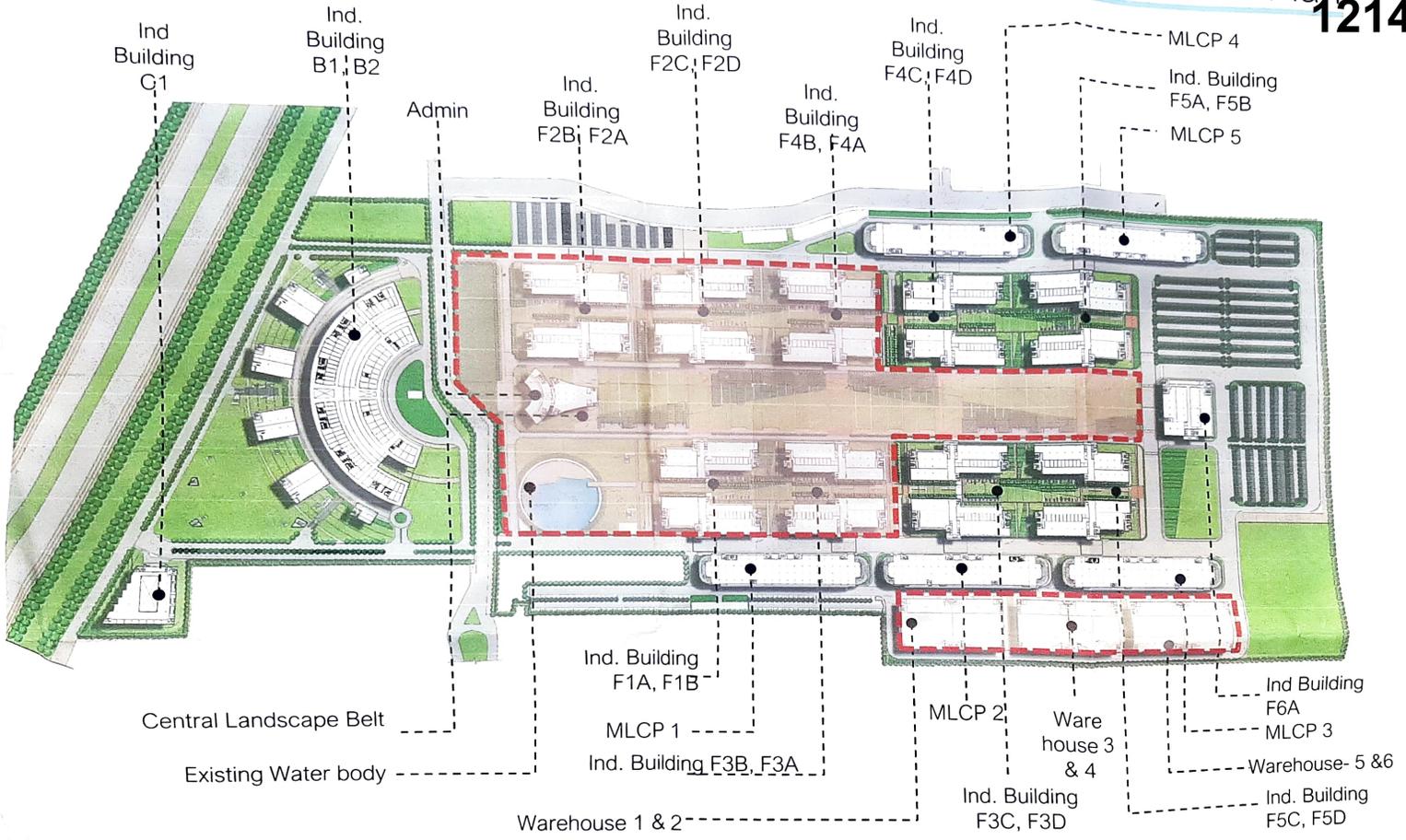
(K)
NOTARY DELHI

09 JAN 2026

BUILDING NO.	BUILDING NAME	COVERED AREA ON GROUND FLOOR	NO OF STOREYS	COVERED AREA ON TYPICAL FLOORS	TOTAL AREA COVD. AREA	HEIGHT OF BUILDING
--------------	---------------	------------------------------	---------------	--------------------------------	-----------------------	--------------------

