

**2636**

**BEFORE THE HON'BLE NATIONAL  
GREEN TRIBUNAL, PRINCIPAL BENCH**

**NEW DELHI**

**O.A. NO. 525 OF 2022**

**IN THE MATTER OF:**

Laxmi ...Applicant

Versus

MOEF&CC & Ors. ...Respondents

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## RESPONDENT NOS. 3, 13 & 14

Through:

Date: 30.08.2025

Place: New Delhi



**AMAN PAWAR &**

**SIDDHANT BUXY**

Advocates

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Enrollment No. CG/233/2013

BEFORE THE HON'BLE NATIONAL  
GREEN TRIBUNAL, PRINCIPAL BENCH

NEW DELHI

O.A. NO. 525 OF 2022

IN THE MATTER OF:

Laxmi

...Applicant

Versus

MOEF&CC & Ors.

...Respondents

**CONSOLIDATED STATUS REPORT IN COMPLIANCE  
OF ORDER DATED 24.07.2025**

I, Ankit Kumar, S/o Sh. Anil Kumar, aged about 38 years, currently posted as Deputy Conservator of Forests (South), Department of Forest and Wildlife, Government of National Capital Territory of Delhi do hereby solemnly affirm as under:

1. That I am the Respondent No. 3 in the present matter. I have also been duly authorised to depose and file the present consolidated status report on behalf of Respondent No. 13 and 14. I am well conversant with the facts of the case. As such I am competent and duly authorized in my official capacity to depose and file the present status report.
2. The present report is being filed in compliance of order dated 24.07.2025 passed by this Hon'ble Tribunal in the captioned matter whereby the Hon'ble Tribunal *inter alia* permitted the filing of a consolidated report with copies of all relevant documents with regard to the status of land in question in the

captioned OA, which is claimed by the Applicant to be encroached forest land.

3. The extent of land claimed by the Applicant in the present OA to be forest land and under encroachment, is as follows:

- i. Khasra No. 848(6-11);
- ii. Khasra No. 963min (2-08);
- iii. Khasra No. 969min (1-11);
- iv. Khasra No. 725(19-11);
- v. Khasra No. 726(12-04);
- vi. Khasra No. 729(04-04);
- vii. Khasra No.730min (02-02);
- viii. Khasra No.731(20-06);
- ix. Khasra No. 956(00-10);
- x. Khasra No. 961 min(07-13);
- xi. Khasra No.954 2/min(08-08)

(extent indicated in bigha - biswa)

The khasra-wise status of the aforesaid land stipulating: a) ownership of land (forest land *vis-à-vis* non-forest land); b) details pertaining to the transfer of the land (to the extent it is a forest land) to forest department; c) extent of encroachment (if any); and, d) Forest department's possession, is tabulated in a chart annexed to this report and marked as **Annexure-1**.

4. The land (to the extent prayed for in the captioned OA), which is vested with the forest department, is in possession of the forest department, except insofar the forest department is prevented from taking possession of such land, by the operation of interim orders of the Hon'ble High Court of Delhi.

5. As permitted by this Hon'ble Tribunal in order dated 24.07.2025, in the captioned matter, all the relevant documents in the

captioned matter are being consolidated and annexed with the present report for the ease of refence and convenience of this Hon'ble Tribunal, as provided hereinbelow:

***Documents to show that the concerned land is forest land***

- 5.1. Notification No. F.10(42)I/PA/DCF /93/2012-17(1) ('**1994 notification**') under Section 4 of the Indian Forest Act, 1927 was issued on 24.05.1994, whereby all forestlands and wastelands which was the property of the government and over which government had proprietary rights, falling within the boundaries as specified in Schedule A of the notification were declared as Reserved Forest. A copy of the notification dated 24.05.1994 under Section 4 of the Indian Forest Act, 1927 is annexed herewith and marked as **Annexure-2**.
- 5.2. Notification No. F1(29)/PA/DC/95 ('**1996 Notification**') issued on 02.04.1996, under section 154 of Delhi Land Reforms Act, 1954, excluded the land specified in Annexure A to Annexure N of the notification, fromvesting in Gaon Sabha and further places the said land at the disposal of Forest Department of Government of National Capital Territory of Delhi for the purpose of creation of reserved forest. This notification was passed pursuant to orders of the Hon'ble Supreme Court dated 25.01.1996 and 13.03.1996 in W.P.(C) 4677/1985. Annexure K to the said notification included the following khasra(s) which are also the subject of the present matter: Khasra No. 848 (6-11); Khasra No. 969



(1-11); Khasra No. 725 (19-11); Khasra No. 726 (12-04); Khasra No. 730 (00-02); Khasra No. 961 (07-13), and Khasra No. 954(08-08).

A copy of notification dated 02.04.1996 under Section 154 of Delhi Land Reforms Act, 1954 is annexed herewith and marked as **Annexure-3**.

5.3. Divisional Commissioner (Revenue Department) filed his affidavit dated 05.04.2019 before this Hon'ble Tribunal in OA No. 58/2013 titled '*Sonya Ghosh v. GNCTD & Ors.*' which *inter alia* contained a joint status report on demarcation and handing over of forest land, and maps prepared after joint survey by forest and revenue officials. The concerned land in the present OA, i.e. Kasra Nos. 848 (6-11), 963 (2-08), 969 (1-11), 725 (19-11), 726 (12-04), 729 (04-04); and 731 (20-06) in Village Bhati, is forest land as per the notifications of 1994 and 1996 read with this affidavit of the revenue department. A copy of affidavit dated 05.04.2019 filed by the Divisional Commissioner before this Hon'ble Tribunal in OA No. 58/2013 titled '*Sonya Ghosh v. GNCTD & Ors.*' along with joint status report and relevant map is annexed herewith and marked as **Annexure-4 (Colly.)**.

5.4. A copy of the relevant revenue record with regard to Khasra No. 848 (6-11), as contained in the compliance report dated 02.06.2025 filed by the SDM, Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-5**.



- 5.5. A copy of the relevant revenue record with regard to Khasra No.963 min (2-08), as contained in the compliance report dated 02.06.2025 filed by the SDM, Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-6**.
- 5.6. A copy of the relevant revenue record with regard to Khasra No.969 min (1-11), as contained in the compliance report dated 02.06.2025 filed by the SDM, Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-7**.
- 5.7. A copy of the relevant revenue record with regard to Khasra No.725 (19-11), as contained in the compliance report dated 02.06.2025 filed by the SDM, Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-8**.
- 5.8. A copy of the relevant revenue record with regard to Khasra No. 729 (04-04), as contained in the compliance report dated 02.06.2025 filed by the SDM, Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-9**.
- 5.9. A copy of the relevant revenue record with regard to Khasra No.730 (00-02), as contained in the compliance report dated 02.06.2025 filed by the SDM, Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-10**.
- 5.10. A copy of the relevant revenue record with regard to Khasra No. 961 min (07-13), as contained in the compliance report dated 02.06.2025 filed by the SDM,



Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-11**.

- 5.11. A copy of the relevant revenue record with regard to Khasra No. 954/2min (08-08) as contained in the compliance report dated 02.06.2025 filed by the SDM, Saket (Respondent No. 2) is annexed herewith and marked as **Annexure-12**.

*Documents to show that forest department is prevented by Court orders from taking possession of forest land in Khasranos. 848 (6-11), 725 (19-11), 726 (12-04), 729 (04-04) and 731 (20-06).*

- 5.12. The land in Khasra Nos. 725 (19-11), 726 (12-04), 729 (04-04) and 731 (20-06) forms suit schedule property in CS(OS) No. 658/2021 titled '*Arun Kumar Jain v. Dy. Conservator of Forest & Ors.*' pending before the Hon'ble Delhi High Court. The plaintiff therein has claimed the suit scheduled property to be his private land vested in him and *inter alia* raised a dispute regarding the demarcation. A copy of the plaint in CS(OS) No. 658/2021 titled '*Arun Kumar Jain v. Dy. Conservator of Forest & Ors.*' is annexed herewith and marked as **Annexure-13**.

- 5.13. The Hon'ble Delhi High Court has passed an interim order dated 13.12.2021 in CS(OS) No. 658/2021 titled '*Arun Kumar Jain v. Dy. Conservator of Forest & Ors.*' to maintain status quo on land in Khasra Nos. 725 (19-11), 726 (12-04), 729 (04-04) and 731 (20-06), and the said status quo order is continuing till date. This is interim order has been passed in a dispute where the



plaintiff is claiming the forest land to be his private land, it has prevented the Forest Department from taking possession over these lands. A copy of order dated 13.12.2021 passed by the Hon'ble Delhi High Court in CS(OS) No. 658/2021 titled '*Arun Kumar Jain v. Dy. Conservator of Forest & Ors.*' is annexed herewith and marked as **Annexure -14**.

5.14. The status of land in Khasra No. 848 (6-11), along with various other khasra numbers, is sub-judice in Writ Petition (Civil) No. 10505/2018 titled '*Anant Raj Limited v. GNCTD & Ors.*' before the Hon'ble Delhi High Court. A copy of Writ Petition (Civil) No. 10505/2018 titled '*Anant Raj Limited v. GNCTD & Ors.*' is annexed herewith and marked as **Annexure-15**.

5.15. Hon'ble Delhi High Court has passed an interim order dated 16.10.2018 in W.P. (C) No. 10505/2018 titled '*Anant Raj Ltd. v. Govt. of NCT of Delhi & Ors.*' to maintain status quo in respect of the subject property, and the said status quo order is continuing till date. A copy of order dated 16.10.2018 passed by the Hon'ble Delhi High Court in W.P. (C) No. 10505/2018 titled '*Anant Raj Ltd. v. Govt. of NCT of Delhi & Ors*' is annexed herewith and marked as **Annexure-16**.

***Documents to show that the forest department has taken possession over land in Khasra Nos. 963(2-08), 969 min (1-11), 961 min (07-13), 954/2 min (08-08).***

5.16. A copy of office order dated 27.09.2018 by the SDM (South) recording the handing over / taking over of

Forest land in South District, including village Bhati, is annexed herewith and marked as **Annexure – 17**.

- 5.17. A copy of notice dated 18.03.2025 of joint program for ground truthing of land in Khasra No. 963, acknowledging that Tatima order has been passed is annexed herewith and marked as **Annexure-18**.
- 5.18. Tatima proceedings with regard to land in Khasra No. 969(1-11) have been completed. A copy of Tatima order dated 03.01.2023 with regard to land in Khasra No. 969(1-11) is annexed herewith and marked as **Annexure-19**.
- 5.19. Tatima proceedings for land in Khasra No. 961 (07-13) have been completed by the revenue department. A copy of Tatima order dated 26.09.2022 for land in Khasra No. 961 (07-13) is annexed herewith and marked as **Annexure-20**.
- 5.20. Tatima proceedings for land in Khasra No. 954 /2min (08-08) have been completed by the revenue department. A copy of Tatima order dated 26.09.2022 for land in Khasra No. 954 /2min (08-08) is annexed herewith and marked as **Annexure-21**.
- 5.21. A copy of Ground Status Report dated 12.08.2025 with regard to land in Khasra Nos. 725 (19-11), 729 (4-4) and 848(6-11) is annexed herewith and marked as **Annexure-22**.
- 5.22. Ground Status Report dated 08.02.2024 with regard to land in Khasra Nos. 963(2-08), 969 min (1-11), 730 (00-02), 961 min (07-13), 954/2 min (08-08) is annexed herewith and marked as **Annexure-23**.

- 5.23. Geo-reference photographs dated 18 August 2025 of the forest land in Khasra Nos. 848, 963, 969, 725, 729, 730, 954, and 961 are annexed herewith and marked as **Annexure-24**.
6. The Respondent No. 3 (present deponent) has been authorized by the Respondent No. 14 to depose the present status report on his behalf as well. A copy of authorization letter dated 28.08.2025 by the Respondent No. 14 (APCCF, GNCTD), authorizing the Respondent No. 3 (DCF, South) to file the present consolidated Status Report is annexed herewith and marked as **Annexure-25**.
7. That the above is submitted for kind perusal of the Hon'ble Tribunal and further directions as may be deemed appropriate by this Hon'ble Tribunal.
8. It is humbly submitted that the respondents have the highest respect and regard for the orders of this Hon'ble Tribunal. The present consolidated status report and its annexure (s) are being placed before this Hon'ble Tribunal for its consideration and further directions, if any.

  
**RESPONDENT**

**Through:**

**Date:** 30.08.2025

**Place:** New Delhi

  
**AMAN PAWAR &  
SIDDHANT BUXY**

Advocates

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Enrollment No. CG/233/2013

ANNEXURE 1CHART OF KHASRA NUMBERS

<b>Sr. No.</b>	<b>Kh. Nos. in OA prayer (extent)</b>	<b>Ref. in Notifications dt. 24.05.1994 (u/S. 4, IFA) and 02.04.1996 (u/S. 154, DLRA)</b>	<b>Kh. Nos. claimed by R7 (through R8-R12) [Order dt. 20/8/24, pr. 10]</b>	<b>Status as per Forest affidavit dt. 22/5/25 (p. 2180-2181)</b>	<b>Status as per Revenue dept. (Compliance report by R2 dr. 02.06.2025) (p. 2354 to 2622)</b>
1.	848 (6-11) <b>OA Sch. Property</b>	02.04.1996 (exclusion from Gaon Sabha) @p.363; LHS; Sr. No. 21	-	Forest land, not in possession, stay order of Delhi HC (Anant Raj Ltd.) @ p. 2333 & 2334	Chain of ownership @p. 2368 & 2639 Ownership is with the forest dept. @ Sr. No. 6; p. 2368
2.	963 min (2-08) <b>OA Sch. Property</b>	24.05.1994 (S. 4) read with Village Map enclosed in Revenue affidavit dated 05.04.2019	M/s Ashson owner (2-0) Hans Foundation owner (4-0)	Forest land is 2-08, Dept. has possession, land falls inside the Hanslok Ashram	Chain of ownership @ p. 2378 to 2383. For 10 bighas and 8 biswas, ownership is with private parties: [min (4-00) is

				<p>with Hansh Ashram @ Sr. No. 9; p.2379 r/w p. 2383.</p> <p>min (6-08) is with other private parties @p. 2383]</p> <p>Ownership of min (2-08) is with the forest dept. @ Sr. No. 25; p.2382 r/w p.2383. (STF Report 2012)</p> <p><b>[Sale deeds:</b> Sale deed dt. 30.04.2015 @ p. p.2429 to 2443; (<u>in favour of Hans Foundation</u>); Sale deed dt. 11.03.2022 @ p. 2444 to 2465; Sale deed dt. 26.05.2022 @p. 2466 to 2482;</p>
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					<p>Sale deed dt. 15.07.2022 @p.2503 to 2521;</p> <p>Sale deed dt. 24.08.2022 @p. 2522 to 2542;</p> <p>Sale deed dt. 10.10.2022 @p.2543 to 2563;</p> <p>Sale deed dt. 14.11.2023 @p. 2564 to 258]</p>
3.	969 min (1-11) <b>OA Sch. Property</b>	02.04.1996 (exclusion from Gaon Sabha) @p.363; LHS; Sr. 26	THF owner (1-0)	Forest land is 1-11, Dept. has possession, land falls inside the Hanslok Ashram	<p>Chain of ownership @p. 2384 to 2386</p> <p>For min (1-0), ownership vests with the Hansh Foundation @ Sr. No. 9; p.2385 r/w p.2386;</p> <p>For min (1-11), ownership vests in the forest dept @ Sr. No. 10; p.2385 r/w p.2386.</p> <p>[Tatima order dated 03.01.2023, passed by SDM (South)]</p>

4.	725 (19-11) <b>OA Sch. Property</b>	02.04.1996 (exclusion from Gaon Sabha) @p.363; LHS; Sr. No. 10	-	Forest land is vacant but not in possession, stay order of Delhi HC (Arun Kr. Jain) @ p. 2330 to 2332; para 8 r/w para 13	Chain of ownership @ p.2358 to 2360 Ownership with forest department @ Sr. No. 7; p. 2359 r/w p.2360.
5.	726 (12-04) <b>OA Sch. Property</b>	02.04.1996 (exclusion from Gaon Sabha) @p.363; LHS; Sr. No. 11	-		
6.	729 (04-04) <b>OA Sch. Property</b>	24.05.1994 (S. 4) read with Village Map enclosed in Revenue affidavit dated 05.04.2019	-		Chain of ownership @ p. 2361 to 2362 Ownership with forest department @ Sr. No. 8; p.2361. [as per STF report dated 2012]
7.	731 (20-06) <b>OA Sch. Property</b>	24.05.1994 (S. 4) read with Village Map enclosed in Revenue affidavit dated 05.04.2019	-		-

8.	730 (00-02) <b>OA Sch. Property</b>	02.04.1996 (exclusion from Gaon Sabha) @p.363; LHS; Sr. No. 12	M/s. RGSB owner (1-17)	Forest land is 00-02, vacant land but not in possession due to pending tatima.	Chain of ownership @ <b>p.2363 to 2367</b>  5 bighas – 17 biswas are in possession of private parties [min (1-17) with RGSB State Pvt. Ltd. @ <b>Sr. No. 12; p. 2365;</b> min (4-00) with Gurbaksh Rai @ <b>Sr. No. 17; p. 2366]</b>  For 2 biswas, ownership is with Forest Dept. @ <b>Sr. No. 6; p. 2364 r/w p.2367.</b>
9.	956 (00-10) <b>OA Sch. Property</b>	24.05.1994 (S. 4) read with Village Map enclosed in Revenue affidavit dated 05.04.2019	-	Non-forest land	-
10.	961 min(07-13) <b>OA Sch.</b>	02.04.1996 (exclusion from	M/s RGSB owner (2- 1)	Forest land is 7-13, Dept. has possession, land falls inside the Hanslok Ashram	Chain of ownership @ <b>p.2373 to 2377</b> For 7 bighas and 14 biswas, ownership is with private parties [min (5-13) is

	<b>Property</b>	Gaon Sabha) @p.363; LHS;			with Ashon Pvt. Ltd. @ Sr. No. 11; <b>p.2375 r/w p.2377.</b> min (2-01) is with RGSB Estate Pvt. Ltd. @ Sr. No. 12; p. 2375 r/w <b>p.2377.]</b>  For 7 bighas and 13 biswas, ownership is with forest dept. @ Sr. No. 13; p. <b>2376 r/w p. 2377.</b> [Tatima order dated 26.09.2022 passed by SDM (South)]]
11.	954/2 min (08-08)	02.04.1996 (exclusion from Gaon Sabha) @p.363; LHS; Sr. No. 27	M/s RDG owner (7- 11)	Forest land is 8-8, entirely in possession of Forest Dept.	Chain of ownership @p. 2370 to 2372 min (7-11) is in ownership with RDG Estate Pvt. Ltd. @Sr. No. 8; p.2371 <b>r/w p.2372.</b>  min (0-17) is with Sarkar Daulatmadar <b>@ p.2372.</b>

					min (08-08) is with the forest dept. @ <b>Sr. No. 9; p.2371 r/w p. 2372.</b> [Tatima order dated 26.09.2022 passed by SDM (South)]
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\*Extent indicated in Bigha-Biswa

रजिस्ट्री सं. डी.एल.-33002/94  
REGISTERED NO. D.L.-33002/94

भारत सरकार  
GOVERNMENT OF INDIA

दिल्ली राजपत्र  
Delhi Gazette

प्राधिकार से प्रकाशित

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EXTRAORDINARY

सं. 73]  
NO. 73]

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DELHI, TUESDAY, MAY 24, 1994/JYAISTHA 3, 1916

[पं. आर. डी. सं. 111  
[P. R. D. NO. 111

भाग IV  
PART IV

राष्ट्रीय राजधानी राज्य क्षेत्र, दिल्ली सरकार  
GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

कार्यालय आबकारी आयुक्त

अधिसूचना

दिल्ली, 24 मई, 1994

सं. एफ. 10(32)/89-90/आई.एम.एफ.एल./आबकारी-2606-99:—दिल्ली शराब लाइसेंस नियमावली, 1976 के नियम 33 के उपनियम 12 के खण्ड (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए तथा राष्ट्रीय राजधानी क्षेत्र दिल्ली शासन, दिल्ली के उपराज्यपाल के पूर्व अनुमोदन से बुद्ध पूर्णिमा के पर्व पर 25 मई, 1994 (बुधवार) को "मद्य-निषेध दिवस" के रूप में घोषित किया जाता है।

2. यह अधिसूचना राष्ट्रीय राजधानी क्षेत्र दिल्ली शासन में स्थित सभी आई.एम.एफ.एल. व देशी शराब की दुकानों पर लागू होगी, जहां मदिरा विक्रय की जाती है।

ए.सी. खेर, आबकारी आयुक्त, दिल्ली

OFFICE OF THE COMMISSIONER OF  
EXCISE

NOTIFICATION

Delhi, the 24th May, 1994

No. F. 10(32)/89-90/IMFL/Ex/2606-99.—In exercise of the powers conferred under clause (a) of Sub-Rule (12) of Rule 33 of the Delhi Liquor Licence Rules, 1976 and with the prior approval

of Lt. Governor of the National Capital Territory of Delhi, it is hereby ordered that 25th May, 1994 shall be observed as 'DRY DAY' in the National Capital Territory of Delhi on account of 'BUDH PURNIMA'.

2. This notification shall be applicable to all retail shops of IMFL/Country Liquor, selling liquor in the National Capital Territory of Delhi.

A. C. KHER, Commissioner  
of Excise, Delhi.

विकास विभाग

अधिसूचनाएं

दिल्ली, 24 मई, 1994

सख्या नं. फाइल 10(42)/I/पी.ए./उ.व.स./93/2012(I)—भारतीय वन अधिनियम, 1927 (1927 का अधिनियम क्रमांक 16) की धारा 4 के उपबन्धों के अनुसरण में राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली के उप राज्यपाल एतद्वारा निम्न "क" अनुसूची में उल्लिखित भूमि को आरक्षित वन घोषित करते हैं।

अनुसूची — "क"

सारी वन भूमि तथा बंजर भूमि की जो सरकार की सम्पत्ति है या जिस पर सरकार का मालिकाना अधिकार है।

1. राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली में उत्तरी पहाड़ी (रिज) की विभिन्न दिशाओं में सीमाएं
- उत्तर में : जुबली हाल, सरकारी पेट्रोल पंप, मस्जिद, मालरोड।  
दक्षिण में : पुरानी जी.टी. रोड तथा रानी झांसी मार्ग का चौराहा, पुरानी सब्जी मंडी।  
पूर्व में : माल रोड, राजपुर रोड, दिल्ली नगर निगम के कार्यालय के पीछे।  
पश्चिम में : बर्फखाना, मल्कागंज, धोबीघाट, और विश्व विद्यालय मार्ग।

(अनुमानित क्षेत्रफल 87 हैक्टर)

2. राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली में मध्यवर्ती पहाड़ी (रिज) की विभिन्न दिशाओं में सीमाएं
- उत्तर में : लिक रोड के साथ संस्थागत एरिया।  
दक्षिण में : धोला कुआं, मिलिटरी फार्म, सरदार पटेल मार्ग।  
पूर्व में : मंदिर मार्ग, संस्थागत एरिया तथा विलिंग्डन क्रैसेंट अस्पताल।  
पश्चिम में : इंदर पुरी रोड, एंव नारायणा औद्योगिक क्षेत्र।

(अनुमानित क्षेत्रफल 864 हैक्टर)

3. राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली में दक्षिण मध्यवर्ती पहाड़ी (रिज) की विभिन्न दिशाओं में सीमाएं।
- उत्तर में : कुतुब संस्थागत एरिया।  
दक्षिण में : बसंत कुंज, किशन गंज।  
पूर्व में और पश्चिम में : अरविंद मार्ग, नजारिकां बाग।  
पश्चिम में : जवाहरलाल विश्वविद्यालय रोड, बसंत कुंज, महरोली।

(अनुमानित क्षेत्रफल 626 हैक्टर)

4. राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली में दक्षिण पहाड़ी (रिज) की विभिन्न दिशाओं में सीमाएं।
- उत्तर में : पावर लाइन, महिपालपुर से सुलतान गौरी, मकबरा तक टेलीफोन लाइन, सुलतानपुर, गौरी मकबरा से मेन पावर लेन व रोड के चौराहे तक घटोरनी की पश्चिमी सीमा, आया नगर की पश्चिमी सीमा, जौनपुर की दक्षिण सीमा, असोला गांव की पूर्वी सीमा, शाहपुर की पूर्वी सीमा, चांदन होला की पूर्वी सीमा, सतवड़ी की पूर्वी सीमा, मैदान गद्दी की पूर्वी सीमा, नायावसराय की दक्षिणी सीमा, देवली की दक्षिणी सीमा, पूर्वी सीमा तथा आदिलाबाद के खंडहरों।

दक्षिण में : हरियाणा राज्य की सीमा।

पूर्व में : सूरज कुंड रोड तथा हरियाणा राज्य की सीमा।

पश्चिम में : हरियाणा राज्य रजोकरी की पूर्वी सीमा, मलिकपुर करोही वरंगपुरी की पूर्वी सीमा।

(अनुमानित क्षेत्रफल 6200 हैक्टर)

## DEVELOPMENT DEPARTMENT

## NOTIFICATIONS

Delhi, the 24th May, 1994

No. F.10(42)-I/PA/DCF/93/2012-17(I)—In pursuance of the provisions of Section-4 of the Indian Forest Act, 1927 (Act No. 16 of 1927) the Lt. Governor, of National Capital Territory of Delhi hereby declares the lands mentioned in Schedule 'A' below as reserved forest.