Rani Khera (Location details)

S.No.	Location	Coordinates (Latitude and Longitude)
1	Rani Khera Site	28.6952839, 77.0280728
2	Plot A	28.6978061, 77.0277177 28.6976814, 77.0379966 28.6927667, 77.0379363 28.6934570, 77.0279782
3	Plot B	28.6939955, 77.0278331 28.6978055, 77.0275588 28.6978123, 77.0263330 28.6933140, 77.0238034



Ind Building C1

Ind. Building B1, B2

Admin

Ind. Building F2B, F2A

Ind. Building F2C, F2D

Ind. Building F4B, F4A

Ind. Building F4C, F4D

MLCP 4

Ind. Building F5A, F5B

MLCP 5

Central Landscape Belt

Existing Water body

Ind. Building F1A, F1B

MLCP 1

Ind. Building F3B, F3A

Warehouse 1 & 2

MLCP 2

Ware house 3 & 4

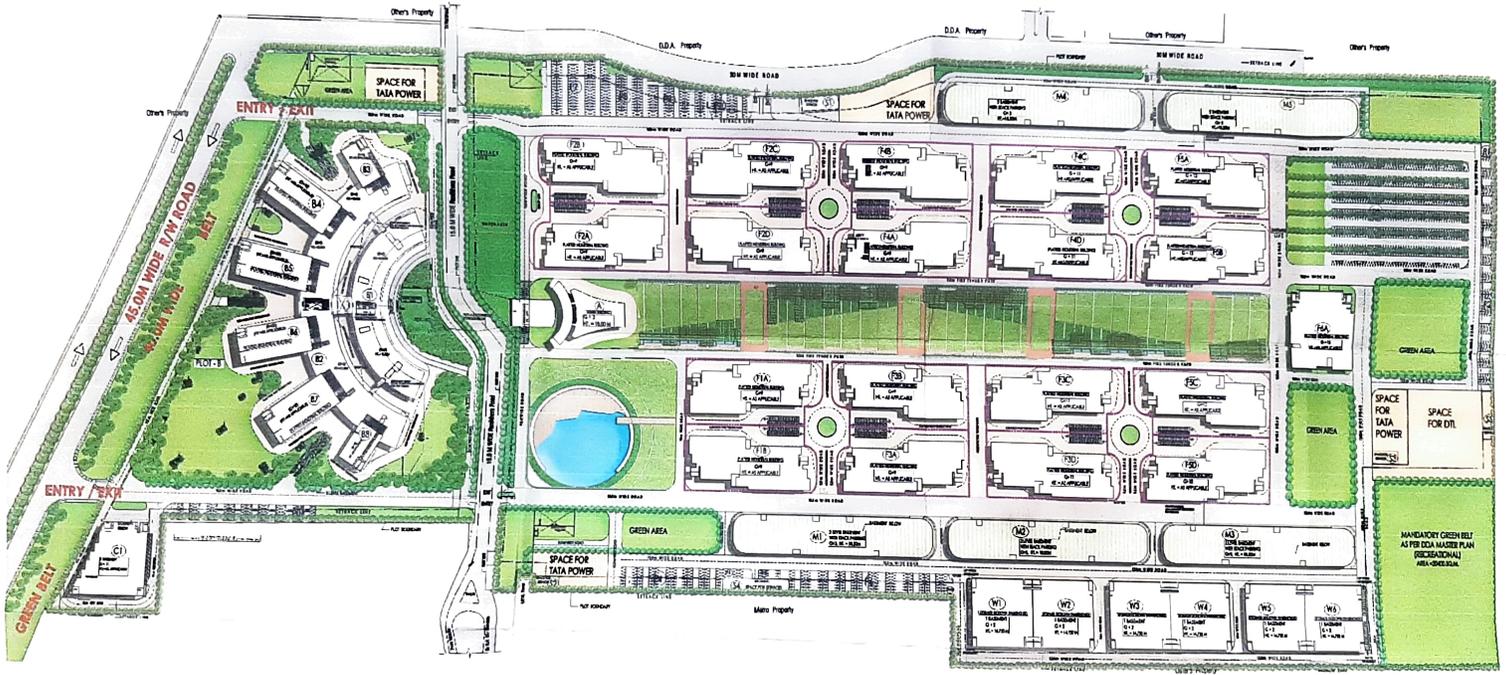
Ind. Building F3C, F3D

Ind Building F6A

MLCP 3

Warehouse-5 & 6

Ind. Building F5C, F5D



Handwritten signature:
 25/11/14
 S.C. (P) (S)

Handwritten signature:
 25/11/14
 S.C. (P) (S)

ANNEXURE R8-2

FORM- B-1

(Chapter 2, Para 2.3)

GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY NORTH DELHI MUNICIPAL CORPORATION

Building Department (HQ) / HQ Zone

File No. 10077512 Dated: 14/01/2021

To,

DSIIDC
EE CIVIL CD-23 DSIIDC TECHNICAL CENTRAL BUILDING WAZIRPUR, DELHI
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **04/11/2020** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **DSIIDC**, Pocket no. _____, Block no. _____, Sector no. _____, Situated in/ at **MULTI LEVEL MANUFACTURING HUB AT RANI KHERA MUNDKA, DELHI**. I have to state that the same has been sanctioned on **31/12/2020** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 13 day of month Jan year 2026.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the NORTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and NORTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. NORTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the NORTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules

10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
11. The thickness of outer walls will be maintained at least 0.23 mt. (9").
12. The basic levels should be got ascertained from the concerned at the site of the construction.
13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following
- i. Plot No. and location
.....
 - ii. Name of lessee/owner
.....
 - iii. Use of the property as per lease deed
.....
 - iv. Date of sanction of Building Plan with No.
.....
 - v. Sanction valid up to
.....
 - vi. Use of different floors and areas sanctioned
.....
 - vii. Name of the Architect & his address
.....
 - viii. Name of the contractor and his address
.....
14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.
15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.
16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.
17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws
18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.
19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

(ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

(iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

(vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relating to dust emission.

(viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented or if auxiliary conditions mentioned above are not complied.

Plot No. DSIIDC Pkt No.

Situated in/at. MULTI LEVEL MANUFACTURING HUB AT RANI KHERA MUNDKA, DELHI
Delhi.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"The building Plan for the proposed Manufacturing Hub was sanctioned by the competent authority subject to deposit of requisite charges. Accordingly, applicant has now deposited the requisite Plan Fee. However, this bldg. plan case has been approved under EODB on the basis of documents/ plans/ details/undertakings etc.uploaded by the architect/owner. As per circulars and guidelines issued by SDMC, the onus for submission of requisite certificates/ documents etc. as required under UBBL/MPD-2021/DMC Act-1957/ relevant regulations as well as drawings or corrected/modified drawings through the online system with their appropriate correctness/ genuineness and preparation of Plans as per prevailing Bye Laws, shall lie with the owner and architect. Since there is no provision of site inspection during the process of sanction as per EODB and UBBL as such existing site status has been relied upon the applicant and architect.

In case any misrepresentation/discrepancy in respect of the provision of MPD, UBBL, Other zoning regulations and statutory requirement are observed at any stage, the sanction shall be deemed revoked and action shall be taken against the owner/architect/engineer/structural engineer as per DMC Act/ Law.

It shall be ensured that provisions of all requisite fire and life safety measures as per guidelines/norms/ approval of DFS in ID 10074865/ UBBL2016 & National Building Code of India Part-IV shall comply in letter and spirit before the occupancy of the building.All the observations of DUAC, DJB AAI etc are to be complied with.It shall be onus on the part of applicant to deposit the IFC of DJB as per their demand and any other charges whatsoever, if noticed at any stage in future.

This sanction granted under EODB shall not be construed to authorize any person to do anything in contravention or against the terms of lease or title of the land or against MPD, any regulations, byelaws, ordinance etc. The proposed building to be occupied only after obtaining prior NOC from all the concerned agencies and getting Occupancy Cum Completion Certificate from the Zonal authorities

"

Encl: One set on sanctioned plan

Yours Faithfully
Assistant Engineer (Building)
HQ /HQ Zone(digital signature)
For Commissioner NORTH DMC

Copy to: (1) E.E. (B)Narela Zone
(2) AA & C (HQ/HQ Zone)

Signature Not Verified
Digitally signed by RAJ
KUMAR GARG
Date: 2021.01.14 11:35:33 IST