## SCHEDULE 'A'

All forest lands and wastelands which is the property of the government of over which government has proprietary rights in:

- |   |          |  |
|---|----------|--|
| I. Northern Ridge in National Capital Territory of Delhi, surrounded on | North by | Jubilee Hall, Govt. Petrol Pump, Masjid, Mall Road.  |
|   | South by | Crossing of Old G.T. Road and Rani Jhansi Marg, Old Subzi Mandi.   |
|   | East by  | Mall Road, Rajpur Road, Behind MCD Office.   |
|   | West by  | Ice Factory, Malka Ganj, Dhobighat, and University Road.   |
| (Approximate area 87 ha.)   |          |  |
| II. Central Ridge in NCT of Delhi, surrounded on                        | North by | Link Road along Institutional area.  |
|   | South by | Dhaulakuan Military Farm, Sardar Patel Marg  |
|   | East by  | Mandir Marg, Institutional area and Willingdon Crecent.  |
|   | West by  | Indrapuri Road and Naraina Industrial area.  |
| (Approximate area 864 ha.)  |          |  |
| III. South Central Ridge in NCT of Delhi, surrounded on                 | North by | Qutab Institutional area.  |
|   | South by | Vasant Kunj, Kishan Ganj.  |
|   | East by  | Aurobindo Marg, Nazarika Bagh.   |
|   | West by  | Jawahar Lal University Road, Vasant Kunj, Mehrauli.  |
| (Approximately area 626 ha.)  |          |  |
| IV. Southern Ridge in NCT of Delhi                                      | North by | Power line from Mahipalpur to Sultan Gauri Tomb, Telephone Line from Sultan Pur Ghauri Tomb to crossing of Main Power Line & Road, Western Boundary of Ghatorni, Western boundary of Aya Nagar, Southern Boundary of Jaunapur, Southern Boundary of Fatehpur Beri, Eastern Boundary of Asola Village, Eastern Boundary of Shahpur, Eastern Boundary of Chandanhola, Eastern Boundary of Satbari, Eastern Boundary of Maidan Garhi, Southern Boundary of Naib Sarai, South Eastern Boundry of Deoli and Adilabad ruins. |
|   | South by | State of Haryana.  |
|   | East by  | Surajkund Road and State of Haryana.   |

West by State of Haryana, Eastern Boundary of Rajokari, Eastern Boundary of Malikpur, Kohi & Rangpuri.

(Approximate area 6200 ha.)

संख्या फाइल 10(42)/I/पी.ए./उ.व.स./93/2018-23(II).—भारतीय वन अधिनियम, 1927 (1927 की अधिनियम संख्या 17) की धारा 4 की उपधारा 1 के खंड (ग) के अनुसरण में राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली के उप राज्यपाल अतिरिक्त जिला मजिस्ट्रेट (ए.डी.एम.) को राजपत्र की अधिसूचना संख्या एफ. 10(42)/I/पी.ए./उ.व.स./93(I) दिनांक 24 मई, 1994 में वर्णित सीमाओं के भीतर पड़ने वाली भूमि में या उस पर होने वाले वन उत्पाद में या उस पर किसी व्यक्ति के किन्हीं अधिकारों के अस्तित्व स्वरूप एवं विस्तार को निर्धारित करने एवं भारतीय वन अधिनियम, 1927 के अध्याय 2 में दी गई व्यवस्था के अनुसार उसे निबटाने के लिये बन्दोबस्त अधिकारी सहर्ष नियुक्त करते हैं।

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली के उपराज्यपाल के आदेश एवं नाम से,

जी.सी. जोशी, उप सचिव

No. F. 10(42)-I|PA|DCF|93|2018-23 (ii).— In pursuance of the provision of clause (c) of sub-section (1) of section 4 of the Indian Forest Act, 1927 (Act No. 16 of 1927), the Lt. Governor of National Capital Territory of Delhi is pleased to appoint A.D.M. (Revenue) to be the Forest Settlement Officer to enquire into and determine the existence, nature and extent of any rights alleged to exist in favour of any person in or over any land comprised within such limits, as notified vide Notification No. 10(42)-IPA|DCF|93|(I)

dated 24th May, 1994 or in or over any forest produce and to deal with the same as provided in Chapter II of the Indian Forest Act, 1927.

By order and in the name  
of the Lt. Governor of  
National Capital Territory  
of Delhi.

G. C. JOSHI, Dy. Secy.

REVENUE DEPARTMENT

NOTIFICATION

Delhi, the 2nd April, 1996

No. FI(29) PA DC/95.—Whereas the Supreme Court of India in I.A.No. 18 and 22 in Writ Petition (Civil) No. 4677/85 M.C. Mehta V/s Union of India & Others in their orders dated 25-1-96 and 13-3-96 have directed that uncultivated surplus land of Gaon Sabha falling in "Ridge" may be excluded from vesting in Gaon Sabha u/s 154 of the Delhi Land Reforms Act, 1954 and made available for the purpose of creation of Reserved Forest.

Now, therefore, in exercise of powers conferred u/s 154 of the Delhi Land Reforms Act, 1954 (8 of 1954), the Lt. Governor of National Capital Territory of Delhi, hereby declares the uncultivated land of Gaon Sabha specified in Column 'III' and Annexure 'A' to 'N' Annexed hereto, situated in Southern Ridge in respect of Villages mentioned in Column 'II' of table given below as surplus land and excludes the same from vesting in Gaon Sabha and further places the said land at the disposal of Forest Department of Government of National Capital Territory of Delhi.

S. Name of Village Quantum of Gaon Sabha land covered in ridge as declared surplus and placed at the disposal of Forest Deptt. for afforestation  
(in Bighas & Biswas)

I	II	III
1.	Nebsarai	466-10 (Details at Annexure-'A')
2.	Chatterpur	225-10 ( " " -'B')
3.	Maidangarhi	4263-02 ( " " -'C')
4.	Dera Mandi	9412-05 ( " " -'D')
5.	Asola	8387-06 ( " " -'E')
6.	Pulpehlad	99-04 ( " " -'F')
7.	Devli	5175-06 ( " " -'G')
8.	Rangpuri	1365-05 ( " " -'H')
9.	Ayanagar	4121-02 ( " " -'I')
10.	Rajokri	3106-01 ( " " -'J')
11.	Bhatti	11101-19 ( " " -'K')

I	II	III
12.	Ghitorni	732-14 ( " " -'L')
13.	Saidulazab	65-19 ( " " -'M')
14.	Jonapur	1979-13 ( " " -'N')
Total in Bighas		50,480-16
		or
Total in Acres		10517-10

By order and in the name of the Lt. Governor of the National Capital Territory of Delhi.

G.S. PATNAIK, Secy

ANNEXURE-'A' (1 to 2 Pages)

Village NEB Sarai, Tehsil Mehrauli, Delhi,  
Gram Sabha Land Under Notified Ridge

Khasra No.	Area
1	1-8
2	3-12
3	5-9
4	4-16
5	5-10
6	4-18
7	4-16
8	4-16
9	4-16
10	4-16
11	2-10
12	4-03
13	4-16
14	4-16
15	4-16
16	4-16
17	4-16
18	4-16
19	2-16
20	5-4
21	1-11
22	6-4
23	4-16
24	4-16
25	4-16
26	6-8
27	6-18
28	4-16
29	2-17
30	5-0
31	3-5

Attested

Financial Officer  
Deptt. of Publication  
M/s U D Delhi-54

Kh. No.	Area	Kh. No.	Area	Remarks
1790	4-16	775	1-4	
1791	4-16	810	1-19	
1795	2-18	1080	0-12	
1798	4-16	1109	1-16	
1799	4-16	1111	1-7	
1800	4-16	1113 Min	2-5	
1808	4-16	1138/2 Min	3-10	
1809	4-16	1205	1-10	
1810	4-16	1206	1-10	
1811	4-16	1207	2-2	
1812/1	4-16	1208	2-8	
1814	2-12	1209	3-3	
1815	2-03	1215	0-12	
1817	1-18	1250	0-11	
1819	5 08	2076/1276	0-18	
1820	4-16	2078/1278	0-7	
1821	4-16	1312	1-4	
1822	4-16	1426	0-9	
1829	4-16	1488	1-0	
1830	4-16			
1831	4-16			
1832	4-16			
1837/1	1-07			
1839	4-19		55-17	
1840	4-16			
1841	4-16	1489	3-4	
1842	4-16	1490	1-11	
1843	4-16	1507	4-4	
1844	4-16	1538	3-16	
1845	4-16	1539	0-19	
1846	4-16	1971/1737 Min	1-16	
	1888-12	1758	1-4	
	1217-09	1876	7-4	
		1880	10-2	
<b>TOTAL</b>	<b>3106-01</b>	1887	16-16	
		1888	1-2	
		521	0-18	
		595	1-2	
		659 Min	5-6	
		666	12-7	
		739	1-2	
		742 Min	0-4	
		767	2-3	
		1071	7-10	
		1072	0-18	
		1218	0-17	
		1274	0-12	
		1275	1-5	
		1283	1-9	
		1292	1-6	
		1293	0-6	
		1295	0-15	
		1296	3-19	
			7-0	

## ANNEXURE—'K' (1 to 7 Pages)

VILLAGE : BHATTI, TEHSIL MEHRAULI  
GRAM SABHA LAND UNDER RIDGE  
NOTIFIED AREA

Khasra No.	Area	Remarks
511	10-5	
517	2-13	
518	0-2	
519	1-14	
520	2-19	
659 Min	5-0	
867	3-0	
759	2-7	
771	0-10	

Attested

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18/3/12

Controller (Admn.)

Khasra No.	Area	Remarks	Khasra No.	Area	Remarks
	0-3		1927	87-19	
	2-3		1928	188-5	
			1929	298-1	
	98-3		1930	25-10	
	15-7		1931	160-6	
1873	102-9 Abadi		1932	306-6	
1865	5-10		1933	300-0	54 Bigha Old House Pacca & Jhuggi Bal- bir Nagar
1884	3-5		1934	300-0	
129/2	3-6		1935	300-0	
648	9-3		1936	300-0	
593	8-13		1937	70-10	
665	79-5		1938	38-3	
713	3-4		1939	3-8	
714	19-11		1940	300-0	
725	12-4		1941	51-12	
726	0-2		1942	113-14	
730	23-8			3467-4	
764 Min	3-8			12-13	
766	5-4		1376	7-9	
769	1-13		1385	62-5	
770 Min	35-7		1407	7-11	
774	7-2		1463	15-7	
780	24-11		1474 Min	3-19	
836	35-12		1476	11-15	
840	6-11		1478	5-4	
848	21-12		1482	48-17	
875 Min	1-8		1486 Min	5-8	
887	8-17		1512	0-11	
888	7-13		1513	9-2	
961 Min	1-11		1535 Min	3-3	
969 Min	8-8		1543	2-1	
954 Min	3-0		1544	13-9	
1031 Min	3-8		1535	3-4	
1285	1-16		1546	2-2	
1289	3-1		1547	3-11	
1291	6-13		1548	3-0	
1299	2-2		1549	4-1	
1301	74-6		1550	0-6	
			1551	3-0	
1304	3-19		1553	15-17	
1306	25-12		1554	3-3	
1302	16-15		1582	17-12	
1333	5-2		1596	24-11	
1335	1-0		1603	5-6	
1920	300-0		1604	4-0	
1921	105-16		1605/2	10-9	
1922	80-1		1645	1-18	
1923	300-0		1667	1-17	
1924	300-0		1681		
1925	73-13			312-11	
1926	12-0				

Attested


  
Asstt. Controller (A)  
Deptt. of Publica  
Civil Lines, Delhi



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BEFORE THE NATIONAL GREEN TRIBUNAL,  
PRINCIPAL BENCH, NEW DELHI  
APPLICATION NO. 60 OF 2013

IN THE MATTER OF:

SONYA GHOSH

...APPLICANT

VERSUS

GOVT. OF NCT OF DELHI & ORS.

...RESPONDENTS

NEXT DATE OF HEARING: 05.04.2019

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RESPONDENT

THROUGH

DATE:  
PLACE: NEW DELHI

SANJAY DEWAN  
ADVOCATE  
CHAMBER NO. 167, LAWYERS BLOCK-II  
DELHI HIGH COURT  
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**BEFORE THE HONORABLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI  
IN  
ORIGINAL APPLICATION NO-58 of 2013**

IN THE MATTER OF :-

**Sonya Ghosh**

**...Applicant**

**Versus**

**Government of NCT of Delhi and Others**

**...Respondent**

**AFFIDAVIT**

I, Rajeev Verma, aged about 52 years being the Divisional Commissioner cum Principal Secretary, Revenue Department, GNCT of Delhi, do hereby solemnly affirm and declare as under:

1. That, this Hon'ble Tribunal was pleased to issue directions vide order dated 11-03-2019 directing therein that "*revenue department shall give a complete detail with regard to the khasra number; the total area and the date when such allotments were made. It shall also show as to whether proper approval, in accordance to law, for allotments of forest land had been obtained or not. For the aforesaid exercise, we once again grant opportunity to revenue department to prepare complete maps of all the villages, if required, separately. They should also give the requisite detail as mentioned above. It is further made clear that in case of failure to prepare a complete and proper*

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*map before the next date, would entail the officials of the revenue department with coercive orders, which would include cost etc. the map, as well as, other details on an affidavit of Principal Secretary, Revenue Department may be filed before three days of the next date of hearing".*

2. That in compliance to the directions of the Hon'ble Tribunal a detailed joint status report on demarcation and handing over of Forest Land as on 29-03-2019 signed by the Deputy Conservator of Forest (South) and District Magistrate (South) is annexed and marked as **ANNEXURE- 1.**
3. That, the Revenue department and Forest department have conducted joint survey and subsequently with the help of TSM surveyor prepared the TSM survey maps for 19 villages viz. Aya Nagar, Chattarpur, Neb Sarai, Sahoopur, Rajpur khurd, Devli, Asola, Bhati, Maidangarhi, Saidulajab, Satbari, Jaunapur, Dera Mandi, Tughalakabad, Pul Pehlad Pur, Rajokri, Rangpuri, Ghitorni and Mahipalpur. Duly signed Maps by the concerned revenue officials have been handed over to Forest Department. Copies of the said 19 maps along with a consolidated map are marked and annexed as **ANNEXURE-2 (Colly).**
4. That the Revenue Department while preparing the maps have shown separately in different colours the exact status of land. The encroachment free Forest land has been shown in green colour. The land where *Tatima* is not available is shown in green colour with blue

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dots. The encroachment on the Forest land has been shown in brown colour strips and lands allotted to the Govt. Departments have been shown in the pattern of stars on the green colour.

5. That, the complete list of allotments has been prepared with the details of khasra numbers, area, date of allotment and the department/agency to which the allotment were made. The list of allotments is annexed and marked as **ANNEXURE-3**. It was found that these allotments post 1994 notification have been made without proper approval in accordance to Law. An inquiry has been ordered with the following terms of reference :

- i. Circumstances in which these allotments have been made without obtaining proper approval in accordance with law;
- ii. Identifying the officers/ officials responsible for above lapse;
- iii. Suggesting further course of action to prevent any such lapse;
- iv. Ascertaining the present status of use of these allotted land parcels and identifying the steps, if any, that may be taken to meet the requirement of law post facto.

Copy of the Order in this regard is at **ANNEXURE-4**.

6. It is further submitted that in cases of land where *Tatima* is not available, the concerned SDMs/RAs have already initiated the process to complete the work.
7. Further, the following directions have been issued to ensure that such deviations/violations of law do not take place in future:

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- i. Deputy Commissioners of Revenue Districts shall ensure that khasra numbers of all notified forest lands are entered in Revenue records immediately.
  - ii. A mandatory reference shall be made to Dy. Conservator of forest concerned with a copy to Principal Chief Conservator of Forest before forwarding any proposal of allotment to check that the proposed land does not fall in notified forest lands. Director (Panchayat) shall not process any case of allotment of Gram Sabha Land unless a certificate that the land does not fall in notified forest area is received from Deputy Commissioners concerned.
  - iii. No mutation of forest land shall be effected. If any application is received in this regard, the Dy. Conservator of Forest shall also be informed with a copy to Principal Chief Conservator of Forest, however, the mutation of forest land shall not be carried out, if any mutation of forest land is done, Tehsildar concerned shall be personally held responsible and disciplinary action shall be taken against her/him as per rules.
8. That, the affidavit as directed by this Hon'ble Tribunal is being submitted before this Hon'ble Tribunal for kind consideration and undersigned assures that the orders passed by this Hon'ble Tribunal shall be complied timely in future.

  
**DEPONENT**

1500

**VERIFICATION:**

I, the deponent above-named, do hereby solemnly affirm and declare that the contents of the present affidavit are true and correct to the best of my knowledge and belief and are based upon the documents available in the Department and nothing material has been concealed there from.

Verified at New Delhi on this \_\_\_\_\_ day of April, 2019.



**DEPONENT**

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**JOINT STATUS REPORT**

1. That, this is in support to affidavit and in compliance of directions issued by this Hon'ble Tribunal vide order dated 11-03-2019. The following is submitted before this Hon'ble Tribunal.

**Status of Demarcation and handing over of Forest Land as on 29-03-2019:-**

S.No	Title	Area (Bigha-Biswa)	Remarks
1	Total area of Ridge/Forest land in Southern Ridge	71310-18	—
2	Total area demarcated with TSM	70941-02	Area notified excess than available in the Revenue Record :- <b>369-16</b> Bigha- Biswa i. Tughlakabad:- 294-10 Bigha-Biswa. ii. Pul Pehladpur:- 0-05 Biswa. iii. Rajokari:- 5-0 Bigha- Biswa. iv. Rangpuri:- 15-01 Bigha- Biswa. v. Mahipalpur:- 55-00 Bigha- Biswa.
3	Total area of Forest land handed over to the Forest Department	65453-04	<b>5487-18</b> Bigha – Biswa area not handed over as explained below:- i. <b>189-10</b> Bigha-Biswa area under stay in Court Cases. ii. <b>1995-13</b> Bigha-Biswa area under <i>Tattima</i> proceedings in the Court of RA/SDM.

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			iii. The cases to be settled by the Forest Settlement Officer/ ADM:- a. <b>245-04</b> Bigha – Biswa private area notified. b. Area allotted to the Govt. Depts:- <b>3057-11</b> Bigha-Biswa.
<b>4</b>	The area under stay in court cases	<b>1369-11</b>	The list of Court cases is enclosed as annexure <b>R5</b> .
	a. Stay after area handed over to the Forest Department	<b>1180-01</b>	--
	b. Stay prior to handing over	<b>189-10</b>	--
<b>5</b>	Area under Min khasra nos. where <i>Tattima</i> proceedings initiated in the RA/SDM Court. (Hence not handed over).	<b>1995-13</b>	The list of Min Khasra nos. is enclosed as annexure <b>R6</b> .
<b>6</b>	The cases to be settled by Forest Settlement Officer/ ADM:	<b>3672-04</b>	--
	a. The private area notified as Forest land.	<b>245-04</b>	The list of Khasra nos. is annexed as annexure <b>R7</b> .
	b. The area notified in excess than area available in the Revenue Record	<b>369-16</b>	The list of Khasra nos. is enclosed as annexure <b>R8</b> .
	c. Area	<b>3057-04</b>	The complete list of

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	allotted to the Govt. agencies		allotments to the Government departments/agencies has been prepared with the details of khasra numbers, area, date of allotment and the same is annexed and marked as <b>ANNEXURE-3</b> .
7	Boundary wall constructed	i. Boundary wall length: - <b>11196</b> Meters. ii. Fencing: - <b>1500</b> Meters.	The village wise detail is enclosed as annexure <b>R9</b> .
8	No. of pillar fixed	3794	The village wise details is enclosed as annexure <b>R9</b> .
9	No. of Geo-Coordinates on the Map	12573	The village wise details is enclosed as annexure <b>R9</b> .
10	Total area under encroachment	<b>4684-17</b>	i. Village wise list of encroachments are enclosed as annexure <b>R10 to R26</b> ii. <b>2368-07 Bigha-Biswa</b> Encroachment removed. The lists of khasra nos. from which encroachment removed are enclosed as annexure <b>R27</b> iii. The lists of encroachments are forwarded to the Special Task Force (STF) under Chairmanship of Vice-Chairman D.D.A for

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			immediate action and arrangement of necessary Police Force. iv. The religious structures under encroachment are referred to the Religious Committee, Delhi for necessary action.
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1. That, the Revenue department and Forest department have conducted joint survey and subsequently with the help of TSM surveyor prepared the TSM survey maps for 19 villages viz. Asola, Bhati, Chattarpur, Aya Nagar, Maidangarhi, Satbari, Sahoopur, Saidulajab, Neb Sarai, Jaunapur, Dera Mandi, Devli, Rajpur khurd, Tughalakabd, Pul pehlad pur, Rajokri, Rangpuri, Ghitorni and Mahipalpur. Duly signed Maps by the concerned revenue officials have been handed over to Forest Department. Copies of the said 19 maps along with a consolidated map are marked and annexed as **ANNEXURE-2 (Colly)**.
2. That the Revenue Department while preparing the maps have shown separately in different colours the exact status of land. The encroachment free Forest land has been shown in green colour. The land where *Tatima* is not available is shown in green colour with blue dots. The encroachment on the Forest land has been shown in brown colour strips and lands allotted to the Govt. Departments have been shown in the pattern of stars on the green colour.

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3. That, the complete list of allotments has been prepared with the details of khasra numbers, area, date of allotment and the department/agency to which the allotment were made. The list of allotments is annexed and marked as **ANNEXURE-3**. It was found that these allotments post 1994 notification have been made without proper approval in accordance to Law. An inquiry has been ordered with the following terms of reference :

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- ii. Identifying the officers/ officials responsible for above lapse;
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5. Further, the following directions have been issued to ensure that such deviations/violations of law do not take place in future:
  - i. Deputy Commissioners of Revenue Districts shall ensure that khasra numbers of all notified forest lands are entered in Revenue records immediately.

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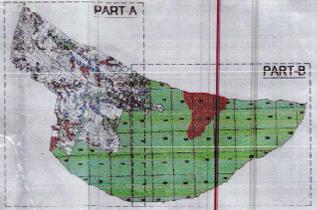
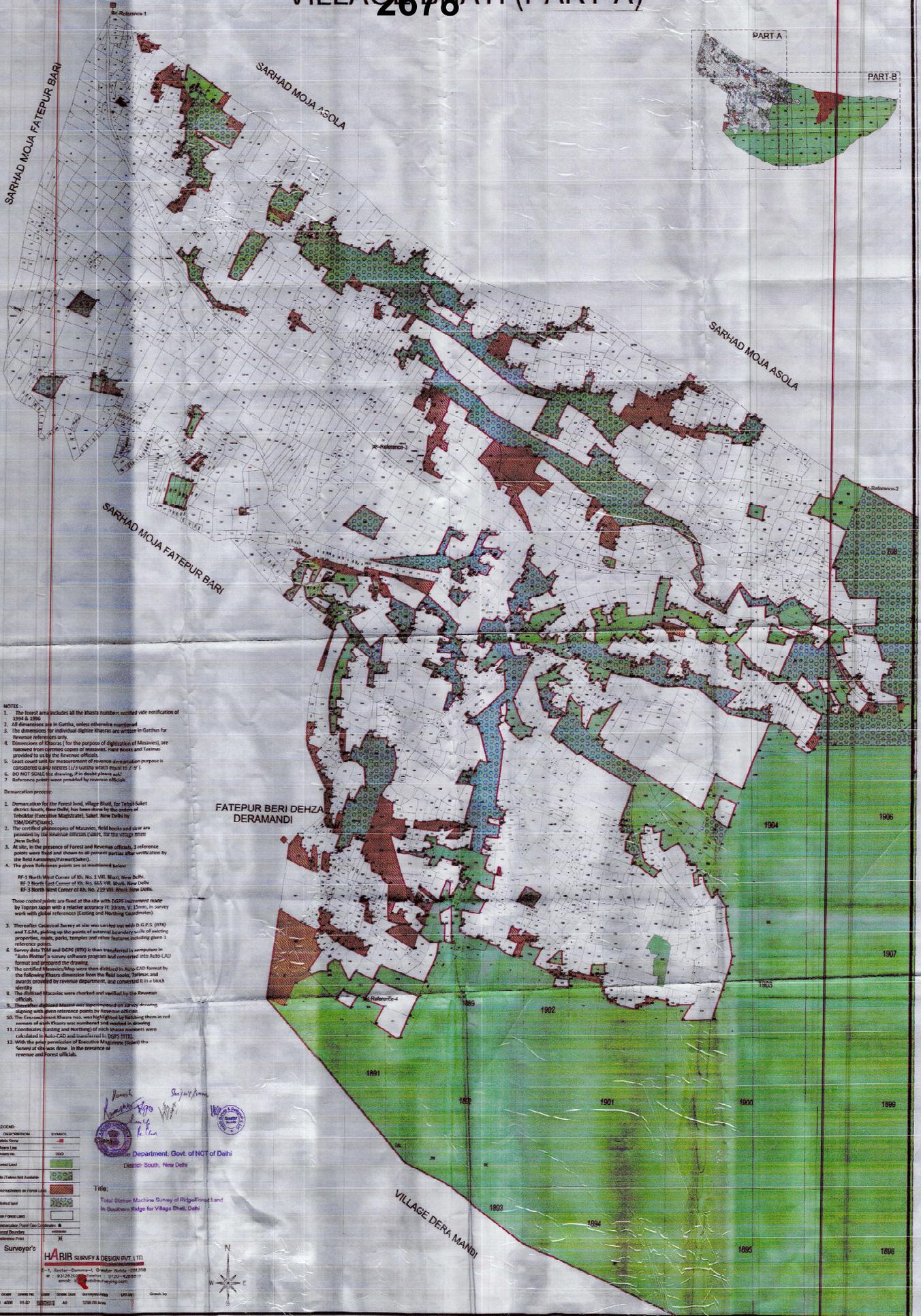
- ii. A mandatory reference shall be made to Dy. Conservator of forest concerned with a copy to Principal Chief Conservator of Forest before forwarding any proposal of allotment to check that the proposed land does not fall in notified forest lands. Director (Panchayat) shall not process any case of allotment of Gram Sabha Land unless a certificate that the land does not fall in notified forest area is received from Deputy Commissioners concerned.
- iii. No mutation of forest land shall be effected. If any application is received in this regard, the Dy. Conservator of Forest shall also be informed with a copy to Principal Chief Conservator of Forest, however, the mutation of forest land shall not be carried out, if any mutation of forest land is done, Tehsildar concerned shall be personally held responsible and disciplinary action shall be taken against her/him as per rules.

  
DM (South)  
DCF (South)

# VILLAGE DEHATI (PART-A)

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- NOTE -**
- The forest area includes all the Khazra numbers notified vide notification of 1994 & 1996.
  - All dimensions are in Gathra, unless otherwise mentioned.
  - The dimensions for individual digizee Khazras are written in Gathra for Revenue reference only.
  - Dimensions of Khazra (for the purpose of digitization of Masavies) are taken from printed copies of Masavies. Part books and forms provided to us by the Revenue officials.
  - Scale used for measurement of revenue demarcation points is 1:50000 and represents 1/2" = 1 mile which equals to 1:25000.
  - DO NOT SCALE the drawing, if in doubt please ask.
  - Reference points survey provided by revenue officials.
- Demarcation process**
- Demarcation for the Forest land, village Dehati, for Tehsil Sahet district South, New Delhi, has been done by the order of Tehsildar Executive Magistrate, Sahet, New Delhi by T.M. (P) (2010).
  - The certified photographs of Masavies, field books and also are provided to the Revenue officials, for the village Dehati, New Delhi.
  - At site, in the presence of Forest and Revenue officials, reference points were fixed and shown in all parent parties after verification by the field Kamadepur (Forest/Dehat).
  - The given reference points are as mentioned below:  
 RF-1 North West Corner of No. 1 VII Block, New Delhi.  
 RF-2 North East Corner of No. No. 655 VIII Block, New Delhi.  
 RF-3 North West Corner of No. No. 229 VII Block, New Delhi.
- Three control points are fixed at the site with DGPS instrument made by Topcon Japan with a relative accuracy H: 30mm, V: 10mm, in survey work with global references (Easting and Northing Coordinates).
- The office Central Survey at site was carried out with D.G.P.S. (RTK) and T.C.M. picking up the points of natural boundary such as existing properties, roads, parks, temples and other features, including given 3 reference points.
  - Survey data TBM and DGPS (RTK) is then transferred in computer in AutoCAD to survey software program and converted into AutoCAD format and prepared the drawing.
  - The certified Masavies/Map were then digitized in AutoCAD format by the following process dimension from the field books, reference and awards provided by revenue department, and converted it in a black identity.
  - The digitized Masavies were checked and verified by the Revenue officials.
  - The digitized Masavies were checked and verified by the Revenue officials, along with given reference points by Revenue officials.
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  - The digitized Masavies were checked and verified by the Revenue officials.

**LEGEND**

UNDEVELOPED LAND	UNDEVELOPED
Setback Zone	UNDEVELOPED
Water Line	UNDEVELOPED
Water No.	UNDEVELOPED
Forest Land	UNDEVELOPED
Mo. (Water Not Available)	UNDEVELOPED
Encroachments on Forest Land	UNDEVELOPED
Abandoned Land	UNDEVELOPED
Open Forest Land	UNDEVELOPED
Demarcation Point (See Reference No.)	UNDEVELOPED
Forest Boundary	UNDEVELOPED
Reference Point	UNDEVELOPED

**Title:**  
Total Station Machine Survey of Ridge Forest Land in Quarters Ridge for Village Dehati, Dehi

**Surveyor's**

**HARIR SURVEY & DESIGN PVT. LTD.**  
 C-1, Sector-10, Connaught Place, New Delhi-110028  
 Ph: 91-11-26100000 Fax: 91-11-26100001  
 Email: info@harirsurvey.com

**Department, Govt. of NCT of Delhi**  
 District: South, New Delhi

**Scale:**  
 1:50000  
 1" = 1 mile

**DATE:** 20/05/2010  
**SCALE:** 1:50000  
**PROJECT:** All  
**DATE:** 20/05/2010



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**ANNEXURE-5**

Annexure - D

<b>Before the Hon'ble NGT COURT</b>				
<b>S.NO.</b>	<b>KHASRA No. 848 (6-11)</b>			
1	<b>Khatoni year</b>	<b>First owner according to record</b>	<b>bhumidari right tranfer via gift/tranfer/ mutation etc.</b>	
2	1964-65	Gram Shabha	no change	
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
6	vide gazette no. 12 dated 04-06-1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (6-11)	Forest Department, Govt of Delhi	copy at annexure I

Annexure-09

D1

Khasra No. 848 (6-11)

As per 1964-65 Khatoni  
Gram Shabha

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75

(6-11) Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85

(6-11) Forest Department Govt of Delhi  
(Annexure-I)

Annexure - C7

Before the Hon'ble NGT COURT						
KHASRA No. 963 (12-16)						
S.NO.	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.			
1						
2	1964-65	Gram Shabha	no change			
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			

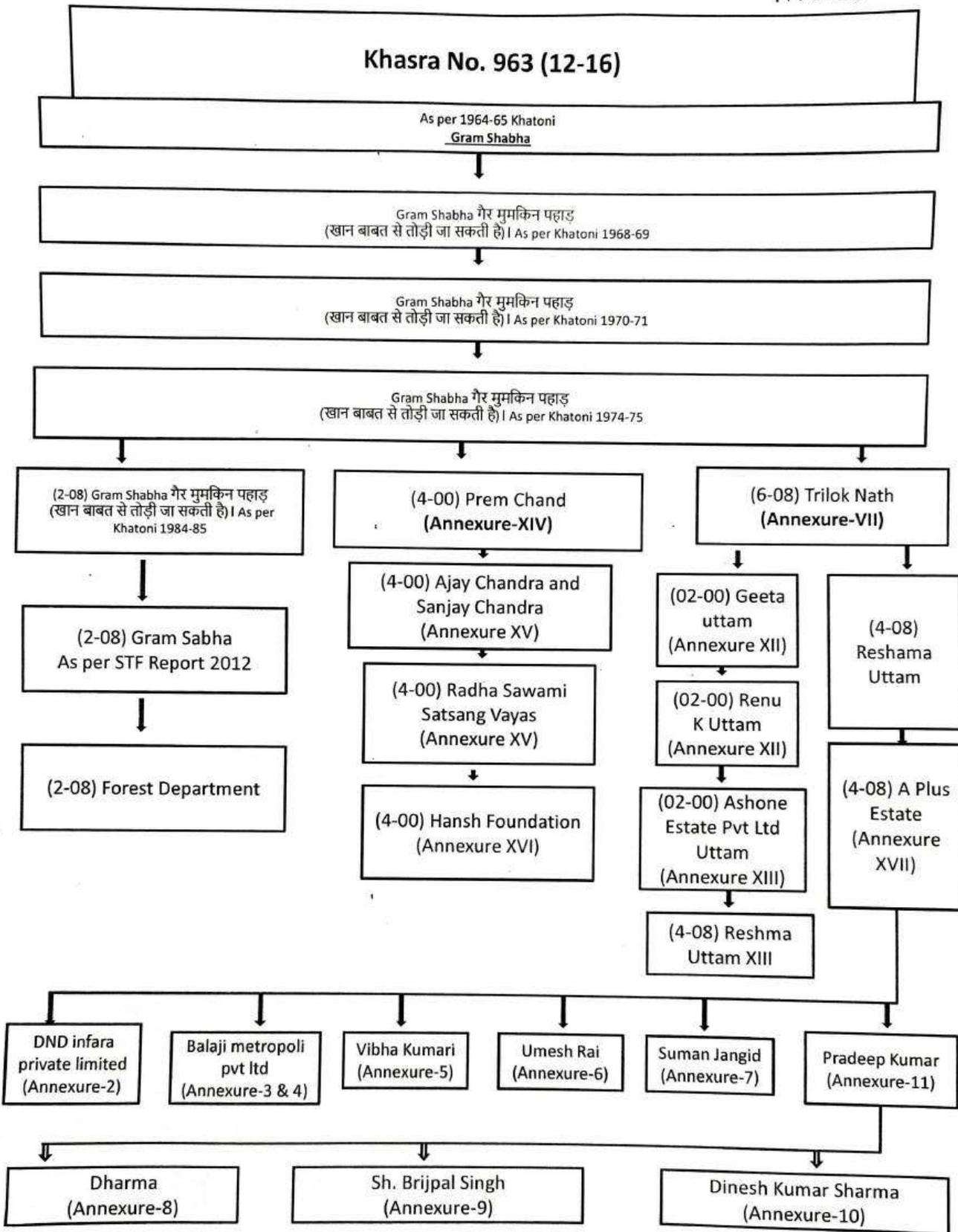
6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	Prem Chand (04-00)	vide mutation No. 713 order by SDM/RA dated 17/01/1981	copy at annexure XIV	
7		Prem Chand (04-00)	Ajay Chandra and Sanjay Chandra	vide mutation No. 1306 order by Tehsildar Mehrauli dated 29/09/1987	copy at annexure XV	
8		Ajay Chandra and Sanjay Chandra (4-00)	Radha Sawami Sastang Vayas	vide mutation No. 1460 order by Tehsildar Mehrauli dated 26/09/1988	copy at annexure XV	
9		Radha Sawami satsang vayas (4-00)	Hansh Foundation	mutation No. 3299 vide order tehsildar dated 24-08-2015	copy at annexure XVI	sale deed no. 2304 dated 01.05.2015
10			Trilok Nath (6-08)	vide RA order dated 30.07.1980 O4 No. 666	copy at annexure VIII	

11		min (2-00) Geeta Uttam	Renu K Uttam	vide order by Tehsildar Mahroli O4 1531,1532, 1533 dated 24/02/1989	copy at annexure XII	
12		min (2-00) Renu K Uttam	M/s Ashon Estate pvt lmt	mutation No. 2865 vide order by NT (HK) dated 01.05.2007	copy at annexure XIII	
13			min (4-08) Reshama Uttam			
14		min (4-08) Reshama Uttam	A plus estate pvt Ltd	mutation No. 2859 vide order by NT (HK) dated 20.12.2006	copy at annexure XVII	
15		A plus estate pvt Ltd undivided	DND Infara private limited	Sale Deed Reg. No. 1885/1 dated 14/03/2022	Annexure-2	
16		A plus estate pvt Ltd undivided	Balaji metropoli pvt ltd	Sale Deed Reg. No. 7282 dated 26/05/2022	Annexure-3	

17		A plus estate pvt Ltd undecided	Balaji metropoli pvt ltd	Sale Deed Reg. No. 7286 dated 26/05/2022	Annexure-4	
18		A plus estate pvt Ltd undecided and Balaji metropoli pvt ltd	Ms. Vibha Kumari	Sale Deed Reg. No. 7053 dated 22/07/2022	Annexure-5	
19		A plus estate pvt Ltd undecided and Balaji metropoli pvt ltd	Sh. Umesh Rai	Sale Deed Reg. No. 8280 dated 08/09/2022	Annexure-6	
20		A plus estate pvt Ltd undecided share	Smt. Suman Jangid	Sale Deed Reg. No. 9743 dated 01/11/2022	Annexure-7	
21		A plus estate pvt Ltd undecided share	Pradeep Kumar	Sale Deed Reg. No. 5300 dated 02/06/2022	Annexure-11	
22		Pradeep Kumar (0-2)	Dharma	Sale Deed Reg. No. 9967 dated 17/11/2023	Annexure-8	

23		Pradeep Kumar (0-2-4)	Sh. Brijpal Singh	Sale Deed Reg. No. 9968 dated 17/11/2023	Annexure-9	
24		Pradeep Kumar (0-1-8)	Dinesh Kumar Sharma	Sale Deed Reg. No. 9969 dated 17/11/2023	Annexure-10	
25		Gram Shabha (2-08)	min Forest land	as per STF report 2012		

Annexure-61



Before the Hon'ble NGT COURT						
S.No.	KHASRA No. 969 (2-11)					
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.			
2	1964-65	Gram Shabha	no change			
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	Prem Chand (1-00)	vide mutation No. 713 order by SDM/RA dated 17/01/1981	copy at annexure XIV	
7		Prem Chand (1-00)	Ajay Chandra and Sanjay Chandra	vide mutation No. 1306 order by Thesildar Mehrauli dated 29/09/1987	copy at annexure XV	

8	Ajay Chandra and Sanjay Chandra	Radha Sawami Sastang Vayas	vide mutation No. 1459, 1460 order by Tehsildar Mehrauli dated 26/09/1988	copy at annexure XV	
9	Radha Sawami satsang vayas (1- 00)	Hansh Foundation	mutation 3299 vide order tehsildar saket dated 24-08-2015	copy at annexure XVI	sale deed no. 2304 dated 01.05.2015 Annexure-1
10	vide gazette no. 12 dated 04-06- 1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (1-11)	Forest Department, Govt of Delhi	Annexure I	

Khasra No. 969 (2-11)

As per 1964-65 Khatoni  
Gram Shabha

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75

(1-11) Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per  
Khatoni 1984-85

(1-11) Forest Department  
(Annexure I)

(1-00) Prem Chand  
(Annexure XIV)

(1-00) Ajay Chandra  
(Annexure XV)

(1-00) Radha Sawami  
(Annexure XV)

(1-00) Hansh  
Foundation  
(Annexure XVI)

<b>Before the Hon'ble NGT COURT</b>				
<b>S.NO.</b>	<b>KHASRA No. 725 (19-11)</b>			
1	Khatoni year	First owner according to record	Bhumidari right tranfer via gift/ tranfer/ mutation etc.	
2	1964-65	Gram Shabha	no change	
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	

6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	Annexure 1
7	Vide gazette no. 12 dated 04-06-1996 and vide order- tehsildar (HK) dated 23.02.2004	Gram Shabha (19-11)	Forest Department, Govt of Delhi	Annexure 1 page 3

# Khasra No. 725 (19-11)

As per 1964-65 Khatoni  
Gram Shabha



Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69



Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71



Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75



(19-11) Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85



(19-11) Forest Department  
(Annexure I)

Annexure- B

<b>Before the Hon'ble NGT COURT</b>					
S.NO.	KHASRA No. 729 (04-04)				
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/ mutation etc.		
2	1964-65	Gram Shabha	no change		
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।		Annexure 1 page 3	
8		Gram Shabha (4-04)	Forest (4-04)	as per STF Report dated 2012	

Annexure - B1

Khasra No. 729 (4-04)

As per 1964-65 Khatoni  
Gram Shabha



Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69



Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71



Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75



(4-04) Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85



(4-04) Forest department as per STF report 2012

Annexure-C

Before the Hon'ble NGT COURT					
S.NO.	KHASRA No. 730 (5-19)				
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.		
2	1964-65	Gram Shabha	no change		
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		

5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
6	vide gazette no. 12 dated 04-06- 1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (0-2)	Forest Department, Govt of Delhi		Annexure I
7			Teja (5-17) S/o Tofa etc.	Khotoni 84-85 order dated 31.10.85 O4 no. 1199 by order SDM/RA	Annexure II Sr. no. 7
8		min (1-17) Teja	Mam Kaur	Khotoni 84-85 mutation no. 1291 dated 31.07.1986	Annexure II Sr. no. 21

9		min (1-17) Mam Kaur	Rajesh Sahgal	Khotoni 84-85 mutation no. 1478 dated 30.09.1987	Annexure II Sr. no. 35
10		min (01-17) Rajesh Sahgal	B D sharma	mutation No. 2252 vide order NT dated 12.10.1995	copy at annexure III
11		min (1-17) B D Sharam	M/s Khohli Pvt Lmt.	mutation No. 2600- 2603 vide order ACO(HK) dated 08.09.1997	<i>copy at annexure IV</i>
12		min(1-17) m/s Khohli Pvt Lmt.	RGSB state pvt limited	mutation No. 3000 vide order NT(HK) dated 25.05.2011	<i>copy at annexure V</i>
13		min (4-00) teja etc.	jaggo	O4 1283 dated 31/07/1986	Annexure II page 2 Sr. no. 16
14					
15		min (04- 00)Bhup Singh	Rekha Anand	O4 1354 dated 17/10/1986	Annexure II page 4

16		min (4-00) Rekha anand	parmoo Kapoor	mutation No. 2158 vide order NT dated 06.04.1995	copy at annexure VI
17		min (4-00) parmoo Kapoor	Gurbhakhsh rai	mutation No. 2649 vide order ACO(HK) dated 31.07.1998	copy at annexure VII

Khasra No. 730 (5-19)

As per 1964-65 Khatoni  
Gram Shabha

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85

(0-02) Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As  
per Khatoni 1984-85

(0-02) Forest department  
(Annexure I)

(5-17) Teja  
(Annexure II)

(1-17) Mam Kaur  
(Annexure II)

(1-17) Rajesh Sahgal  
(Annexure II)

(1-17) B D Sharma  
(Annexure III)

(1-17) M/s Khohali Pvt Ltd  
(Annexure IV)

(1-17) RGSB Estate Pvt Ltd.  
(Annexure V)

(4-00) Jago  
(Annexure II)

(4-00) Bhup Singh

(4-00) Rekha Anand  
(Annexure II)

(4-00) Parmod Kapoor  
(Annexure VI)

(4-00) Parmod Kapoor  
(Annexure VI)

(4-00) Gurbakhas Rai  
(Annexure VII)

Annexure-F

Before the Hon'ble NGT COURT					
S.NO.	KHASRA No. 961 (15-07)				
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.		
2	1964-65	Gram Shabha	no change		
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		

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6		Trilok Nath (7-14)	vide RA order dated 30.07.1980 O4 No. 666	copy at annexure VIII	
7		Trilok Nath (4- 10)	Devni <i>vide mutation No. 818 order by Tehsildar Mehrauli dated 27/08/1982</i>	copy at annexure XI page 1	
8			Renu K Uttam (4-10)	As per Khasra Girdawari of year 1984-85	copy at annexure VIII
9		min Trilok Nath (3-04)	Geeta Uttam	<i>vide mutation No. 817 order by Tehsildar Mahroli dated 27/08/1982</i>	copy at annexure XI page 2

10		min (3-04) Geeta Uttam	Renu K Uttam	<i>vide order by Tehsildar Mahroli O4 1531 dated 24/02/1989</i>	copy at annexure XII
11		min(5-13)Renu K Uttam	M/s Ashon Estate pvt lmt	<i>mutation No. 2865 vide order by NT (HK) dated 01.05.2007</i>	copy at annexure XIII
12		min(2-01)Renu K Uttam	M/s RGSB Estate Pvt Lmt	<i>mutation No. 2866 vide order by NT (HK) dated 01.05.2007</i>	copy at annexure XIII

13	vide gazette no. 12 dated 04-06-1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (7-13)	Forest Department, Govt of Delhi
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copy at  
Annexure I

**Khasra No. 961 (15-07)**

As per 1964-65 Khatoni  
**Gram Shabha**

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71

Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75

(7-13) Gram Shabha गैर मुमकिन पहाड़  
(खान बाबत से तोड़ी जा सकती है) | As  
per Khatoni 1984-85

(7-13) Forest Department  
(Annexure I)

(7-14) Trilok Nath  
(Annexure-VIII)

(4-10) Devni  
(Annexure-XI)

(4-10) Renu K Uttam  
(Annexure-XVIII)

(5-13) Ashon Pvt Ltd  
(Annexure-XIII)

(3-04) Geeta Uttam  
(Annexure-XI)

(3-04) Renu K Uttam  
(Annexure-XII)

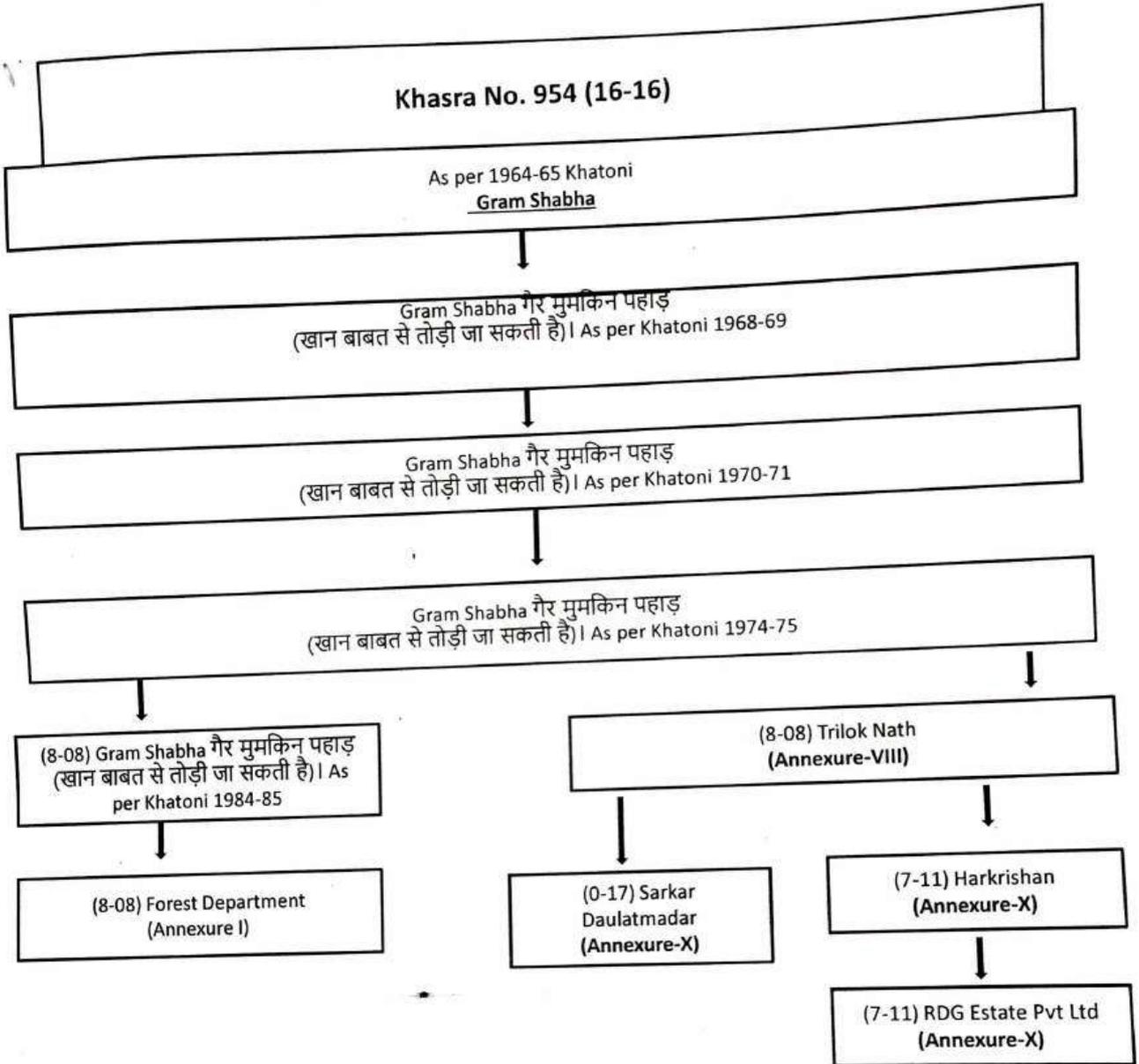
(2-01) RGSB Estate Pvt Ltd  
(Annexure-XIII)

Annexure-E

Before the Hon'ble NGT COURT				
S.NO.	KHASRA No. 954 (16-16)			
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.	
2	1964-65	Gram Shabha	no change	
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	

6			Trilok Nath (8-08)	vide RA order dated 30.07.1980 O4 666	<i>copy at annexure VIII</i>
		Trilok Nath(0-17)	Sarkar daulatmadar	vide O4 2867 dated 30.01.1987	<i>copy at annexure X</i>
7		Trilok Nath(7-11)	Harkrishan Uttam	Mutation No. 816 Tehsildar Mehrauli	<i>copy at annexure X</i>
8		min(7-11) Harkrishan Uttam	RDG Estate Pvt lmt	Mutation No. 2867 NT HK	<i>copy at annexure X</i>
9	vide gazette no. 12 dated 04-06-1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (8- 08)	Forest Department, Govt of Delhi		<i>copy at Annexure I</i>

Annexure-E1



**IN THE HIGH COURT OF DELHI AT NEW DELHI**

CS (OS) NO...../2021

IN THE MATTER OF:

**SH. ARUN KUMAR JAIN**

S/O SH. A.K. JAIN

R/O HOUSE NO. B-539,

NEW FRIENDS COLONY,

NEW DELHI

Email: [arunrishabdeo@gmail.com](mailto:arunrishabdeo@gmail.com)

Whatsapp: 9811041129

**....PLAINTIFF****VERSUS****1. DY. CONSERVATOR OF FOREST,**

SOUTH FOREST DIVISION

NEAR KARNI SINGH SHOOTING RANGE,

TUGLAQABAD, NEW DELHI 110066

E-MAIL: [dcfwestgnctd@gmail.com](mailto:dcfwestgnctd@gmail.com),[standingcounselgnctd@gmail.com](mailto:standingcounselgnctd@gmail.com)

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**2. CHIEF CONSERVATOR OF FORESTS**

GOVT. OF NCT OF DELHI

'A' BLOCK, 2ND FLOOR,

VIKAS BHAWAN, I.P ESTATE,

NEW DELHI-110002

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**3. UNION OF INDIA**

THROUGH THE ADDITIONAL SECRETARY

(DELHI & UT)

MINISTRY OF HOUSING AND URBAN AFFAIRS,

GOVT. OF INDIA, NIRMAN BHAWAN, NEW DELHI

E-Mail: [asd-mhua@nic.in](mailto:asd-mhua@nic.in), [uoidhc@gmail.com](mailto:uoidhc@gmail.com)

TEL. NO. 011-23384193

**....DEFENDANTS**

**SUIT FOR PERMANENT INJUNCTION**

TO,

THE HON'BLE CHIEF JUSTICE

AND THE COMPANION JUDGES

OF DELHI HIGH COURT

**THE PLAINTIFF ABOVENAMED**

**MOST RESPECTFULLY SHOWETH:**

1. That the plaintiff purchased various agricultural lands in 1980's by way of separate sale deeds and these lands were duly mutated/recorded in his name in the *Fard Khatoni* of Village Bhati, presently forming part of Tehsil Saket, District South, New Delhi. That the

plaintiff is the recorded owner of the following land situated in the urbanized Village Bhati, Tehsil Saket, District South, New Delhi:

Kh. No.	Area
716	(12-8)
717	(2-7)
718	(5-17)
719	(2-0)
720	(4-8)
721	(8-1)
722	(2-0)
723	(1-5)
724	(1-3)
727	(3-5)
728	(3-5)
1149	(0-13)
1197	(0-7)

Total: 46 Bighas and 19 Biswas.

Out of the above lands, the present suit pertains to a part of plaintiff's land holding measuring 45 Bighas and 16 Biswas comprised in Khasra No. 716, 717, 718, 719, 720, 721, 722, 723, 724, 727 & 728 of Village Bhati which is shown in orange colour in the site plan prepared and filed on behalf of plaintiff. The site plan corresponds to the site plan prepared in pursuance to a demarcation carried out by the revenue authorities on

15.12.2011 by TSM Method in compliance of the orders of this Hon'ble Court in Cont. Case (Civil) No. 409/2007 titled as "Arun Kumar Jain Vs. Gaon Sabha Bhati & Ors.". The copy of the said demarcation plan dated 15.12.2011 is filed with the plaint. The copy of *Fard Khatoni*, *Aks Shizra* and Field Book of lands of plaintiff are also filed with the plaint. The purchased lands are absolutely owned and possessed by the plaintiff as hereafter referred to as purchased land(s) or as suit lands 'A'.

2. That around the time of purchase of the lands stated above, plaintiff entered into cultivatory possession of adjoining 40 Bighas and 4 Biswas of Gaon Sabha land in Village Bhati and continues to be in possession. The cultivatory possession of plaintiff was duly recorded in *Khasra Girdawri* of years 1981-1983. For this 40 Bighas and 4 Biswas of land plaintiff is contesting a case for declaration of his *bhumidhari* rights under Section 85 of the Delhi Land Reforms Act, 1954 since 1990. The site plan depicting the entire land in possession of the plaintiff in red colour boundary is filed with the plaint. This site plan shows the purchased land in orange colour and the 40 Bighas and 4 Biswas of land which is in adverse cultivatory possession of plaintiff in blue stripes.

3. That the demarcation dated 15.12.2011 was final and binding upon the defendants as the said demarcation was carried out in presence of officials of the Gaon Sabha Bhati and Forest Department, GNCT under the orders passed by this Hon'ble Court in Cont. Case (Civil) No. 409/2007. Upon urbanization of Village Bhati by way of notification dated 20.11.2019 bearing no. No. F7(128)/ DLB /2019 / 000580156/ 14600-15, the Gaon Sabha Bhati stood dissolved and the lands held by it automatically vested in the Union of India, hence it is impleaded as defendant no. 3 in the suit.
4. That the need to file this suit arose as the Revenue Department, GNCTD carried out a new demarcation in 2018 wherein Gaon Sabha and Forest *Khasras* were filled up with green colour, while the privately owned lands were filled with white colour, and the encroached portions of Gaon Sabha/Forest were marked in red colour. The copy of Survey Plan dated 05/04/2018 prepared by M/s Habib Survey & Design Pvt. Ltd., downloaded from the website of revenue department of GNCT of Delhi is filed with the plaint. An expanded (zoomed in) portion of the said Survey Plan showing the land of plaintiff and adjoining lands is also filed with the plaint for ease of reference.

Though this Survey Plan contains many errors, some of glaring ones affecting the plaintiff are enumerated as under:

- (a) A portion of plaintiff's Kh. No. 721 variously mentioned as portion "be", "ba" or "bey" is being falsely depicted by the defendants as part of Kh. No. 725 of Village Bhati in their Survey Plan dated 05.04.2018. The Field Book of Village Bhati showing the measurements of two portions of Kh. No. 721 is filed with the plaint. Earlier demarcations particularly that dated 15.12.2011 also shows that Kh. No. 721 owned by plaintiff is in two portions including the portion "be", whereas the Survey Plan dated 05.04.2018 wrongly depicts the portion marked as "be" to be part and parcel of Kh. No. 725. The portion referred to as "be", "ba" or "bey" of Kh. No. 721 owned by plaintiff is marked in red criss-cross lines in the site plan filed by plaintiff.
- (b) The Survey Plan dated 05.04.2018 wrongly depicts northern part/portion of Kh. No. 725 in white colour whereas remaining portion of Kh. No. 725 is shown in green colour.
- (c) The Survey Plan dated 05.04.2018 is otherwise erroneous as the location of plaintiff's land is

shifted in comparison to the earlier court ordered TSM demarcation dated 15.12.2011. The location of lands is also at variance as compared to the map downloaded from the website of GSDL. The maps uploaded on GSDL have been prepared by the GSDL in conjunction with the Revenue Department of Delhi. The map downloaded from website of GSDL is filed with the plaint and termed as GSDL Map in the plaint.

5. That presently, the defendants no. 1 & 2 claim this 40 Bighas and 4 Biswas of land as “ridge” and/or “reserved forest” belonging to Forest Department of GNCT of Delhi and seek to dispossess the plaintiff without due process of law. Although, this land was never handed over to the Forest Department, GNCTD by the Gaon Sabha Bhati but still the defendants intend to dispossess the plaintiff by use of force and might of State machinery. This 40 Bighas and 04 Biswas land is hereafter referred to as the suit land B/suit property B and the detailed *Khasrawise* area of 40 Bighas and 4 Biswas of suit land B is detailed hereunder:
- (i) 10 Bighas out of Kh. No. 715 (245-16),
  - (ii) 14 Bighas out of Kh. No. 725 (19-11),
  - (iii) 6 Bighas & 4 Biswas out of Kh. No. 726 (12-4),
  - (iv) 4 Bighas & 4 Biswas of Kh. No. 729(4-4) and

(v) 5 Bighas & 16 Biswas out of Kh. No. 731(20-16)  
This suit land B is lying recorded in the name of Gaon Sabha Bhati but the plaintiff has accrued bhumidhari rights for which the case is going on.

6. That the detailed facts relating to possession of plaintiff over the 40 Bighas and 4 Biswas of suit land B are as under:

(i) Plaintiff had entered into cultivatory possession of suit land B against the wishes of Gaon Sabha and without taking any permission from it. From 1980 to 1983, the name of plaintiff was recorded as cultivator of the suit land B in the *Khasra Girdawri* of Village Bhati, Delhi. However, due to instructions of senior officers, the *Khasra Girdawri* of Gaon Sabha lands was not filled up by the *Halka Patwari* from 1983 onwards. Yet, the plaintiff continued to cultivate the suit land B continuously and repeatedly applied to the Tehsildar (Mehrauli) for recording his cultivatory possession.

(ii) That in the year 1988, officials of Gaon Sabha Bhati tried to dispossess the plaintiff from the 40 Bighas and 4 Biswas of suit land B i.e. 10 Bighas out of Kh. No. 715 (245-16), 14 Bighas out of Kh. No. 725 (19-11), 6 Bighas & 4 Biswas out of Kh. No. 726 (12-4), 4 Bighas & 4 Biswas of Kh. No. 729(4-4) and 5

Bighas & 16 Biswas out of Kh. No. 731(20-16) of Village Bhati, New Delhi. Therefore, in order to protect his settled peaceful cultivatory possession, the plaintiff filed CS (OS) No. 2252/1988 titled as "Arun Kumar Jain vs. Gaon Sabha Bhati" in Delhi High Court on 14.09.1988. The possession of the plaintiff was protected by the status quo order dated 04.10.1988 passed by the Hon'ble High Court. Thereafter, on 24.04.1990 the suit was finally disposed off on the statement of counsel for Delhi Administration/Gaon Sabha to the effect that the plaintiff shall not be dispossessed except by due process of law. The copies of plaint and orders dated 04.10.1988 & 24.04.1990 are filed with the plaint.

- (iii) That the villagers of adjoining village Fatehpur Beri also had an evil eye upon the lands in question and they tried to dispossess the plaintiff from the suit land B, therefore, the plaintiff had to file CS (OS) No. 1474/1990 titled as "Arun Kumar Jain Vs Bhagwanta & Ors.". On 09.05.1990, the Hon'ble Delhi High court was pleased to pass orders restraining the defendants Bhagwanta etc. from interfering in peaceful possession of the plaintiff. Copy of order dated 09.05.1990 is filed with the plaint. Since, the defendants in that suit were continuing to disturb the possession of plaintiff,

hence he filed IA no. 4165/1990 in CS(OS) No. 1474/1990 which was allowed by this Hon'ble Court on 23.05.1990 thereby permitting the plaintiff to raise/erect a boundary wall around the suit land B; and this Hon'ble Court also directed the SHO of PS Mehrauli to provide protection for that purpose. Copy of the order dated 23.05.1990 is filed with the plaint.

- (iv) That in this manner, the plaintiff was using, cultivating and possessing the 40 Bighas 4 Biswas of Gaon Sabha land alongwith the 46 Bighas and 19 Biswas land purchased/owned by him. The Gaon Sabha did not take any steps for recovering possession from the plaintiff within the time prescribed by law, hence by virtue of Section 67 of the Delhi land Reforms Act, 1954, the rights of Gaon Sabha Bhati became extinguished. And the plaintiff became the bhumidhar of the 40 Bighas and 4 Biswas suit land B (recorded in name of Gaon Sabha Bhati) by virtue of cultivation thereof for a period of more than 3 years. The plaintiff then filed a case under Section 85 of the DLR Act in 1990 seeking declaration of his bhumidhari rights which was titled as "Arun Kumar Jain Vs Gaon Sabha Bhati" bearing Case No. 87/RA/90. Copy of the petition in Case No. 87/RA/90 is filed with the plaint. This case was

wrongly dismissed in default by order dated 23.05.2002 passed by the Ld. SDM/RA. The restoration application was also dismissed on 07.02.2003. Thereafter, the Appeal No. 09/2003 titled as "Arun Kumar Jain Vs Gaon Sabha Bhati" was also dismissed wrongly. The plaintiff then filed a petition before the Ld. Financial Commissioner, Delhi bearing Case No. 140/2013 titled as "Arun Kumar Jain vs Gaon Sabha Bhati", which has been allowed and case has been remanded back to the Dy. Commissioner/District Magistrate (South) for deciding the appeal on merits of the case. Copy of the order passed by the Ld. Financial Commissioner on 25.03.2021 and copy of notice received from the court of DM (South) for hearing dated 28.10.2021 is also filed with the plaint. Thus, the Appeal No. 09/2003 of the plaintiff in respect of the case under Section 85 of DLR Act stands revived by order dated 25.03.2021. The said Appeal No. 09/2003 is to be adjudicated in accordance with law on merits. As such, the (40-4) suit land B cannot be treated as uncultivated waste land because it has been converted to cultivated agricultural land.

- (v) That the plaintiff has been in continuous possession of the suit land B as he was never dispossessed by the Gaon Sabha Bhati. Gaon Sabha did not file any

case for ejectment of the plaintiff from the land within time prescribed by law inspite of knowledge of hostile and adverse possession of plaintiff, hence the plaintiff had perfected his bhumidhari rights to the land by continuous occupation for more than 3 years. When the plaintiff filed the case under Section 85 of DLR Act, then he had already become bhumidhar by virtue of cultivation for more than 3 years.

- (vi) Delhi Administration, vide No. F.22(19)/DCF(90-91)/1383-91 dated 15.04.1991, had issued a notification under Section 18 of Wildlife Protection Act, 1972 w.r.t. Kh. Nos. 708, 712, 713, 715, 1895 to 1900, 1903 to 1938 of village Bhati declaring it's intention to make it a Wildlife Sanctuary. Thus, the Khasra No. 715 out of the suit land B came to be notified under Section 18 of the Act but it was never finally declared as a "sanctuary" in accordance with law. The total area of Kh. No. 715 was 245 Bighas and 6 Biswas and plaintiff remained in cultivatory possession of 10 Bighas out of Kh. No. 715 (245-16) of Village Bhati.
- (vii) It is also a fact that the proceedings under Sections 6-20 of The Indian Forest Act, 1927 have never been initiated for adjudication of rights of citizens or to acquire the cultivatory rights of

plaintiff in respect of suit land B. Yet it is wrongly claimed on basis of a notification dated 24.05.1994 issued under Section 4 of the Indian Forest Act, 1994 that the area is a reserved forest.

- (viii) The procedure provided in Sections 4 to Section 20 of the Indian Forest Act, 1927 for declaration of suit land B as reserved forest has not been initiated till date as no notification under Section 6 of the Act was ever issued.
- (ix) The notification dated 24.05.1994 bearing no. F.10(42)-1/PA/DCF/93/2012-17(1) was issued under Section 4 of the Indian Forest Act, 1927 signifying the intention of the government for reserving the forest lands and wastelands which were the property of government as "reserved forest". However, this notification did not apply to the Gaon Sabha lands as those lands were not the property of the government. For that reason, the Gaon Sabha lands were not treated as having become vested in government in pursuance to the notification dated 24.05.1994. Copy of the notification is filed with the plaint. Khasra No. 715 (245-16) was wrongly included in this notification but the government realized it's error and treated it as Gaon Sabha land only.
- (x) That thereafter a notification under Section 154 of the Delhi Land Reforms Act, 1954 bearing no.

F.1(29)/PA/DC/95 was issued on 02.04.1996 and it was proposed to handover uncultivated surplus lands of Gaon Sabha Bhati to Forest Deptt. for afforestation. Copy of the notification dated 02.04.1996 is filed with the plaint. This notification pertained to only two Khasras out of suit land B viz. Kh. No. 715 (245-16) & 725(19-11) of Village Bhati. The other Kh. No. 726, 729 & 731 were not included in this notification. At the time of issuance of this notification dated 02.04.1996, Section 4 of the Indian Forest Act, 1927 was not invoked by defendants as the Gaon Sabha land was not a property of the government.

- (xi) Since the earlier notification dated 24.05.1994 under Section 4 of the Indian Forest Act, 1927 did not apply to Gaon Sabha lands, therefore the accrued bhumidhari rights of plaintiff in respect of suit land B (lying recorded in name of Gaon Sabha Bhati) were not terminated under the provisions of Indian Forest Act, 1927. Hence, the handover of Gaon Sabha land to the forest department did not have the effect of abolishing of rights acquired by plaintiff; and therefore the handover was with the encumbrances attached to the land.
- (xii) The office of Additional District Magistrate (South District) was conferred with the powers of

Forest Settlement Officer vide notification no. F.10(42)-1/PA/DC/93/11/181-198 dated 10.05.1996. But the citizens and affected persons were not made aware about their rights to raise claims under Section 6 as no such proclamation has been issued till date inspite of passage of 24 years. The notification under Section 4 dated 24.05.1994 was also not taken to it's logical conclusion as no proclamation under Section 6 of the Act was ever issued so as to invite the claims and no inquiry under Section 7 of the Act was ever carried out. Hence the bhumidhari & easementary rights acquired by the plaintiff were never abolished/acquired under any legal provision relating the wild life or forests in respect of the suit land B.

- (xiii) Thus, the effect of notification dated 24.05.1994 issued under Section 4 of The Indian Forest Act, 1927 is limited to the extent of expressing the intention of the government to reserve the government owned land for forest. And the subsequent notification dated 02.04.1996 was issued in respect of a different category of lands (uncultivated Gaon Sabha lands) under Section 154 of DLR Act, 1954, so it could not be treated as a notification under Section 4 of the Indian Forest Act, 1927. Therefore, it is a matter of fact that the lands

notified on 02.04.1996 are not subjected to any notification under Indian Forest Act, 1927 at all.

- (xiv) That the plaintiff had earlier also filed objections under Section 9 of the Indian Forest Act, 1927 bearing Case No. 110/obj./95 titled as "Arun Kumar Jain vs DCF" on the ground that he was in cultivatory possession of suit land B for which a case for declaration of bhumidhari rights was pending.
- (xv) That after the notification dated 02.04.1996, the Forest Department sought possession of the Gaon Sabha lands but the Gaon Sabha Bhati did not handover possession of the 40 Bighas and 4 Biswas of suit land B to the Forest Department, GNCTD. On 16.12.1997, possession of Kh. No. 715 & 725 of Village Bhati was sought to be delivered to the Forest Department, therefore a demarcation was carried out. In that proceeding it was clearly recorded that the possession of 10 Bighas out of Kh. No. 715 (245-16) and 14 Bighas out of Kh. No. 725(19-11) of Village Bhati was not handed over to the Forest Deptt. Copy of the report dated 16.12.1997 is filed with the plaint.
- (xvi) That the objections of plaintiff qua notification of suit land B as forest contained in Case No. 110/obj./95 titled as "Arun Kumar Jain vs DCF"

were allowed and the then Forest Settlement Officer held that the proceedings in the case be adjourned *sine die* till the proceedings in other courts are decided. The copy of order dated 02.08.1999 passed by the Forest Settlement Officer, Delhi is filed with the plaint. Thus, the suit land B measuring 40 Bighas and 4 Biswas were excluded from forest/deemed forest. This order continues to remain in force as it has not been varied or revoked.

(xvii) That during the pendency of the Appeal No. 09/2003 arising out of Case No. 87/RA/90 under Section 85 of DLR Act, the officials of Gaon Sabha and Forest Department came to the property of plaintiff on 12.09.2006 and demolished the entire boundary wall and stated that the possession of Kh. No. 715 of Village Bhati was taken over and handed over to the Forest Deptt.. It was done by wrongly claiming that the purchased land of plaintiff was part and parcel of Kh. No. 715. Kabza Karyawahi Report dated 12.09.2006 is filed with the plaint.

(xviii) At this time, the plaintiff filed a WP(C) No. 6199/2007 titled as "Arun Kumar Jain VS Union of India" against the dispossession from his land and illegal demolition of structures on private lands. In reply to this petition, a counter affidavit was filed by the then Block Development Officer (South) stating

that the demolition programme for 12.09.2006 was fixed to takeover possession of Kh. No. 715 only. It was also stated that earlier, possession of a part of Kh. No. 715 & 725 was taken over; as possession of only 235 Bighas and 16 Biswas out of Kh. No. 715 (245-16) and 5 Bighas and 1 Biswa out of Kh. No. 725 (19-11) was taken over on 16.12.1997. It was specifically admitted that that the possession of 10 Bighas out of Kh. No. 715 (245-16) and 14 Bighas out of Kh. No. 725(19-11) of Village Bhati was not handed over to the Forest Deptt. on 16.12.1997 as there was stay order operating w.r.t. such land in favour of plaintiff. It was reiterated in the counter affidavit that the action taken on 12.09.2006 was only with respect to Kh. No. 715 of Village Bhati. The copy of Counter Affidavit of the BDO (South) filed in WP (C) No. 6199/2007 is filed with the plaintiff.

- (xix) That thereafter the plaintiff filed a Contempt Case (Civil) No. 409/2007 in this Hon'ble Court regarding contempt of the order dated 24.04.1990 in CS (OS) No. 2252/1988. In that contempt case directions were passed for demarcation of the lands of plaintiff. Accordingly on 15.12.2011 demarcation was carried out and points were fixed thereby demarcating the purchased lands of plaintiff and the

adjoining suit land B. And the contempt petition was disposed off on 09.08.2012 by holding that the possession of all the lands be returned to the plaintiff. However, due to pendency of the case under Section 85 of DLR Act, the order was modified on 17.08.2012 and it was held that the possession of purchased land be returned immediately on the date fixed. Whereas, the 40 Bighas and 4 Biswas of Gaon Sabha land (which is the suit land B) for which case u/s 85 of DLR Act was pending, a direction was issued to the Dy. Commissioner to decide the appeal expeditiously.

(xx) That it was not the case of either the Forest Department or the Gaon Sabha that on 12.09.2006 they had taken over possession of 40 Bighas and 4 Biswas of suit land B i.e. 10 Bighas out of Kh. No. 715 (245-16), 14 Bighas out of Kh. No. 725 (19-11), 6 Bighas & 4 Biswas out of Kh. No. 726 (12-4), 4 Bighas & 4 Biswas of Kh. No. 729(4-4) and 5 Bighas & 16 Biswas out of Kh. No. 731(20-16) of Village Bhati, New Delhi. Rather they contended that possession of only Kh. No. 715 (245-16) was taken over. Copy of the order dated 17.08.2012 is filed with the plaint. The effect of the order dated 17.08.2012 was that the possession of suit land B was treated as *custodia legis* and possession was to

be formally handed over to the plaintiff in the event of being declared bhumidhar of suit land B.

(xxi) That the lands of plaintiff comprised in Kh. No. 716, 717, 718, 719, 720, 721, 722, 723, 724, 727 & 728 of Village Bhati, which had been illegally occupied by the Goan Sabha/Forest Deptt. on 12.09.2006 on pretext of takeover of Kh. No. 715, was thereby formally handed back to plaintiff on 21.08.2012 on basis of demarcation dated 15.12.2011. Copy of the report of handover of possession of Kh. No. 716, 717, 718, 719, 720, 721, 722, 723, 724, 727 & 728 of Village Bhati to plaintiff is filed with the plaint.

(xxii) That the effect of all the above matters/cases is that the suit land B viz. 40 Bighas and 4 Biswas of land i.e. 10 Bighas out of Kh. No. 715 (245-16), 14 Bighas out of Kh. No. 725 (19-11), 6 Bighas & 4 Biswas out of Kh. No. 726 (12-4), 4 Bighas & 4 Biswas of Kh. No. 729(4-4) and 5 Bighas & 16 Biswas out of Kh. No. 731(20-16) of Village Bhati, New Delhi has been kept out of vesting in Forest Deptt. by virtue of orders passed by the Delhi High Court as well as the order dated 02.08.1999 passed by the then Forest Settlement Officer, Delhi. The portion of suit land B bearing Khasra No. 726, 729 & 731 has not even been placed at disposal of Forest

Department. Therefore defendants no. 1 & 2 cannot dispossess the plaintiff from any portion of suit land B.

(xxiii) The plaintiff had been cultivating the suit land B and had acquired the bhumidhari rights in this land prior to 1990 which i.e. much before the notification under Section 154 dated 02.04.1996, and such rights are protected by law. Therefore, the so called transfer of any part/parcel of suit land B from Gaon Sabha to Forest Department, GNCTD is totally illegal and arbitrary as firstly, the suit land B is not uncultivated waste land and secondly, by order dated 02.08.1999 it was directed to be kept out from being declared reserved forest. The Gaon Sabha and its successor i.e. the Forest Department are bound by the orders dated 04.10.1988 & 24.04.1990 (in CS No. 2252/88) and also bound to obey the orders passed by this Hon'ble Court on 09.08.2012 in Cont. Case (Civil) No. 409/2007. The alleged transfer of Kh. No. 715 & 725 out of suit land B by virtue of notification dated 02.04.1996 is of an encumbered land and therefore rights of plaintiff need to be adjudicated before issuing any declaration under the Section 20 of Indian Forest Act, 1927. This act of handover of Gaon Sabha land is otherwise sham and illegal as the notification dated 02.04.1996 was

premised on uncultivable lands being made available for afforestation, whereas suit land B is a cultivated land.

(xxiv) That the earlier demarcations had fixed the location of land of plaintiff in Kh. No. 716, 717, 718, 719, 720, 721, 722, 723, 724, 727 & 728 of Village Bhati as adjoining to the Bhati Mines Road, but later on in 2011 upon demarcation by TSM the location of lands was changed and the net effect was that the land of the plaintiff was shifted eastwards and away from the road. The copies of earlier demarcations are filed with the plaint. Thus, the location of suit land A and suit land B was fixed by way of demarcation dated 15.12.2011. This demarcation was carried out on 15.12.2011 in terms of directions of the Hon'ble High Court in Cont. Case (C) i.e. CCP No. 409/2007. The suit land B is marked in blue stripes on site plan filed with the plaint and the access of plaintiff's land from Bhati Mines road is depicted at point X on the said site plan. The plaintiff and defendants treated the demarcation dated 15.12.2011 as final as the objections of Forest Department, GNCTD were rejected by the Dy. Commissioner (South) and he stated so in his short affidavit dated 06/08/2012 filed in Cont. Case (Civil) No. 409/2007. The Forest

Department accepted the factual position. Copy thereof is filed with the plaint.

(xxv) That, the plaintiff has recently in October, 2020 learnt that in 2018 a new demarcation was carried out by the Revenue Authorities through M/s Habib Survey & Design Pvt. Ltd. which shows that the land of the plaintiff is shifted further away from the Bhati Mines Road. The extract of this demarcation of 05.04.2018 is filed with the plaint. Whereas, the map uploaded by GSDL on it's website shows a different location of the land of the plaintiff in relation to the Bhati Mines Road. Extract of the downloaded map from the website of GSDL is filed with the plaint. This demarcation of 2018 is otherwise incorrect as a western portion of Kh. No. 721 (shown as "be") belonging to the Plaintiff is shown in green colour (meaning thereby that it is Gaon Sabha land allotted to forest department). Whereas, no part of Kh. No. 721 of Village Bhati is recorded in name of Gaon Sabha or Forest Deptt. as entire Kh. No. 721 belongs exclusively to Plaintiff. Such northern portion of Kh. No. 721 is marked in red criss-cross lines by Plaintiff on the site plan filed with the plaint. The copy of Field Book showing the measurements of two portions of Kh. No. 721 is filed with the plaint.

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- (xxvi) Due to insistence of defendants to takeover possession of lands on basis of the demarcation dated 05.04.2018, there exists imminent danger to plaintiff as there is threat of demolition & dispossession from purchased land viz. suit land A as well as from the other suit land B. And if the threat of dispossession from suit land B is implemented then the purchased land (suit land A) of plaintiff would become land-locked and will not have any independent access from any road or rasta.
- (xxvii) Therefore, in order to protect his right to passage, the plaintiff had filed claim no. 12 of 2020 titled as "Arun Kumar Jain vs. DCF" to seek exchange of some of his land with land recorded in name of Forest Department/Gaon Sabha so as to have an access. However, there were technical defects in the said claim petition as there was no power vested in Forest Settlement Officer to exchange the land. And moreover, the Forest Department had clearly objected by claiming that the exchange of forest land was not permissible for non-forest purposes. Since, the premise of claim no. 12/2020 was based on exchange of land for non-forest purposes and which was impermissible, hence the plaintiff withdrew that claim petition. Copy of the claim no. 12/2020 and

withdrawal order dated 12/11/ 2021 is filed with the plaintiff.

(xxviii) That the plaintiff has been using the entire farm i.e suit land A i.e. 45 Bighas and 16 Biswas of purchased land and 40 Bighas and 4 Biswas of suit land B for which bhumidhari case is pending as one unit. Therefore, he always had access to Bhati Mines Road from the gate which is marked by plaintiff at point X in the site plan filed with the plaintiff. The Kh. No.'s 725, 726, 729 & 731 fall between the Bhati Mines Road and purchased lands of plaintiff bearing Kh. No. 716, 717, 718, 719, 720, 721, 723, 724 etc.. Whereas Kh. No. 727 & 728 are situated on both sides of the Bhati Mines Road. The Bhati Mines Road is an interstate highway which connects Delhi to Haryana. Part of this road is built over the purchased land of plaintiff viz. Kh. No. 727 & 728 and partly over Gaon Sabha land. This Bhati Mines Road has the status of a public highway as it has been in continuous use as public road from last 50 years as it was initially used for accessing the Bhati mines for transporting Red Badarpur sand and stones/grit. Now this road is being used by public at large and is being maintained by the government as a public road/highway.

(xxix) That the (40-4) of suit land B recorded in name of Gaon Sabha {though case of plaintiff for declaration of bhumidhari rights is pending} is otherwise being used by plaintiff to access his purchased land viz. suit land A for last 40 years as it provides the only access to Kh. No. 716, 717, 718, 719, 720, 721, 723, 724 etc. owned by the plaintiff. Since the Bhati Mines Road is a public highway, and the plaintiff has acquired easement of necessity by prescription i.e. continuous use of suit land B as passage also for more than 40 years. Therefore, in all eventualities, (40-4) of suit land B is to be treated as a servient holding (if for any reason it is to be separated from holding of plaintiff) to the plaintiff's private purchased land holding (which is dominant heritage). Therefore, the plaintiff shall always be entitled to have access to his purchased land from the (40-4) of suit land B bearing Kh. No. 725, 726, 729 & 731 whether or not he is declared as bhumidhar of the suit land B. As and when, plaintiff is declared as bhumidhar of (40-4) land then obviously entire land holding shall have access from Bhati Mines Road. The case under Section 85 of DLR Act is still pending in appeal w.r.t. suit land 'B'.

- (xxx) That the Village Bhati was never brought under consolidation operations (*Chakbandi*), therefore *rasta* (as is usually provided to each *chak* of land during *chakbandi*) has not been provided for agricultural land holdings in the village. The farm lands of plaintiff are surrounded on all sides by land recorded in name of Gaon Sabha which is now attempted to be handed over to the Forest Department. As a result, the plaintiff can only access his purchased lands after passing (driving and walking) over the suit land B as he has been doing for last more than 40 years. The easementary rights of plaintiff/his predecessors to access their private land by walking or driving over the Gaon Sabha lands have existed for more than 100 years as no separate/exclusive road/passage was provided to the private land holdings.
- (xxxi) That the Gaon Sabha had lost title to the 40 Bighas and 4 Biswas of suit land B much before 1990 and the right of plaintiff to seek declaration of bhumidhari rights had accrued in 1983-84 for which the case under Section 85 of DLR Act was filed in 1990. And that case is already pending in the first appellate court of Collector/DM (South). The suit land B had been brought under cultivation by plaintiff in 1980-81 and therefore, the same could

not have been treated as waste land in 1996 for the purpose of excluding it from the Gaon Sabha and/or for handover of the same to Forest Department. Since, the Gaon Sabha had lost title to the land in terms of Section 67 of DLR Act, hence, the suit land B was wrongly treated as uncultivated waste/surplus Gaon Sabha land in 1996 for the purposes of its handover to the Forest Department.

(xxxii) That due to the illegal claim of defendant no. 1 & 2 over the suit land B measuring 40 Bighas and 4 Biswas, the plaintiff had earlier also filed objections and the then Forest Settlement Officer had rightly adjourned the proceedings sine die by his order dated 02.08.1999. But now on 10.10.2020 some officials of the Forest Department had visited the farm of the plaintiff and tried to close the passage at point 'X' which connects the Bhati Mines road with the farm land of plaintiff. The order dated 02.08.1999 passed by the then Forest Settlement Officer applies even today and the defendants cannot forcibly evict the plaintiff from (40-4) suit land B till final decision of the case under Section 85 of DLR Act. The plaintiff is also entitled to protect his possession over the suit land B in view of the orders passed by this Hon'ble Court in CS No. 2252/88 and CS No. 1474/90 as the defendants have not taken any

steps in accordance with law for recovering possession from the plaintiff. The suit for ejectment by the Gaon Sabha Bhati under Section 84 of the DLR Act was filed in 1992 i.e. well after expiry of limitation of 3 years despite notice of plaintiff's adverse possession since 1988. But that case is tagged alongwith the case under Section 85 of DLR Act filed by plaintiff. No suit or legal proceeding of any other nature was filed by the defendants to recover possession from the plaintiff at any point of time.

(xxxiii) The notification dated 02.04.1996 only pertains to part of suit land B viz. Kh. No. 715 (245-16), 725(19-11) and 726(12-4). Thus, the defendants have no right whatsoever to dispossess the plaintiff from any land in Kh. No. 729 & 731 of Village Bhati which remains with plaintiff as the order dated 04.10.1990 in CS 2252/88 binds the defendants.

7. That the plaintiff is entitled to the access his purchased lands from Bhati Mines Road and also entitled to relief of perpetual injunction against defendants from threatened dispossession from suit land B measuring 40 Bighas and 4 Biswas. The defendants have no right to dispossess the plaintiff from the portion marked as "be" out of Kh. No. 721 of

Village Bhati. The plaintiff is not required to file any other claim before the Forest Settlement Officer as his claim is adjudicated and order dated 02.08.1999 was already passed in his favour.

8. That the Village Bhati is urbanized village and therefore plaintiff has no other alternative or efficacious remedy. There is no remedy available to the plaintiff under the Indian Forest Act, 1927.
9. That the cause of action for the suit arose on 10.10.2020 when the defendants attempted to dispossess the plaintiff by blocking the gate at point 'X' in the site plan. The cause of action subsists and continues as the threat of dispossession and demolition continues to subsist.
10. That the suit is valued at Rs. 1,01,00,000/- for the relief of injunction from dispossession from suit land A, at Rs. 1,00,00,000/- for relief of injunction qua suit land B and at Rs. 200 for the relief of injunction qua blocking of access/right of passage from Bhati Mines Road; and appropriate court fee of Rs. 1,98,600/- is affixed on the face of the plaint.

11. That the suit property is situate in Village Bhati, Tehsil Saket, Delhi and this Hon'ble Court has pecuniary as well and territorial jurisdiction to hear and decide the suit.
12. That the plaintiff has not filed any other or similar suit on the same cause of action.
13. That the present suit is not a commercial dispute.
14. That the plaintiff has filed all the documents in their power and possession and the documents filed with the plaint are true copies of the respective originals.

**PRAYER:**

It is therefore most respectfully prayed that in the interests of justice, this Hon'ble Court may kindly be pleased to grant:

- a) A decree of Perpetual injunction in favour of the plaintiff and against the defendants, their officers, agents, employees, etc. thereby restraining them from dispossessing or in any manner restricting the ingress and egress of the plaintiff to and from any part/portion or whole of suit land A of Village

Bhati, Tehsil Saket, New Delhi, particularly land measuring 45 Bighas and 16 Biswas comprised in Khasra No. 716, 717, 718, 719, 720, 721, 722, 723, 724, 727 & 728 of Village Bhati shown in orange colour in the site plan filed by plaintiff; and

- b) A decree of Perpetual injunction in favour of the plaintiff and against the defendants, their officers, agents, employees, etc. thereby restraining them from dispossessing the plaintiff from suit land B viz. 40 Bighas and 4 Biswas of land being 10 Bighas out of Kh. No. 715 (245-16), 14 Bighas out of Kh. No. 725 (19-11), 6 Bighas & 4 Biswas out of Kh. No. 726 (12-4), 4 Bighas & 4 Biswas of Kh. No. 729(4-4) and 5 Bighas & 16 Biswas out of Kh. No. 731(20-16) of Village Bhati, Tehsil Saket, New Delhi as shown in blue stripes in the site plan filed with the plaint; and
- c) A decree of Perpetual injunction in favour of the plaintiff and against the defendants, their officers, agents, employees, etc. thereby prohibiting them from obstructing the passage of plaintiff's men, materials and machines from the Bhati Mines Road built upon Kh. No. 727 & 728 of Village Bhati, Tehsil Saket, New Delhi to the suit lands A & B as depicted in the site plan filed with the plaint;

d) Any other/further and suitable relief may be granted in favour of the Plaintiff in accordance with law.

Delhi  
Dated 25/11/2021

THROUGH

  
Plaintiff  
  
Bidyarani Yumnam

**PANKAJ VIVEK**, Advocate  
Enr. No. D/276/98(R)

**MS. BIDYARANI YUMNAM**  
Enr. No. D-3287/1999

(Counsels for the Plaintiff)

Office: P-33A (LGF), South Extension-2,  
New Delhi 110049

Mobile No. 9811215778

Email: pankajvivek@gmail.com

**Verification:**

Verified at Delhi on this 25<sup>th</sup> day of November, 2021, that the contents of the Para No.1 to 9. of the plaint are true to my knowledge and those of Para No. 9. to 14. of the Plaint are believed to be true based on information received and believed to be true. The last para is prayer to this Hon'ble Court.

  
Pla

**IN THE HIGH COURT OF DELHI AT NEW DELHI**

CS (OS) NO...../2021

IN THE MATTER OF:

**ARUN KUMAR JAIN**

...PLAINTIFF

VERSUS

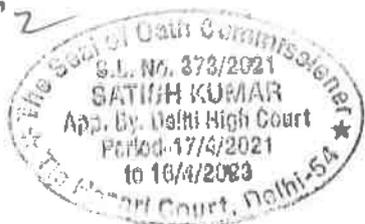
**DY. CONSERVATOR OF FORESTS & ORS.**

...DEFENDANTS

**A F F I D A V I T**

I, Arun Kumar Jain aged 73 years, S/o Sh. A.K. Jain, R/o B-539, New Friends Colony, New Delhi, do hereby solemnly affirm and state as under:

1. That I am Plaintiff in the present case and I am aware of facts and circumstances of the case, hence competent to swear this affidavit.
2. That the contents of the accompanying plaint have been read and understood by me and I say that the same has been drafted by my counsel on my instructions and the facts stated therein are true and correct to my knowledge. The same may be read as



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part and parcel of this affidavit as the contents are not being repeated herein for the sake of brevity and in order to avoid repetition.

*[Signature]*  
**DEPONENT**

**Verification**

25 NOV 2021

*[Signature]*

Verified at Delhi on this \_\_\_\_\_ day of ..... 2021 that the contents of paras 1-2 of the above affidavit are true and correct to my knowledge.

*[Signature]*  
**DEPONENT**

Identified the deponent/Executer  
has Signed in my presence

IDENTIFIED BY THE DEPONENT  
Shri Smt/Kn. *[Signature]*  
S/o/W/o/D/o  
No. *[Signature]*  
Verified by Shri Smt *[Signature]*  
has solemnly affirmed that the contents of the affidavit which have been read & explained to him/her are true & correct to his/her knowledge

Jath Commissioner Delhi

25 NOV 2021

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\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**  
+ **CS(OS) 658/2021**

ARUN KUMAR JAIN

..... Plaintiff

Through: Mr.Ravi Gupta, Sr. Advocate with  
Mr.Pankaj Vivek, Mr.Sachin and  
Mr.Deepak, Advocates.

versus

DY. CONSERVATOR OF FOREST & ORS. .... Defendants

Through: Counsel for D-3.

**CORAM:**

**HON'BLE MR. JUSTICE YOGESH KHANNA**

**ORDER**

% **13.12.2021**

**I.A. No.16185/2021**

1. Exemption allowed, subject to all just exceptions.
2. The application stands disposed of.

**CS(OS) 658/2021, I.A. Nos.16184, 16186/2021**

3. It is the case of the plaintiff, around the year 1980, 45 Bighas and 16 Biswas situated in Village Bhati was purchased by plaintiff separate sale deeds and these lands were duly mutated/recorded in his name in the Fard Khatoni of Village Bhati, presently forming part of Tehsil Saket, District South, New Delhi.

4. It is stated the plaintiff is an absolute owner and is in possession of suit lands 'A'.

5. It is alleged the plaintiff entered into cultivatory possession of adjoining 40 Bighas and 4 Biswas of Gaon Sabha land of Village Bhati, details of which are mentioned in para 7 of the plaint. This land is termed as suit land 'B' and this cultivatory possession of plaintiff was duly recorded in Khasra Girdawri of years 1981-1983.



6. The plaintiff is contesting a case for above 40 Bighas and 4 Biswas of land for declaration of his bhumidhari rights under Section 85 of the Delhi Land Reforms Act, 1954 since 1990. The site plan depicting the entire land in possession of the plaintiff is annexed with the plaint which shows the 45 Bighas and 16 Biswas of purchased land in orange colour and the 40 Bighas and 4 Biswas of land which is in adverse cultivatory possession of plaintiff in blue stripes.
7. It is alleged on 10.10.2020 some officials of the Forest Department had visited the farm of the plaintiff and tried to close the passage at point 'X' which connects the Bhati Mines road with the farm land of plaintiff.
8. The defendants no. 1 & 2 claim this 40 Bighas and 4 Biswas of land as "ridge" and/or "reserved forest" belonging to Forest Department of GNCT of Delhi and seek to dispossess the plaintiff without due process of law.
9. It is stated this land was never handed over to the Forest Department, GNCTD by the Gaon Sabha Bhati but still the defendants intend to dispossess the plaintiff by use of force and might of State machinery and the suit land B is lying recorded in the name of Gaon Sabha Bhati but the plaintiff has accrued bhumidhari rights for which the case is going on.
10. In the circumstances, issue notice to the defendants.
11. Learned counsel for defendant No.3 has entered appearance. Let written statement/reply be filed within the statutory period with an advance copy to learned counsel for the plaintiff. Replication/rejoinder be filed within four weeks thereafter.
12. None has appeared on behalf of defendants No.1 and 2. Issue notice to defendants No.1 and 2 by all modes returnable before the Joint Registrar on 10.03.2022.



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13. In the meanwhile the parties to maintain status quo qua the *possession* of the suit property/land as of today, till the next date of hearing.
14. Compliance of Order 39 Rule 3 CPC be made by plaintiffs within 10 days.
15. Upon completion of service/pleadings, the matter be listed before this Court.
16. Order dasti.

**YOGESH KHANNA, J.**

**DECEMBER 13, 2021**

*VLD*

(9)

IN THE HON'BLE HIGH COURT OF DELHI AT NEW DELHI  
(ORIGINAL CIVIL WRIT JURISDICTION)  
WRIT PETITION (CIVIL) NO. 10505 OF 2018  
(UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA)

**IN THE MATTER OF:**

ANANT RAJ LIMITED  
H-65, CONNAUGHT CIRCUS,  
NEW DELHI-110001  
THROUGH ITS AUTHORISED REPRESENTATIVE  
SHRI ANIL MAHINDRA .... PETITIONER

VERSUS

1. GOVT. OF NCT OF DELHI  
ACTING THROUGH ITS CHIEF SECRETARY  
DELHI SECRETARIAT,  
NEW DELHI-110002
2. SUB- DIVISIONAL MAGISTRATE (SAKET)  
AT THE OFFICE OF SUB- DIVISIONAL  
MAGISTRATE (SAKET)  
M.B ROAD, SAKET  
NEW DELHI
3. DISTRICT TASK FORCE (SOUTH)  
THROUGH ITS CHAIRMAN, DC SOUTH  
OFFICE OF DISTRICT MAGISTRATE (SOUTH)  
M.B ROAD, SAKET  
NEW DELHI
4. MONITORING COMMITTEE  
FORMED BY HON'BLE SUPREME COURT  
CORE 6A, 3<sup>RD</sup> FLOOR,  
INDIA HABITAT CENTRE,  
LODHI ROAD,  
NEW DELHI - 110003

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5. DEPARTMENT OF FORESTS & WILDLIFE  
GOVT. OF NCT OF DELHI  
A-BLOCK, II<sup>nd</sup> FLOOR,  
VIKAS BHAWAN, I P ESTATE  
NEW DELHI-110002  
THROUGH ADDITIONAL PRINCIPAL CHIEF  
CONSERVATOR OF FORESTS ....RESPONDENTS

**CIVIL WRIT PETITION UNDER ARTICLE 226 OF THE  
CONSTITUTION OF INDIA FOR ISSUANCE OF A WRIT/  
ORDER AND/OR DIRECTION IN THE NATURE OF  
MANDAMUS, CERTIORARI OR ANY OTHER APPROPRIATE  
WRIT OR ORDER OR DIRECTION FOR QUASHING OF  
NOTICE DATED 03.08.2018 PUBLISHED IN HINDUSTAN  
TIMES AND NOTICE F. NO. SDM (SAKET)/ G.S./ FOREST/  
2018/ 3507 DATED 09.08.2018 BOTH ISSUED BY  
RESPONDENT NO.2, AND FOR ISSUANCE OF A WRIT/  
ORDER AND/OR DIRECTION IN THE NATURE OF  
CERTIORARI OR ANY OTHER APPROPRIATE WRIT FOR  
QUASHING THE ORDER DATED 21.08.2018 PASSED BY  
DEPUTY COMMISSIONER (SOUTH) IN CASE NO. 58/18  
TITLED AS ANANT RAJ LTD. VS. SDM SAKET AND  
DECLARING THE DEMOLITION ACTION DATED 28.08.2018  
AS ILLEGAL, NULL AND VOID AND FOR ISSUANCE OF A  
WRIT/ ORDER AND/OR DIRECTION IN THE NATURE OF  
CERTIORARI OR ANY OTHER APPROPRIATE WRIT FOR  
QUASHING THE ALLEGED DEMARCATION MAP OF VILLAGE  
BHATI AS UPLOADED ON THE WEBSITE OF DC (SOUTH) ON  
09.08.2018 THEREBY DECLARING IT NULL AND VOID  
BESIDES ISSUING THE WRIT OF MANDAMUS DIRECTING  
THE RESPONDENTS TO DEMARCATHE THE LAND OF  
PETITIONER SITUATED IN THE REVENUE ESTATE OF  
VILLAGE BHATI, NEW DELHI IN A LEGAL MANNER AS  
PROVIDED UNDER LAW AND TO CONSOLIDATE THE SAID  
LAND OF THE PETITIONER.**

TO,

THE HON'BLE CHIEF JUSTICE

ALONGWITH HIS COMPANION JUDGES OF THE

HON'BLE HIGH COURT OF DELHI

THE HUMBLE PETITION OF THE  
PETITIONER ABOVE NAMED

**MOST RESPECTFULLY SHOWETH:-**

1. That the petitioner craves leave of this Hon'ble Court to invoke its Civil Writ Jurisdiction enshrined Under Article 226 of the Constitution of India by way of filing the present Writ Petition against the illegal, arbitrary, authoritative, whimsical, capricious, wrong and unsustainable Notice dated 03.08.2018 published in Hindustan Times and Notice No. SDM (Saket) / GS / Forest / 2018/3507 dated 09.08.2018 issued by the respondent No. 2 and to set aside the alleged demarcation, if any, illegally and arbitrarily done by the respondents without following the due process of Law and the procedure of Demarcation laid down by Law as well as in Delhi High Court Rules, and to demarcate the land of the petitioner situated in the Revenue Estate of Village Bhati, Tehsil, Saket, New Delhi by following due process of law as enshrined in Delhi Land Reforms Act and Delhi Land Revenue Act and the Rules thereunder and the Delhi High Court Rules and judgments passed by the Hon'ble Supreme Court as well as Delhi High Court and to consolidate the land of the petitioner and to set aside the order dated 21.08.2018 passed by the Deputy Commissioner (South) in case No. 58/18. The copies of the notices dated 03.08.2018, 09.08.2018 and the order dated 21.08.2018 are annexed herewith and marked as **ANNEXURE-P-1, P-2 & P-3** respectively.
2. The Petitioner is aggrieved of the impugned notices dated 03.08.2018 and 09.08.2018 issued by the respondent No. 2 without any legal demarcation and without following the due process of law and the procedure laid down. It is pertinent to note that the said impugned notices neither been addressed to the petitioner nor the name of the

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petitioner find mention in the said notices and the illegal and arbitrary action of the respondents demolishing the property of the petitioner on 28.08.2018:-

- (i) Without verifying and/ or taking into consideration the ownership, title documents and the possessory rights, title and interest derived by the petitioner in respect of the land in his use, occupation and possession on the spot, the respondent No.2 issued un-named open notices dated 03.08.2018 and 09.08.2018 directing the alleged encroachers/ occupiers to remove all kinds of encroachments from the alleged land of Forest/ Ridge/Gaon Sabha within 15 days from the date of issuance of the said notices otherwise the action for removal of encroachment shall be initiated by the Delhi Task Force (District South) at the cost of the alleged encroachers/ occupiers. The 15 days time as given in the notice dated 09.08.2018 has expired on 24.08.2018 and thereafter the respondents without following the due process of law and the procedure laid down demolished the property of the petitioner on 28.08.2018 and hence, now there is an open threat to the petitioner that at any time the respondents can come to take forcible possession of the properties of the petitioner.
- (ii) It is pertinent to mention here that if the respondents would have carried out the demarcation in accordance with law, they should have known the names of all the individual occupants, Khasra Nos. occupied and extent of encroachment in a particular Khasra. However, as no demarcation has been conducted by the respondents, names of the occupants/encroachers are not known to the respondents, hence not mentioned in the said notices.

The procedure of demarcation should have been followed in accordance with the procedure laid down by the Hon'ble High Court of Delhi, the Hon'ble Supreme Court and the Delhi Land Revenue Act & Rules thereunder.

- (iii) It is pertinent to mention here that no Tatima of the land of the petitioner as well as of the Forest and Gaon Sabha land has been made by the Revenue Department in Village Bhati and in the absence of Tatima, the respondents cannot dispossess the petitioner from a jointly owned Khasra and Khasra Nos. 1474 and 1486 of Village Bhati are the glaring example of this situation which are jointly owned by Forest as well as the petitioner and no Tatima of these Khasra Nos. has been made by the Revenue Department even till date. It is important to note that Tatima is literally means a map prepared after division of plots/lands, showing separate plots/lands.
3. That the Petitioner had filed a Civil Writ Petition bearing W.P. (C) No. 7108/2018 before this Hon'ble High Court against the notice bearing F.No. SDM (Saket)/ GS/ Forest/ 2018/ 1957 dated 19.05.2018 wherein this Hon'ble Court has passed the order dated 11.07.2018 giving liberty to the petitioner to take appropriate steps in accordance with law if he is aggrieved by any order to be passed. After passing of the said order dated 11.07.2018 the respondents issued said two open notices dated 03.08.2018 and 09.08.2018 and have illegally demolished the property of the petitioner without following the due process of law on 28.08.2018, hence, the petitioner is approaching this Hon'ble Court by way of the present Writ Petition Under Article 226 of the Constitution of India. The copy of the said order dated 11.07.2018 is annexed herewith as **ANNEXURE-P-4.**

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**FACTS OF THE CASE:**

4. Brief facts leading to the filing of the present Writ Petition are as under:-
  - a. That the petitioner is a company duly registered with the Registrar of Companies under the Companies Act having its registered office at the above given address and as such is a legal entity.
  - b. That in a company matter filed before the Hon'ble High Court of Delhi vide Company Petition No. 2015/2007, all the sister concerns of the petitioner company were ordered to be amalgamated in the petitioner company vide order dated 29.10.2007.
  - c. That Sh. Anil Mahindra is the Authorized Signatory of Petitioner Company and has been duly authorized by the petitioner to file the present writ petition before this Hon'ble High Court vide board resolution dated 14.08.2013. That even otherwise, Sh. Anil Mahindra on behalf of Petitioner Company is well conversant with the facts and circumstances of the present case. The copy of the resolution dated 14.08.2013 is annexed herewith and marked as **ANNEXURE P-5**.
  - d. The affected parties by the orders sought in the present writ petition would be the Govt. of NCT of Delhi, Sub-Divisional Magistrate, Saket and District Task Force, South who have been arrayed as Respondents No. 1 to 3 in the present petition, however, the Monitoring Committee appointed by the Hon'ble Supreme Court has been arrayed to the present petition as a performa party as Respondent No. 4 and no relief is being claimed against it. To the best of the knowledge of the Petitioner, no other person/ body/ institutions/ authority are likely to be affected by the orders sought in the present petition. The

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Petitioner undertakes to make such other persons/ body/ institutions/ authority as Respondents in the present matter as and when directed by this Hon'ble Court.

- e. The Petitioner is the legal and absolute owner in possession of the land comprised of Khasra Nos. 2033/862 min (1-00), 2034/862 (1-12), 2035/862 (0-19), 853 (5-09), 854 min (0-12), 844 (0-04), 845 min (1-06), 841 (1-14); 842 (3-05), 2036/862 (0-14), 2037/862 (1-00), 2031/862 (3-09), 2032/862 (2-14), 2033/862 min (0-16), 845 min (0-11), 854 min (3-13), 855 (2-09), 843 (2-19), 1469 (1-16), 1470 (1-16), 1474 (6-10), 1477 (1-18), 1337 (1-00), 827 min (1-2), 828 (7-7), 830 min (1-12), 1486 min (1-10), 846/2 (3-14), 847 (0-13), 1471 (1-9), 1473 (3-11), 1480 (2-13), 1483 (3-13), 1481 (0-5), 1484 (1-17), 1502 (1-17), 1503 (1-16), 1536 (2-17), 1537 min (0-8), 1340 (0-8), 1472 (1-11), 1474/2 (0-13), 1475/2 (1-3), 1487 (1-0), 1495 (1-1), 1496 (1-0), 1511 (2-2), 1505 (1-8), 1504 (1-11), 1515 (1-10), 1497 (0-17), 1499 (0-14), 1500 (0-13), 1492 (4-00), 1493 (2-02), 1501 (2-00), 1498 (1-02), 1508 (1-4), 1506 (0-18), 1509 (0-19), 1510 (2-5), 1494 (1-6), 1514 (4-17), 1216 (0-5) and 1217 (0-6) situated in the Revenue Estate of Village Bhati, New Delhi. The Petitioner owns and possesses these lands by virtue of registered sale deed(s).

The True Copy of Sale Deed dated 02.02.2005 alongwith its true typed copy is annexed herewith as **ANNEXURE P-6**.

The True Copy of Sale Deed dated 09.02.2005 alongwith its true typed copy is annexed herewith as **ANNEXURE P-7**.

The True Copy of Sale Deed dated 09.02.2005 alongwith its true typed copy is annexed herewith as **ANNEXURE P-8.**

The True Copy of Sale Deed dated 14.02.2005 alongwith its true typed copy is annexed herewith as **ANNEXURE P-9.**

The True Copy of Sale Deed dated 31.05.2010 alongwith its true typed copy is annexed herewith as **ANNEXURE P-10.**

The True Copy of Sale Deed dated 09.11.2011 alongwith its true typed copy is annexed herewith as **ANNEXURE P-11.**

The True Copy of Sale Deed dated 04.01.2013 alongwith its true typed copy is annexed herewith as **ANNEXURE P-12.**

The True Copy of Sale Deed dated 10.02.2015 alongwith its true typed copy is annexed herewith as **ANNEXURE P-13.**

- f. As such the Petitioner has been in uninterrupted actual physical and peaceful possession of the land since decades duly recognized by the revenue authorities. It is also important to state here that there has been no exercise of consolidation of the land holdings in Village Bhati, which consolidation is required to be carried out by the Respondents after following due process of law.
- g. That Sh. Mohinder Singh and Smt. Poonam Sembhi i.e. the erstwhile owners of the land measuring 34 Bighas 06 Biswas comprised in Khasra Nos. 2033/862 min (1-00), 2034/862 (1-12), 2035/862 (0-19), 853 (5-09), 854 min (0-12), 844 (0-04), 845 min (1-06), 841 (1-14), 842 (3-05), 2036/862 (0-14), 2037/862 (1-00), 2031/862 (3-09),

2032/862 (2-14), 2033/862 min (0-16), 845 min (0-11), 854 min (3-13), 855 (2-09), 843 (2-19) had got a farm house sanctioned from MCD vide File No. 1062/B/HQ/93/67 AE I dated 04.02.1994 and had accordingly constructed a farm house on the Khasra Nos. mentioned in the said sanction order dated 04.02.1994. The copy of the said sanction order dated 04.02.1994 is annexed herewith and marked as **ANNEXURE- P-14**.

- h. That the Revenue official/ Halqa Patwari has issued Khatauni of the aforementioned land in favour of the petitioner or its sister concerns for the year 1984-85 giving all the details of the aforementioned Khasra Nos. and its total area alongwith details of ownership. The said Khataunis are annexed herewith as **ANNEXURE P-15 (colly)**.
- i. That the Halqa Patwari had provided a copy of Aks Shizra of Village Bhati to the petitioner on 03.01.2006 relying upon the demarcation map of 1908-09. The copy of said Aks Shizra is annexed herewith as **ANNEXURE P-16**.
- j. That the Petitioner understands that as per the directions of the Hon'ble National Green Tribunal, the demarcation of forest land falling under the jurisdiction of Tehsil Saket pertaining to seven villages namely, Bhatti, Asola, Maidan Garhi, Sayhoorpur, Raj Pur Khurd, Said-Ul-Azaib and Satbari was required to be carried out. It is pertinent to mention here that the respondents allegedly carried out the demarcation of Village Bhati but no procedure of demarcation as prescribed by law and laid down by the Hon'ble Supreme Court as well as High Court of Delhi was followed by the Respondents while carrying out the alleged demarcation.

- k. That it is pertinent to mention here that the respondents have alleged that they had issued a demarcation notice dated 26.09.2017, however, the alleged Demarcation Notice dated 26.09.2017 has never been served upon the petitioner. If this alleged demarcation notice would have actually been served upon the petitioner, the revenue authorities would have obtained his signatures as a mark of receipt of the alleged notice and the absence of any such signatures as a token of receipt of alleged notice abundantly proves that the alleged notice in fact has never been served upon him by the revenue authorities.
- l. It is very important to mention here that before carrying out any such alleged demarcation:-
- (i) The Respondents have not served any notice of the alleged demarcation to the Petitioner;
  - (ii) The petitioner understands that the alleged demarcation notice is unnamed and has not been issued to any specific person or any alleged encroacher;
  - (iii) The respondents cannot produce any receipt of the alleged notice by the petitioner.

In fact neither any demarcation has been carried out on the ground by the Revenue Authorities or any agency appointed by them nor any notice of such demarcation was given to the Petitioner nor the Petitioner or his representatives were present there at the time of alleged demarcation.

- m. That in the month of June 2018, the Petitioner found a notice/ notification bearing F-NO. SDM (Saket)/GS/Forest/ 2018/ 1957 dated 19.05.2018 issued by the Respondent No.2, merely pasted on the entrance of his property/ farm house. Under the said notice and the notices dated 03.08.2018 and 09.08.2018, the alleged

encroachers of Forest/ Ridge/ Gaon Sabha Land in Village Bhati have been directed to remove the encroachments from the Khasra Numbers mentioned in the said notice. It is pertinent to mention here that unless the name of alleged encroacher is mentioned/ given in the notice dated 19.05.2018 as well as in notices dated 03.08.2018 and 09.08.2018, it is understood that the petitioner as well as other land owners/ stakeholders of Village Bhati are not the encroachers of said Khasra Nos. mentioned in the said notices and they should not feel threatened by the impugned notice whereas without naming any encroacher, the respondents have pasted the impugned notice at the entrance of his property and published in the newspaper.

n. Although the Petitioner is not in possession of the alleged violating Khasra Nos. as stated under the Notice dated 19.05.2018, as a measure of precaution the petitioner filed a representation dated 25.06.2018 before the Respondent No.2 raising his detailed objections to the said Notice dated 19.05.2018. The representation dated 25.06.2018 has been duly received by the Respondent No.2. In the said representation dated 25.06.2018, the objections were raised by the petitioner with regard to the fact that:-

- (i) No demarcation in accordance with law has ever been carried out and/ or concluded and since the revenue department could not identify the reference/ fixed points, proper demarcation could not have been carried out.
- (ii) The Demarcation Notice dated 26.09.2017 has neither been issued nor served to the landowners.
- (iii) The Notice dated 19.05.2018 has been issued without having reference to any particular encroachers.

Thus, by the said representation dated 25.06.2018, it was requested to the Respondent No.2 to withdraw the notice bearing F-NO. SDM (Saket)/ GS/ Forest/ 2018/ 1957 dated 19.05.2018. The True Copy of Representation dated 25.06.2018 alongwith its true typed copy is annexed herewith as **ANNEXURE P- 17**.

- o. That on perusal of the Notice dated 19.05.2018, it shows that certain observations were made by Respondent No.4 after seeing the alleged unauthorized constructions/ encroachments on the land in Village Bhati and thus a direction was issued to the Respondent No.3 to take legal course of action to remove the same. Thus, it can safely be presumed that the said direction could only have been issued on the basis of the alleged demarcation (which demarcation was never carried out). Further, the Demarcation neither contains the signatures of any stakeholders/land owners nor the presence of Petitioner's any authorized Person or Representative. Thus, it is apparent that the Monitoring Committee appointed by the Hon'ble Supreme Court was evidently misled and misguided by the respondents No. 1 to 3.
- p. It is important to state here that the Petitioner has never received the Notice regarding initiation of the process of identification/ demarcation, therefore, the Petitioner is unaware about whether the Respondent No.2 has actually initiated and/ or completed the demarcation process of the lands in Village Bhati as neither the notice as aforesaid were given or served nor any comments nor any objections thereon were invited from the Petitioner and/or from the Residents of Village Bhati. This fact shows and proves that no demarcation has been carried out in entire Village Bhati. To the best of knowledge of the Petitioner, the demarcation process of the lands in Village Bhati never took place as there was no involvement of effected parties

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at the spot on any occasion. The conduct of the respondents is contrary to the provisions of Delhi Land Revenue Act & Rules, Delhi High Court Rules and the procedure of demarcation as laid down in various judgments passed by the Hon'ble Supreme Court as well as High Court of Delhi according to which the demarcation can be carried out following the provisions of said Act and Rules. The Petitioner states that at least one person and/or the alleged encroacher would have signed or confirmed the report on the basis of which his property would have been demarcated. The Respondents may be put to strict proof to prove that the requisite and statutory process or steps were ever followed for the purposes of demarcation, if any has been conducted in accordance with the provisions of Delhi Land Revenue Act, 1954 & Rules.

- q. It is also important to state here that after passing of the order dated 11.07.2018 by this Hon'ble Court in WP(C) 7108/2018, the Deputy Commissioner (South) issued a notice to the petitioner directing him to appear before him on 01.08.2018 and accordingly the petitioner appeared before the Ld. Deputy Commissioner (South) through its authorized representative and the matter was adjourned to 21.08.2018. On 21.08.2018 the counsel for the petitioner appeared before the Ld. Deputy Commissioner (South) and requested for a short adjournment but his request was declined by the Ld. Deputy Commissioner and without affording proper opportunity to the petitioner the Ld. Deputy Commissioner passed the order dated 21.08.2018 and directed that the demarcation of the land of the petitioner be carried out by the revenue department as early as possible, however, no demarcation of the land of the petitioner was conducted by the revenue department and without a proper and legal demarcation, the property of the petitioner was demolished on 28.08.2018 causing a huge damage and destruction to the property of the

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petitioner. It is submitted that the Petitioner has already submitted all the relevant documents of his property including all the sale deeds to the Respondent No.2 alongwith the Representation dated 25.06.2018. It is submitted that the receipt of the Representation has been duly acknowledged by the Respondents and the documents have been filed by the Petitioner at the first available opportunity. It is pertinent to mention here that the respondent No. 2 has admitted before the Ld. Deputy Commissioner that the petitioner has already submitted all the documents of his ownership of the said land before him and he also verified those and found correct and genuine. It is also pertinent to mention here that the Khasra Girdawaris of the lands/properties of the petitioner have been issued by the revenue authorities twice a year for all the years together since long after due verification of the produce/crops cropped by the petitioner in his said land/property and the petitioner is having the said Girdawaris in his possession. The Farm House of the petitioner had been sanctioned by the Concerned Government Authorities after due verification of the title documents and revenue records and after full satisfaction that the land falling in the Khasra Numbers mentioned in the sale deed/title documents belongs to the person seeking the plan of Farm House sanctioned from them and the petitioner is in settled possession of their respective lands/properties since decades.

- r. That the Respondents No.1 to 3 are adamant to forcibly throw out the petitioner from his property without even following the due process of law/procedure laid down by taking law in their hands creating a lawless environment in the society. It is pertinent to mention here that the respondents who are responsible to implement the law are

bent upon to break the law and take away the valuable legal rights of the citizens granted to them by law.

- s. That it is not out of context to mention here that no objections/ comments from the public/petitioner have been invited by the respondents till date on the alleged demarcation. The petitioner understands that the Respondents now seek to rely on a completely new map as opposed to the girdawaris which the revenue officials have been relying upon for more than 50 years. It is submitted that twice a year, physical verification is being conducted by the revenue officials to record the crops/produce cultivated on these validly purchased properties by the Petitioner. Thus, it cannot be assumed that all these decades, the said revenue officials have wrongly carrying out the verification on the Khasra numbers of the petitioner.
- t. That it was informed to the Respondents by the petitioner that the new map prepared on the basis of GPS/ TSM methodology is at variance with the original map/ Shijra, relied upon by the Revenue Authorities for over a 100 years. The Petitioner has also given some suggestions, in particular for consolidation of lands of Village Bhati, in order to resolve all the issues but none of the suggestion has been accepted by the respondents.
- u. That on 13.01.2014 a report was submitted by the Special Task Force (Survey & Demarcation of Southern Ridge) in terms of the duties assigned vide CCF order No. F.8 (118)PA/CF/RUC/PT.IV/7709-7723 dated 28.02.2012 and as per the said report in Khasra No. 1474 there is private land measuring 10 bigha 14 biswa but no Tatima of said Khasra No. has been made by the revenue authorities. Similarly there is private land in Khasra No. 1486 measuring 1 bigha and 10 biswa but no Tatima of

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this Khasra has been made by the revenue authorities. It is pertinent here that in Khasra No. 1474 the petitioner has his ownership land of 7 bigha and 03 biswa whereas in Khasra No. 1486 the ownership land of the petitioner is 1 bigha and 10 biswa and the Tatima of both these Khasra Nos. has not been made by the Revenue Department whereas in the alleged demarcation map which has been uploaded by the Ld. Deputy Commissioner (South) on his website the entire Khasra No. 1474 and entire Khasra No. 1486 have been shown as encroached which which abundantly proves that the said demarcation map is wrong and incorrect and not as per the actual location of Khasra Nos. at the site. The copy of the said report of STF dated 13.01.2014 is annexed herewith as **ANNEXURE-P-18**. On the basis of such wrong, incorrect, faulty, illegal and unauthentic demarcation map, the respondents have demolished the property of the petitioner on 28.08.2018 without following the due process of law and without even demarcating his land as per the directions dated 21.08.2018 passed by the Ld. Deputy Commissioner (South) in case No. 58/18. The alleged demarcation map uploaded on the website of DM (South) is annexed herewith as **ANNEXURE-P-19**. The map prepared by the petitioner on the basis of alleged new demarcation map depicting the land of the petitioner is annexed herewith as **ANNEXURE-P-20**.

- v. That after receiving the said order dated 21.08.2018 passed by the Ld. Deputy Commissioner, the petitioner filed another representation dated 24.08.2018 before the Ld. Deputy Commissioner to issue appropriate directions to the SDM, Saket and the revenue staff of Tehsil Saket to desist from taking any action against the properties of the petitioner without following the due process of law in terms of the directions passed by the Hon'ble High Court of Delhi in WP(C) No. 7108/2018. The copy of the said

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representation dated 24.08.2018 is annexed herewith as **ANNEXURE-P-21**. Though the said representation dated 24.08.2018 was filed before the Ld. Deputy Commissioner (South) seeking directions against the SDM, Saket and the revenue staff of Tesil Saket but the response of the said representation was received from the SDM, Saket vide his letter dated 25.08.2018 who refuted all the contentions of the petitioner raised in the said representation dated 24.08.2018 which proves that the Ld. Deputy Commissioner (South) and SDM, Saket are in hand in glove in all these illegal actions as aforesaid and no relief was granted by the Ld. Deputy Commissioner. The copy of letter of SDM, Saket dated 25.08.2018 is annexed herewith and marked as **ANNEXURE-P-22**.

- u. That vide letter dated 12.09.2018 addressed to Tehsildar, Saket received in the office of SDM, Saket on 13.09.2018, the petitioner requested the Tehsildar to carry out the demarcation of his land in terms of the order dated 21.08.2018 passed by the Ld. DC (South) in case No. 58/18 titled as Anant Raj Ltd. Vs. SDM, Saket and the petitioner is ready to pay the demarcation charges also but no demarcation as requested has been done by the Tehsildar, Saket till date and the said request has not been responded to. The copy of said request letter dated 12.09.2018 is annexed herewith as **ANNEXURE-P-23**.
- v. That the respondents are bent upon dispossessing the petitioner from his ownership land on the basis of the alleged demarcation map which was uploaded on the website of Ld. DM South and the demolition of the property of the petitioner has been carried out by the respondents in the ownership land on the basis of the alleged demarcation map which is totally wrong, incorrect, illegal, doctored, manufactured, faulty and prepared without following due process of law.

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- x. That vide Gazette Notification dated 04.04.1996 published by the Govt. of India in Delhi Gazette Part IV, the Lt. Governor of NCT of Delhi had declared the uncultivated and surplus land of Gaon Sabha situated in Southern Ridge in 13 Villages vested in Forest. The Khasra Nos. and the area of the land vested in Forest by the said notification are clearly mentioned in the said notification. The copy of said Gazette Notification dated 04.04.1996 is annexed herewith as **ANNEXURE-P-24**. It is pertinent to note here that Khasra No. 963 min of Village Bhati is not vested in the forest as per the said notification, however, in the alleged new map uploaded by the DM (South) on his website, the said Khasra No. 963 min, Village Bhati has been shown as Forest land which is a glaring example to prove that the said map is wrong and incorrect and is a sham document which has been prepared by the respondents without conducting any demarcation on the ground. It is also important to note that 4 Bigha 8 Biswa land in Khasra No.963 min Village Bhati is the ownership land of M/s A-Plus Estates Pvt. Ltd. purchased by it from the erstwhile owners of said land vide Sale Deed dated 14.11.2006 and since then the said company is in the settled possession of the said land. The copy of the Sale Deed dated 14.11.2006 of the said land is annexed herewith as **ANNEXURE-P-25**. From the bare perusal of the said Gazette Notification dated 04.04.1996 it is crystal clear that the land of Khasra No.963 min of Village Bhati has never been declared Forest Land by the government. The land of Khasra No.963 min of Village Bhati is an ownership land which has been shown as Forest Land by the DM (South) in the said map which is totally wrong, incorrect and illegal and proves that the said map is prepared by the respondents without conducting any demarcation on the ground, hence, the demarcation of Village Bhati is required to be conducted by the respondents in a legal manner following due process of law and the procedure of demarcation.

10. That in view of the aforesaid facts and circumstances, the Petitioner is constrained to approach this Hon'ble Court on the following amongst other additional grounds which the Petitioner may take at the time of hearing after craving leave of this Hon'ble High Court.

**GROUND**

- A. Because, no demarcation of Village Bhati has been carried out by the Respondents. In this regard, it is submitted that as per the alleged Demarcation Notice dated 26.09.2017, all the land owners/ interested persons of adjoining Khasra Nos. to the Forest/ Gaon Sabha land in Village Bhati were informed about the initiation of process of identification/ demarcation of land pertaining to Gaon Sabha/ Ridge/ Forest but before carrying out any demarcation of land, minimum three permanent reference points have to be searched out but as per the revenue record, no permanent reference point is available in Village Bhati, hence, no demarcation can be carried out without the permanent reference points. In fact, no exercise has been carried out by the authorities to consolidate the land holdings at Village Bhati which is the ultimate solution in the given case.
- B. Because, twice a year, physical verification of the said land of the petitioner is being conducted by the Revenue Officials for the past about 50 years to record the produce cultivated on these validly purchased properties by the petitioner. Thus, it cannot be assumed that all these decades, the said Revenue Officials have been wrongly carrying out the examination on the said Khasra numbers and hence not proper as per the alleged Demarcation.
- C. Because the alleged process of demarcation of Village Bhati has been carried out without following the due process of law and without carrying on any activity of

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verification of the properties and/or the chain of documents and Revenue Records. Further, the alleged demarcation has been carried out without any notice to the Petitioner and to the residents/ stakeholders/ owners of lands in Village Bhati and without affording any opportunity of hearing them, however, if the Petitioner would have been given a proper notice and opportunity of being heard before carrying out the alleged demarcation, the Petitioner would have filed his objections and the documents of ownership of his properties before the Respondents No.2 & 3. Without conducting any demarcation following due process of law, the respondents have demolished the property of the petitioner on 28.08.2018 illegally in whimsical manner causing huge damages.

- D. Because, the alleged demarcation is wrong and incorrect as:-
- (a) No identification of permanent reference points.
  - (b) No erection / laying of permanent pillars at marked points;
  - (c) No recording of proceedings on daily basis, without which the entire exercise is meaningless;
  - (d) No upgradation of records on daily basis;
  - (e) Reference points do not match with other villages;
  - (f) Even the boundaries of the adjoining village do not match;

However, contrary to the claims made by the Respondents, demarcation of entire Village Bhati has not been carried out till date in a legal and proper manner following due process of law and the procedure of demarcation.

- E. Because, the Khasra numbers belonging to the Petitioner do not even form part of the Khasra numbers mentioned in either of the Notices dated 03.08.2018 and 09.08.2018

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except Khasra Nos. 1474 and 1486 wherein the petitioner has ownership land. In fact, even the new map prepared by the said authorities does not show the correct position on the ground and thus the authorities are unable to make distinction and identify the property with clarity and certainty. In fact, the alleged demarcation has not been put in public domain nor the objections from the land owners/stakeholders have ever been invited by the respondents and all have been kept in dark in regard to the alleged demarcation.

- F. Because, assuming, though not admitted, the petitioner is in possession of Gaon Sabha/ Forest Land, even if the case of the respondents is that the petitioner is in possession of such Gaon Sabha/ Forest Land, in that event, since the petitioner is in settled possession of such alleged Gaon Sabha/ Forest Land, the only legal option available to the respondents is to seek ejectment of the petitioner by filing a suit in terms of the relevant provisions of Delhi Land Reforms Act, 1954. The attempt to forcibly dispossess is being resorted to by the respondents from the settled possession by way of demolishing the property of the petitioner, is illegal and against the principals of natural justice.
- G. Because, as per Item 19 of Schedule I of Delhi Land Reforms Act, 1954 a suit for ejectment of a person occupying land without title and for damages can be instituted (i) By a Bhoomidar declared under Chapter III of the Act or by an Asami falling under Section 6 of the Act where such unlawful occupant was in possession of the land before the issue of the prescribed declaration form; (ii) By a Gaon Sabha where the unlawful occupant was in possession of the land before the constitution of Gaon Panchayat; and (iii) By a Bhoomidar, Asami or Gaon Sabha in any other case and the period of limitation is

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three years in the first case from the date of issue of prescribed declaration form; in the second case, three years from the date of constitution of Gaon Panchayat under Section 151 of the Act.

- H. Because, the Rules of Procedure for Settlement of Boundary Disputes given under Chapter XXV under Rule 403, 404 & 405 of the Delhi Land Revenue Rules, 1962 readwith Financial Commissioner's Instructions as prescribed under Volume I Chapter I Part 'M' of Delhi High Court Rules have not been followed by the respondents while carrying out the alleged demarcation.
- I. Because, the Respondents have failed to even consider, check and/or verify the revenue records and the chain of documents on the basis of which the properties are owned by the petitioner.
- J. Because admittedly the Aks Shijra, field books or such other revenue records of Village Bhat are either not available or in a torn and mutilated condition, hence, under these circumstances, no demarcation of the lands of Village Bhati can be conducted without joining of the residents/land owners/stakeholders of Village Bhati to the alleged demarcation and without following due process of Law. The three permanent reference points which are fundamentally essential to start demarcation of land have still not been traced out by the revenue department to carry out the demarcation of Village Bhati. It is submitted that for any demarcation process, three permanent reference points are main points of reference and they should match with the reference points of adjoining villages, which are not matching in the present case. Furthermore, the boundary of the adjoining villages should join/match with each other, which is also not matching in the present case.

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- K. Because the Respondents are acting upon a new map which is sought to be superimposed on the Musavi of 1908 which is in a dilapidated condition. It is submitted that all this having been acted on the basis of Shijras, the Respondents are by principles of estoppel are estopped from suddenly changing the reference document from the original maps and Shijras to the Musavi, which itself is in a dilapidated condition and will not reflect the correct position.
- L. Because the action of the Respondents based on new maps shall result in the displacement of people in village Bhati and any continued action thereon may also result in the displacement of various government holdings including schools, electric department and water installations, police stations, hospitals, post offices etc. and may lead to a multiplicity of litigation. In fact the act of the Respondents based on this new map will lead to locational issues with regard to each property on ground. It is submitted that this will further lead to relocation which is neither possible nor practical. Thus, the only solution is an onsite consolidation which solutions has already been proposed and suggested by the Petitioner and other land owners/stakeholders of Village Bhati to the respondents.
- M. Because, the purpose of removal of illegal encroachments from the alleged Gaon Sabha/Ridge/Forest land has rather led to a case where legitimate owners shall be displaced based on new maps. In this regard, it is further submitted that the official of Revenue Department visits every Khasra twice a year to record cultivation. In such circumstances, it cannot be said that the said official for more than many decades were recording cultivation on wrong Khasra numbers, places and properties. Also, these

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residents have sanction plans approved by the authorities. Thus, the Respondents are estopped from now contending and acting upon a completely new position from the one on which the revenue department has accepted and acted upon since many decades.

- N. Because the authorities have failed to appreciate the true and correct ground realities i.e. land holdings have not been consolidated in village Bhati inspite of an order to this effect. Further, as demarcation is a pre-condition to consolidation and as the land is not elastic (i.e. as the lands cannot increase or decrease in size), the demolition action or any other action by the authorities without consolidation of land holdings shall lead to an anomalous situation where one is unaware of the location of his lands. Thus, in order to resolve this, the consolidation of the lands situated in Village Bhati is necessary.
- O. Because, the alleged new map is not aligned with the records available with the revenue department and thus any reliance on the same is bad in law. The petitioner submits that in terms of the impugned notices dated 03.08.2018 & 09.08.2018, the Respondent No. 2 has given an impression that the Demarcation of Village Bhati has been completed and further mentioned the Khasra Numbers which according to the Respondent No. 2 were found to be encroached. Reliance is made on the judgment dated 03.09.2005 of this Hon'ble High Court passed in the case titled as "Harbans Lal Gambhir & Others Versus Delhi Development Authority. The Hon'ble High Court has held that "Photocopy shows that the demarcation has been carried out by DDA without the participation of the Writ petitioners. The demarcation report does not indicate that the petitioners were intimated about the proposed demarcation. It is also held that, "since the rights of the

petitioners are affected as a result of land comprised in Khasra No. 87/14, in my opinion, any demarcation without prior intimation to the petitioners would be in derogation of their rights for the reason petitioners have a right to object to the manner in which demarcation is carried out, if the same is not carried out in terms of the notified guidelines pertaining to demarcation. For example, during demarcation, a party may object to the survey instrument used; a party may object to the permanent site identified from where demarcation is initiated; a party may object that the field book is not being followed while carrying out demarcation." With these observations the Hon'ble High Court of Delhi has directed DDA to carry out fresh demarcation of Khasra No. 87/14 of Village Rithala, Delhi.

It is therefore, evident that if the demarcation is done without the participation of the owners of the land/stakeholders and without any demarcation notice to them, such demarcation is contrary to the provisions of Section 28 of the Delhi Land Revenue Act, 1954 as well as Delhi High Court Rules and Orders and as such is liable to be quashed/ set-aside.

- P. Because it is a Rule of practice by the Revenue Department that whenever any land is sold in Village Bhati, the entire process of verification and the location of the property/ land is done on the basis of physical measurement of the property by Patwari and matching of the same with Shijra and Khasra Girdawari available with the Revenue Department. Even the Khasra Girdawari is updated by the revenue officials twice a year for cultivation purposes. It is very important to note that whenever a large khasra is sold into parts or partitioned, the min number is to be given to the parts of said khasra which is not possible without physical verification of the

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said khasra at site by the revenue authorities. However, while carrying out the alleged demarcation, this settled position was completely ignored and some new map is prepared by the revenue authorities and accepted and acted upon without inviting any objection from the public thereon. Such reliance and procedure is not part of any Rules and Regulations, and hence void, besides being barred by law of estoppel. Assuming without admitting that the newly prepared map is correct then they should be made basis for whole revenue dealing and procedure ought to be changed accordingly. But without doing so, and without even putting their final map in public domain basis which concerned authorities are acting upon and have carried out a massive demolition drive on 28.08.208 thereby demolishing the property of the petitioner and others. Thus, such punitive actions which are depriving the land owners of their residential accommodation made from their hard earned monies and the same shall be taken away by the respondents without following the due process of Law and Rule of natural justice.

- Q. Because from the acts of the Respondents it is apparent that such authorities have first demolished the properties in Village Bhati including the property of the petitioner under the pretext of the same being illegal and encroached upon the Government Land and thereafter initiated the process to find out whether the land is actually owned by the Petitioner/land owners/stakeholders of Village Bhati or whether such land belongs to Forest Department/ Gaon Sabha/ Sarkar Daulat Madar and thus encroached upon. Nowhere in a civilized society such kind of blatant violation of Rules and Regulations is acceptable.
- R. Because the respondents are stepping ahead to dispossess the land owners of Village Bhati basing the alleged demarcation. In case the said authorities continue to

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operate in a manner as stated above and continue to dispossess the land owners and fencing their lands without having any regard to the ownership and title on respective properties of the Petitioner and other land owners/stakeholders of Village Bhati over the Khasras owned by them, the residents of the Village Bhati shall suffer irreparable damage and loss of property.

S. Because, no Tatima of the land of the petitioner as well as of the Forest and Gaon Sabha land has been made by the Revenue Department in Village Bhati and in the absence of Tatima, the respondents cannot dispossess the petitioner from a jointly owned Khasra and Khasra Nos. 1474 and 1486 of Village Bhati are the glaring example of this situation which are jointly owned by Forest as well as the petitioner. It has been clearly admitted by the Special Task Force in their report dated 13.01.2014 in respect of Khasra Nos. 1474 and 1486 that, "As per revenue record (10-14) and (1-10) is private land but Tatimma is not" whereas in the said demarcation map the respondents have shown the entire Khasra No. 1474 and 1486 as Forest Land and has carried demolition on the said ownership land of the petitioner without making Tatima of said Khasra Nos. which is totally illegal and snatching away the ownership land of the petitioner by the respondents.

12. That the present Writ Petition is bonafide and in the interest of justice and necessarily needs to be allowed by this Hon'ble Court. It is submitted that grave prejudice and injustice shall be caused to the Petitioner, if the present Writ Petition is not allowed by this Hon'ble Court.

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**PRAYER**

In view of the above stated facts and circumstances, it is most respectfully, prayed that this Hon'ble Court may graciously be pleased to:-

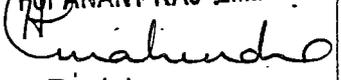
- (a) Issue a Writ of Certiorari or any other appropriate Writ, Order or Direction declaring the alleged Notices dated 03.08.2018 and 09.08.2018 as illegal, null, void, unconstitutional and against the principles of natural justice and settled Law;
- (b) Issue a Writ of Certiorari or any other appropriate Writ or Order declaring the demolition action of the respondents whereby the properties/land of the petitioner were demolished on 28.08.2018 as illegal, unconstitutional and against the principles of natural justice and violative of settled Law;
- (c) Issue a Writ of Certiorari or any other appropriate Writ or Order thereby setting aside the order dated 21.08.2018 passed by the Deputy Commissioner (South) in case No. 58/18 titled as "Anant Raj Ltd. Vs. SDM, Saket" declaring as null, void, unconstitutional and against the principles of natural justice;
- (d) Issue a Writ of Mandamus or any other, appropriate Writ, Order or Direction thereby directing the Respondents not to dispossess the petitioner from the land in his possession and occupation in the revenue estate of Village Bhati, Tehsil Saket, New Delhi without following the due process of law and the procedure laid down;
- (e) Issue a Writ of Mandamus or any other, appropriate Writ, Order or Direction directing the Respondents to demarcate of land of the petitioner situated in the revenue estate of Village Bhati, Tehsil Saket, New Delhi following due process of Law;

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- (f) Issue a Writ of Mandamus or any other, appropriate Writ, Order or Direction thereby directing the Respondents to do the consolidation of the land of the petitioner situated in the revenue estate of Village Bhati, Tehsil Saket, New Delhi after carrying out the proper demarcation of the ownership land of the petitioner and the forest land;
- (g) Issue such other appropriate Writ, Order or Direction that may be deemed to be just and equitable in the facts and circumstances of the case and in the interest of justice.

It is prayed accordingly.

New Delhi  
Dated: 28.09.2018

FOR ANANT RAJ LIMITED  
  
Authorized Signatory

Through:

  
(H.S. Sharma)  
Advocate

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IN THE HON'BLE HIGH COURT OF DELHI AT NEW DELHI  
 (ORIGINAL CIVIL WRIT JURISDICTION)  
 WRIT PETITION (CIVIL) NO. 10505 OF 2018  
 (UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA)

**IN THE MATTER OF:**

ANANT RAJ LTD.

...PETITIONER

VERSUS

GOVT. OF NCT OF DELHI & ORS.

... RESPONDENTS

AFFIDAVIT

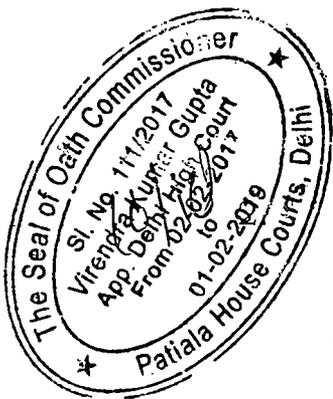
I, Mr. Anil Mahindra, S/o Late Sh. K C Mahindra, Age about 52 years, Authorized Signatory of the Petitioner Company having its office at H-65, Connaught Circus, New Delhi-110001, do hereby solemnly affirm and declare as under:

1. That I am the authorized signatory of the Petitioner company and am competent to swear this affidavit in official capacity and well conversant with the facts of the present case.

That the accompanying Writ Petition (Civil) under Article 226 of the Constitution of India has been drafted by my counsel and the same has been read over and explained to me and the same is understood by me in vernacular language and I say that the same is true and correct to the best of my knowledge, information and belief and as per records.

3. That the contents of the accompanying Writ Petition may kindly be read as part and parcel of this affidavit and the same are not being reproduced herein for the sake of brevity.

*A Mahindra*



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4. That I have not filed any other Writ Petition before this Hon'ble Court except WP (C) No. 7108/2018 under Article 226 of the Constitution of India.

For ANANT RAJ LIMITED  
DEPONENT  
Authorized Signatory

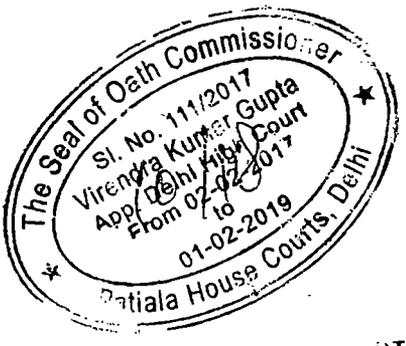
I Identify the Executant Deponent who has signed in my presence

VERIFICATION

28 SEP 2018

Verified at New Delhi on this 28<sup>th</sup> day of September, 2018 that the contents of the above affidavit are true and correct to the best of my knowledge and belief, no part of it is false and nothing material has been concealed therefrom.

For ANANT RAJ LIMITED  
DEPONENT  
Authorized Signatory



CERTIFIED THAT THE DEPONENT  
Shri/Smt./Km. Shri Mohendra  
S/o. W/o. D/o. Shri K.C. Mohendra  
R/o. at 65, Connaught Place  
Identified By Sh./Smt. A.C. Sharma Present  
Has Solemnly affirmed me New Delhi  
Delhi on 28-9-18 Sl No. 10  
that the Contents of the documents  
which have been read & explained to the  
and true and Correct to his knowledge

Oath Commissioner, New Delhi

28 SEP 2018

**PUBLIC NOTICE**

It is informed to all the encroachers on government land in Bhati Village, District South Delhi that the demarcation of entire Southern Ridge in 13 villages of District South was carried out by TSM and DGPS on the directions of Hon'ble National Green Tribunal in the OA. No. 58/2013.

The survey of entire forest and Gaon Sabha land in Village Bhati is carried out through TSM and DGPS and survey maps with encroachment detail are verified and uploaded on the web page of Deputy Commissioner South for public information. During demarcation it is found that the encroachers have encroached upon the Forest and Gaon Sabha land in Bhati Village.

Notice dated 19.05.2018 in F. No. SDM (Saket)/GS/Forest/2018/1957 have been issued to all the encroachers (Khasra Nos. wise) on the Forest and Gaon Sabha land in Bhati Village to remove their illegal encroachment on the Government land themselves. However, it is found that encroachments have not been removed till date from the Government lands. The encroachments are found in following (Khasra Nos.) of Bhati village.

**Encroached Forest Lands:** Khasra Nos. 511 (10-05), 517 (2-13), 518(0-02), 519 (1-04), 520(2-19), 521 (0-18), 593 (9-03), 595 (1-02), 648 (3-06), 659 (5-00), 665 (8-13), 666 (12-07), 708 (117-16), 712 (32-07), 715 (245-16), 742 (0-04), 759 (2-07), 764 (23-08), 766 (3-08), 767 (2-03), 769 (5-04), 770 (1-13), 771 (0-10), 774 (35-07), 775(1-04), 780 (7-02), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (21-12), 954 (8-08), 961 (7-13), 969 (1-11), 1031 (3-00), 1071 (7-10), 1072 (0-18), 1080 (0-12), 1109 (1-16), 1111 (1-07), 1113 (2-05), 1205 (1-10), 1206 (1-10), 1207 (2-02), 1208 (2-08), 1209 (3-03), 1215 (0-12), 1218 (0-17), 1250 (0-11), 1274(0-12), 1275 (1-05), 1283 (1-09), 1285 (3-00), 1289 (1-16), 1291 (3-01), 1292 (1-06), 1294 (0-06), 1295 (0-15), 1296 (3-19), 1299 (6-13), 1301 (2-02), 1302 (16-15), 1304 (3-19), 1306 (25-12), 1312 (1-04), 1333 (5-02), 1335 (1-00), 1376 (12-13), 1385 (7-09), 1407 (62-05), 1426 (0-09), 1463 (7-11), 1474 (15-07), 1476 (3-19), 1478 (11-15), 1482 (5-04), 1486 (48-17), 1488 (1-00), 1489 (3-04), 1490 (1-11), 1512 (5-8), 1535 (9-02), 1538 (3-16), 1539 (0-19), 1543 (3-03), 1544 (2-01), 1545 (13-09), 1546 (3-04), 1547 (2-02), 1548 (3-11), 1554 (15-17), 1555 (0-09), 1582 (3-03), 1596 (17-12), 1603 (24-13), 1604 (5-06), 1605/2 (4-0), 1645 (10-09), 1667 (1-18), 1681 (1-17), 1708 (9-01), 1718 (22-19), 1731 (18-19), 1736 (26-06), 1738 (27-04), 1740 (6-13), 1744 (8-02), 1749 (14-02), 1751 (1-15), 1758 (1-04), 1764 (2-07), 1771 (1-03), 1772 (0-18), 1774 (2-14), 1776 (1-14), 1782 (0-13), 1790 (5-08), 1793 (2-03), 1805 (1-12), 1828 (7-17), 1840 (1-10), 1865 (102-09), 1868 (8-17), 1873 (15-07), 1874 (7-09), 1887 (16-16), 1903 (196-19), 1906 (285-02), 1076/1276 (0-18), 1138/2 (3-10), 129/2 (3-05), 526min (16-15), 527 (5-12), 574 (7-7), 739 (1-2), 745 (8-0), 747 (10-1), 761min (0-19), 898 (2-0), 931min (10-0), 963min (22-8), 1311 (2-3), 1901 (300-0) and 400/1(3-16).

**Encroached Gaon Sabha Lands:** Khasra nos. 13min (1-19), 170 (2-6), 265 (2-8), 280 (1-7), 286 (0-11), 289 min (0-15), 298min (13-13), 303 (15-13), 316 (4-17), 328min (7-9), 359 (0-11), 367 (0-12), 368 (0-6), 369 (0-16), 370 (0-10), 373 (11-5), 374 (3-1), 375 (3-16), 377 (2-1), 378min (18-7), 399 (0-6), 402 (0-6), 403 (1-0), 404 (0-16), 405 (0-3), 427min (6-15), 459min (2-19), 460min (16-0), 467 (1-0), 468 (0-12), 484 (1-0), 499 (1-2), 993 (0-18), 996 (0-6), 999 (2-7), 1256 (0-11), 1282min (0-19), 1334 (5-14), 1336 (0-12), 1337min (1-14), 1473 (3-11), 1479 (0-5), 1485 (0-12), 1515min (1-18), 1639min (0-11), 1756 (3-16), 1757 (1-32), 17662min (1-14), 1763 (0-5), 1766min (1-14), 1768 (0-18), 1775 (0-3), 1779 (2-13), 1780min (0-12), 1785 (0-6), 1786 (0-8), 1787 (0-10), 1791 (6-3), 1797 (0-11), 1799 (0-8), 1800 (2-5), 1801 (0-5), 1803 (0-11), 1807 (0-15), 1812 (0-18), 1820 (0-18), 1824 (1-14), 1825 (2-1), 1826 (0-18), 1827 (0-11), 1831 (0-17), 1836 (0-16), 1839 (0-8), 1842 (1-2), 1843 (0-12), 1844 (0-11), 1854 (0-18), 1856 (0-9), 1859 (0-8), 1860 (0-11), 1862 (0-13), 1863 (0-18), 1864 (0-11), 1869 (1-11), 1870 (2-6), 1885 (1-18), 1886 (2-11), 2015/1784 (6-12), 2017/1806 (0-9), 2018/1806 (0-8), 2068/1081min (0-18) and 746/2 Min (2-0).

All the encroachers on Forest, Gaon sabha and other government lands are hereby advised to remove their illegal encroachments of any kind on the Government land themselves within 15 days from the issuance of this notice, otherwise the action for removal of encroachment shall be initiated by the District Task Force (District South) and the cost of the demolition/encroachment removal drive shall be recovered from the encroachers.

The residents of Bhati village may visit the web page [www.dcsouthdelhigovt.nic.in](http://www.dcsouthdelhigovt.nic.in) and verify their land status from the survey map uploaded there. Further, the residents may verify status of their land from office of the District Magistrate (South) and they may contact on 011-29535190 for any assistance in this regard.

DIP/Shabdarth/1335/18-19

Sd/-  
District Magistrate (South) GNCT of Delhi

TRUE COPY

Typed Copy of Annexure-P-1**PUBLIC NOTICE**

It is informed to all the encroachers on government land in Bhati Village, District South Delhi that the demarcation of entire Southern Ridge in 13 villages of District South was carried out by TSM and DGPS on the directions of Hon'ble National Green Tribunal in the OA. No. 58/2013.

The survey of entire forest and Gaon Sabha land in Village Bhati is carried out through TSM and DGPS and survey maps with encroachment detail are verified and uploaded on the web page of Deputy Commissioner South for public information. During demarcation it is found that the encroachers have encroached upon the Forest and Gaon Sabha land in Bhati Village.

Notice dated 19.05.2018 in F.No. SDM(Saket)/GS/Forest/ 2018/ 1957 have been issued to all the encroachers (khasra Nos. wise) on the Forest and Gaon Sabha land in Bhati Village to remove their illegal encroachment on the Government land themselves. However, it is found that encroachments have not been removed till date from the Government lands. The encroachments are found in following (Khasra Nos.) of Bhati village.

**Encroached Forest Lands:** Khasra Nos. 511 (10-05), 517 (2-13), 518 (0-02), 519 (1-04), 520 (2-19), 521 (0-18), 593 (9-03), 595 (1-02), 648 (3-06), 659 (5-00), 665 (8-13), 666 (12-07), 708 (117-16), 712 (32-07), 715 (245-16), 742 (0-04), 759 (2-07), 764 (23-08), 766 (3-08), 767 (2-03), 769 (5-04), 770 (1-13), 771 (0-10), 774 (35-07), 775 (1-04), 780 (7-02), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (21-12), 954 (8-08), 961 (7-13), 969 (1-11), 1031 (3-00), 1071 (7-10), 1072 (0-18), 1080 (0-12), 1109 (1-16), 1111 (1-07), 1113 (2-05), 1205, (1-10), 1206 (1-10), 1207 (2-02), 1208 (2-08), 1209 (3-03), 1215 (0-12), 1218 (0-17), 1250 (0-11), 1274 (0-12), 1275 (1-05), 1283 (1-09), 1285 (3-00), 1289 (1-16), 1291 (3-01), 1292 (1-06), 1294 (0-06), 1295 (0-15), 1296 (3-19), 1299 (6-13), 1301 (2-02), 1302 (16-15), 1304 (3-19), 1306 (25-12), 1312 (1-04),

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1333 (5-02), 1335 (1-00), 1376 (12-13), 1385 (7-09), 1407 (62-05), 1426 (0-09), 1463 (7-11), 1474 (15-07), 1476 (3-19), 1478 (11-15), 1482 (5-04), 1486 (48-17), 1488 (1-00), 1489 (3-04), 1490 (1-11), 1512 (5-8), 1535 (9-02), 1538 (3-16), 1539 (0-19), 1543 (3-03), 1544 (2-01), 1545 (13-09), 1546 (3-04), 1547 (2-02), 1548 (3-11), 1554 (15-17), 1555 (0-09), 1582 (3-03), 1596 (17-12), 1603 (24-11), 1604 (5-06), 1605/2 (4-0), 1645 (10-9), 1667 (1-18), 1681 (1-17), 1708 (9-01), 1718 (22-19), 1731 (18-19), 1736 (26-06), 1738 (27-04), 1740 (6-13), 1744 (8-02), 1749 (14-02), 1751 (1-15), 1758 (1-04), 1764 (2-07), 1771 (1-03), 1772 (0-18), 1774 (2-14), 1776 (1-14), 1782 (0-18), 1790 (5-08), 1793 (2-03), 1805 (1-12), 1828 (7-17), 1840 (1-10), 1865 (102-09), 1868 (8-17), 1873 (15-07), 1874 (7-09), 1887 (16-16), 1903 (196-19), 1906 (285-02), 1076/1276 (0-18), 1138/2 (3-10), 129/2 (3-05), 526min (16-15), 527 (5-12), 574 (7-7), 739 (1-2), 745(8-0), 747(10-1), 761min (0-19), 898(2-0), 931min(10-0), 963min(22-8), 1311 (2-3), 1901(300-) & 400/1 (3-16).

**Encroached Gaon Sabha Lands:** Khasra nos. 13min (1-19), 170 (2-6), 265 (2-8), 280 (1-7), 286 (0-11), 289min (0-15), 298min (13-13), 303 (15-13), 316 (4-17), 328min (7-9), 359 (0-11), 367 (0-12), 368 (0-6), 369 (0-16), 370 (0-10), 373 (11-5), 374 (3-1), 375 (3-16), 377 (2-1), 378min (18-7), 399 (0-6), 402 (0-6), 403 (1-0), 404 (0-16), 405 (0-3), 427min (6-15), 459min (2-19), 460min (16-0), 467 (1-0), 468 (0-12), 484 (1-0), 499 (1-2), 993 (0-18), 996 (0-6), 999 (2-7), 1256 (0-11), 1282min (0-19), 1334 (5-14), 1336 (0-12), 1337min (1-14), 1473 (3-11), 1479 (0-5), 1485 (0-12), 1515min (1-18), 1639min (0-11), 1756 (3-16), 1757 (1-32), 17662min (1-14), 1763 (0-5), 1766min (1-14), 1768 (0-18), 1775 (0-3), 1779 (2-13), 1780min (0-12), 1785 (0-6), 1786 (0-8), 1787 (0-10), 1791 (6-3), 1797 (0-11), 1799 (0-8), 1800 (2-5), 1801 (0-5), 1803 (0-11), 1807 (0-15), 1812 (0-18), 1820 (0-18), 1824 (1-14), 1825 (2-1), 1826 (0-18), 1827 (0-11), 1831 (0-17), 1836 (0-16), 1839 (0-8), 1842 (1-2), 1843 (0-12), 1844 (0-11), 1854 (0-18), 1856 (0-9), 1859 (0-8), 1860 (0-11), 1862 (0-13), 1863 (0-18), 1864 (0-11), 1869 (1-11), 1870 (2-6), 1885 (1-18), 1886 (2-11), 2015/1784

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(6-12), 2017/1806 (0-9), 2018/1806 (0-8), 2068/1081min (0-18) & 746/2min (2-0).

All the encroachers on Forest, Gaon Sabha and other government lands are hereby advised to remove their illegal encroachments of any kind on the Government land, themselves within 15 days from the issuance of this notice otherwise the action for removal of encroachment shall be initiated by the District Task Force (District South) and the cost of the demolition/ encroachment removal drive shall be recovered from the encroachers.

The residents of Bhati village may visit the web page [www.dcsouth.delhigovt.nic.in](http://www.dcsouth.delhigovt.nic.in) and verify their land status from the survey map uploaded there. Further, the residents may verify status of their land from office of District Magistrate (South) and they may contact on 011-29535190 for any assistance in this regard.

DIP/Shabdarth/1335/18-19

Sd.

District Magistrate (South) GNCT of Delhi

  
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OFFICE OF THE SUB DIVISIONAL MAGISTRATE (SAKET)  
GOVERNMENT OF NCT OF DELHI  
M. B. ROAD, SAKET, NEW DELHI

F.No. SDM (Saket)/G.S/Forest/2018/ 3507

Dated: - 9/8/2018

NOTICE

Whereas, the Monitoring Committee constituted by the Hon'ble Supreme Court of India had issued directions vide letter dated 22.03.2018 to the District Task Force (DTF), District South to take legal course of action to remove all the encroachments/unauthorized constructions found on the government land in District South and submit action taken report in this regard.

And whereas, in the matter in O.A no. 58/2013 titled Sonya Ghosh Vs GNCT Delhi in the Hon'ble National Green Tribunal, directions were issued to the Revenue department, Delhi for demarcation of entire Southern Ridge of Delhi in time bound manner and hand over the Forest/ Ridge land by taking action against the encroachers on the Forest / Ridge land.

And whereas, a Special Task Force (STF) under the Chairmanship of Vice Chairman, Delhi Development Authority (D.D.A) is constituted by Ministry of Housing and Urban Affairs, Govt. of India vide notification no. O-33011/1/2006-DD.I dated 25/04/2018 to comprehensively address the issues related to violation of building Bye-Laws, provisions, of Master Plan of Delhi-2021, problems of illegal constructions and encroachments including on all public lands, parking spaces, roads, pavements etc.

And whereas in the meeting of STF held on 02/05/2018 under the Chairmanship of Vice Chairman, D.D.A., it was decided that "all the District Task Force (DTF) shall coordinate and ensure timely action for removal of the



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identified encroachments and be shared with all the concerned agencies for better coordination".

And whereas, District Task Force is constituted vide order no. F.36(35)/Coord./Div.Com./Pt.File/2011/1038-1045 dated 26/03/2014 with mandate as " Shall offer a plat-form for coordination the action of different agencies including Police for effecting action against encroachment on public land and construction of buildings without any building Plan and may issue such directions, as may be necessary in the circumstances to any private or public authority to achieve said purpose".

"Shall have jurisdiction over all land owing agencies, local authorities, Police and any other Public authorities falling in the jurisdiction of the relevant district in the mater related to unauthorized construction and encroachment over public/government land".

And whereas, through demarcation notice dated 26/09/2017 vide no. SDM (Saket)/ Demarcation /Forest/Gaon Sabha/2017/6020-6021, all the land owners/ interested persons of the adjoining Khasra Numbers. (to the Forest/Gaon Sabha land) in village Bhati were informed about the initiation of process of identification/demarcation of land pertaining to Gaon Sabha/ Ridge/ Forest Department.

And whereas, demarcation of entire Forest and Gaon Sabha land in village Bhati have been carried out through TSM and DGPS as per rules and procedure as laid down under the relevant rules and guidelines issued by the Govt. from time to time on this subject and in various Court Orders. The encroachments have been identified on the Forest and Gaon Sabha land in the form of Farm houses, unauthorized constructions of structures, boundary walls etc. in following khasra nos. of Forest Lands: 511 (10-05), 517 (2-13), 518(0-02), 519 (1-04), 520(2-19), 521 (0-18), 593 (9-03), 595 (1-02), 648 (3-06), 659 (5-00), 665 (8-13), 666 (12-07), 708 (117-10), 712 (32-07), 715 (245-16), 742 (0-04), 759 (2-07), 764 (23-08), 766 (3-08), 767 (2-03), 769 (5-04), 770 (1-

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13), 771 (0-10), 774 (35-07), 775(1-04), 780 (7-02), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (21-12), 954 (8-08), 961 (7-13), 969 (1-11), 1031 (3-00), 1071 (7-10), 1072 (0-18), 1080 (0-12), 1109 (1-16), 1111 (1-07), 1113 (2-05), 1205 (1-10), 1206 (1-10), 1207 (2-02), 1208 (2-08), 1209 (3-03), 1215 (3-12), 1218 (0-17), 1250 (0-11), 1274(0-12), 1275 (1-05), 1283 (1-09), 1285 (3-00), 1289 (1-16), 1291 (3-01), 1292 (1-06), 1294 (0-06), 1295 (0-15), 1296 (3-19), 1299 (6-13), 1301 (2-02), 1302 (16-15), 1304 (3-19), 1306 (25-12), 1312 (1-04), 1333 (5-02), 1335 (1-00), 1376 (12-13), 1385 (7-09), 1407 (62-05), 1426 (0-09), 1463 (7-11), 1474 (15-07), 1476 (3-19), 1478 (11-15), 1482 (5-04), 1486 (48-17), 1488 (1-00), 1489 (3-04), 1490 (1-11), 1512 (5-18), 1535 (9-02), 1538 (3-16), 1539 (0-19), 1543 (3-03), 1544 (2-01), 1545 (13-09), 1546 (3-04), 1547 (2-02), 1548 (3-11), 1554 (15-17), 1555 (0-09), 1582 (3-03), 1596 (17-12), 1603 (24-11), 1604 (5-06), 1605/2 (4-0), 1645 (10-09), 1667 (1-18), 1681 (1-17), 1708 (9-01), 1718 (22-19), 1731 (18-1), 1736 (26-06), 1738 (27-04), 1740 (6-13), 1744 (8-02), 1749 (14-02), 1751 (1-15), 1758 (1-04), 1764 (2-07), 1771 (1-03), 1772 (0-18), 1774 (2-14), 1776 (1-14), 1782 (0-18), 1790 (5-08), 1793 (2-03), 1805 (1-12), 1828 (7-17), 1840 (1-10), 1865 (102-09), 1868 (8-17), 1873 (15-07), 1874 (7-09), 1887 (16-16), 1903 (196-19), 1906 (285-02), 1076/1276 (C-18), 1138/2 (3-10), 129/2 (3-05), 526min (16-15), 527 (5-12), 574 (7-7), 739 (1-2), 745 (8-0), 747 (10-1), 761min (0-19), 898 (2-0), 931min (10-0), 963min (22-8), 1311 (2-3), 1901 (300-0) and 400/1(3-16)

**And Gaon Sabha Lands in Khasra Nos.** 13min (1-19), 170 (2-6), 265 (2-8), 280 (1-7), 286 (0-11), 289 min (0-15), 298min (13-13), 303 (15-13), 316 (4-17), 328min (7-9), 359 (0-11), 367 (0-12), 368 (0-6), 369 (0-16), 370 (0-10), 373 (11-5), 374 (3-1), 375 (3-16), 377 (2-1), 378min (18-7), 399 (0-6), 402 (0-6), 403 (1-0), 404 (0-16), 405 (0-3), 427min (6-15), 459min (2-19), 460min (16-0), 467 (1-0), 468 (0-12), 484 (1-0), 499 (1-2), 993 (0-18), 996 (0-6), 999 (2-7), 1256 (0-11), 1282min (0-19), 1334 (5-14), 1336 (0-12), 1337min (1-14), 1479 (0-5), 1485 (0-12), 1515min (1-18), 1639min (0-11), 1756 (3-16), 1757 (1-3), 1762min (1-14), 1763 (0-5), 1766min (1-14), 1768 (0-18), 1775 (0-3), 1779 (2-13), 1780min (0-12), 1785 (0-6), 1786 (0-8), 1787 (0-10), 1791 (6-3), 1797 (0-11), 1799 (0-8), 1800 (2-5), 1801 (0-5), 1803 (0-11), 1807 (0-15), 1812 (0-18),



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1820 (0-18), 1824 (1-14), 1825 (2-1), 1826 (0-18), 1827 (0-11), 1831 (0-17), 1836 (0-16), 1839 (0-8), 1842 (1-2), 1843 (0-12), 1844 (1-11), 1854 (0-18), 1856 (0-9), 1859 (0-8), 1860 (0-11), 1862 (0-13), 1863 (0-18), 1864 (0-11), 1869 (1-11), 1870 (2-6), 1885 (1-18), 1886 (2-11), 2015/1784 (6-12), 2017/1806 (0-9), 2018/1806 (0-8) and 2068/1081min (0-18).

And whereas, through notice in F. No. SDM (Saket)/GS/Forest/2018/1957 dated 19.05.2018, all the encroachers on the above Government lands in Bhati village were directed to remove their encroachments from the lands (khasra nos. mentioned above) of Forest Department/Government/Gaon Sabha themselves **within 07 days**, from the issuance of the notice. However, till date encroachments have not been removed by the encroachers.

And whereas, the District Task Force, South District has decided to remove the encroachments on Government lands (Forest/Ridge and Gram Sabha land) in Bhati Village in phased manner, the khasra nos. selected for action in Phase-I are given as under:-

**Forest/ Ridge land (Kh.Nos.):**- 511(10-05), 517 (2-13), 518 (0-02), 519 (1-14), 520 (2-19), 521 (0-18), 526 Min (16-0), 527 (5-12), 574 (7-7), 593 (9-03), 595 (1-02), 648 (3-06), 659 (10-6), 665 (8-13), 666 (12-07), 708 (11-10), 712 (2-07), 715 (245-16), 742 (0-4), 745 (8-9), 759 (2-7), 747 (10-11), 761 Min (0-2), 898 (2-10), 931 Min (55-11), 764 (23-8), 766 (3-8), 767 (2-3), 769 (5-4), 770 (1-13), 771 (1-0), 774 (35-7), 775 (1-4), 780 (7-2), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (23-12), 888(8-17), 954 (8-8), 1476 (3-19), 1478 (11-15), 1482 (5-4), 1486 (48-17), 1488 (1-0), 1489 (3-4), 1490 (1-11) and 1512 (5-18) and in **Gaon Sabha land (Kh. nos.):**- 265 (2-8), 280 (1-7), 286 (0-11), 289 Min (0-15), 298 Min (13-13), 303 (15-13), 316 (4-17), 328 Min (7-9), 373 (11-5), 374 (3-1), 375 (3-14), 377 (2-1), 378 Min (18-7), 427 Min (6-5), 459 Min (2-19), 460 Min (16-0), 467 (1-0), 468 (0-12), 484 (1-2), 499(1-2), 1479 (0-5), 1485(0-12) and 1515 Min (1-18) in village Bhati.



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And whereas, without any right and title no person can be allowed to encroach upon the Forest/Gaon Sabha/ Ridge land.

And therefore, all the encroachers on the Government lands in Bhati village are hereby directed to remove their encroachments from the above mentioned lands (khasra nos. for Phase-I) of Forest Department/Government/Gaon Sabha themselves within 15 days, from the issuance of this notice otherwise the action for removal of encroachment shall be initiated by the District Task Force (District South) and the cost of the demolition/ encroachment removal drive shall be recovered from the encroachers.

This is with the approval of Chairman of District Task Force (District South).



9/18/18  
Ramchandra M. Shingare

SDM (Saket)

RAMCHANDRA M. SHINGARE

Sub-Divisional Magistrate (Saket)  
M.B. Road, New Delhi

To,  
The Encroachers on Forest/ Ridge/Gaon Sabha land in village Bhati as per  
Khasra nos. given below:-

Forest/ Ridge land (K1.Nos.) in village Bhati.	511(10-05), 517 (2-13), 518 (0-02), 519 (1-14), 520 (2-19), 521 (0-18), 526 Min (16-0), 527 (5-12), 574 (7-7), 593 (9-03), 595 (1-02), 648 (3-06), 659 (10-6), 665 (8-13), 666 (12-07), 708 (11-10), 712 (32-07), 715 (245-16), 742 (0-4), 745 (8-9), 759 (2-7), 747 (10-11), 761 Min (0-2), 898 (2-10), 931 Min (55-11), 764 (23-8), 766 (3-8), 767 (2-3), 769 (5-4), 770 (1-13), 771 (1-0), 774 (35-7), 775 (1-4), 780 (7-2), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (23-12), 888(8-17), 954 (8-8), 1476 (3-19), 1478 (11-15), 1482 (5-4), 1486 (48-17), 1488 (1-0), 1489 (3-4), 1490 (1-11) and 1512 (5-18)
Gaon Sabha land (K1. nos.) in village Bhati.	265 (2-8), 280 (1-7), 286 (0-11), 289 Min (0-15), 298 Min (13-13), 303 (15-13), 316 (4-17), 328 Min (7-9), 373 (11-5), 374 (3-1), 375 (3-14), 377 (2-1), 378 Min (18-7), 427 Min (6-5), 459 Min (2-19), 460 Min (16-0), 467 (1-0), 468 (0-12), 484 (1-2), 499(1-2), 1479 (0-5), 1485(0-12) and 1515 Min (1-18).



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Copy to:-

1. Halqua Patwari village Bhati for service of notice through chaspa & submit served copy for record along with Photographs of service. He is also directed to conduct Munadi for wider publicity in the area & submit recordings of the same in the office.
2. SHO, P. S Fatchpur Beri for service of notice.
3. Panchayat Secretary, Bhati for service of notice.
4. R. O. Forest incharge Bhati for service of notice.
- ✓ 5. Incharge- Computer Branch, District South with the request to upload the same notice on the Official website of Deputy Commissioner (South) office.



*[Signature]*  
18/11/18  
**Ramchandra M. Shingare**  
SDM (Saket)  
RAMCHANDRA M. SHINGARE  
Sub-Divisional Magistrate (Saket)  
M.B. Road, New Delhi

*[Signature]*  
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OFFICE OF THE SUB DIVISIONAL MAGISTRATE (SAKET)  
GOVERNMENT OF NCT OF DELHI  
M.B. ROAD, SAKET, NEW DELHI

F.No.SDM(Saket)/G.S/Forest/2018/3507 Dated: 09/08/2018

NOTICE

Whereas, the Monitoring Committee constituted by the Hon'ble Supreme Court of India had issued directions vide letter dated 22.03.2018 to the District Task Force (DTF), District South to take legal course of action to remove all the encroachments/ unauthorized constructions found on the government land in District South and submit action taken report in this regard.

And whereas, in the matter in O.A no. 58/2013 titled Sonya Ghosh Vs GNCT Delhi in the Hon'ble National Green Tribunal, directions were issued to the Revenue department, Delhi for demarcation of entire Southern Ridge of Delhi in time bound manner and hand over the Forest/ Ridge land by taking action against the encroachers on the Forest/ Ridge land.

And whereas, a Special Task Force (STF) under the Chairmanship of Vice Chairman, Delhi Development Authority (D.D.A) is constituted by Ministry of Housing and Urban Affairs, Govt. of India vide notification no. O-33011/ 1/ 2006- DD. I dated 25/04/2018 to comprehensively address the issues related to violation of building Bye- Laws, provisions of Master Plan of Delhi- 2021, problems of illegal constructions and encroachments including on all public lands, parking spaces, roads, pavements etc.

And whereas in the meeting of STF held on 22/05/2018 under the Chairmanship of Vice Chairman, D.D.A., it was decided that "all the District Task Force (DTF) shall coordinate and ensure timely action for removal of the identified encroachments and be shared with all the concerned agencies for better coordination".

  
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And whereas, District Task Force is constituted vide order no. F.36(35)/ Coord./ Div.Com./ Pt.File/ 2011/ 1038-1045 dated 26/03/2014 with mandate as "Shall offer a plat-form for coordination the action of different agencies including Police for effecting action against encroachment on public land and construction of buildings without any building Plan and may issue such directions, as may be necessary in the circumstances to any private or public authority to achieve said purpose".

"Shall have jurisdiction over all land owing agencies, local authorities, Police and any other Public authorities falling in the jurisdiction of the relevant district in the matter related to unauthorized construction and encroachment over public/ government land".

And whereas, through demarcation notice dated 26/09/2017 vide no. SDM (Saket)/ Demarcation/ Forest/ Gaon Sabha/ 2017/ 6020-6021, all the land owners/ interested persons of the adjoining Khasra Numbers (to the Forest/ Gaon Sabha land) in village Bhati were informed about the initiation of process of identification/ demarcation of land pertaining to Gaon Sabha/ Ridge/ Forest Department.

And whereas, demarcation of entire forest and Gaon Sabha land in village Bhati have been carried out through TSM and DGPS as per rules and procedures as laid down under the relevant rules and guidelines issued by the Govt. from time to time on this subject and in various court orders. The encroachments have been identified on the Forest and Gaon Sabha land in the form of Farm houses, unauthorized constructions of structures, boundary walls etc. in following **Khasra Nos. of Forest Lands:** 511 (10-05), 517 (2-13), 518 (0-02), 519 (1-04), 520 (2-19), 521 (0-18), 593 (9-03), 595 (1-02), 648 (3-06), 659 (5-00), 665 (8-13), 666 (12-07), 708 (117-10), 712 (32-07), 715 (245-16), 742 (0-04), 759 (2-07), 764 (23-08), 766 (3-08), 767 (2-03), 769 (5-04), 770 (1-13), 771 (0-10), 774 (35-07), 775 (1-04), 780 (7-02), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (21-12), 954 (8-08), 961 (7-13), 969 (1-11), 1031 (3-00), 1071 (7-10), 1072 (0-18), 1080 (0-12), 1109 (1-16), 1111 (1-07),

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1113 (2-05), 1205, (1-10), 1206 (1-10), 1207 (2-02), 1208 (2-08),  
 1209 (3-03), 1215 (0-12), 1218 (0-17), 1250 (0-11), 1274 (0-12),  
 1275 (1-05), 1283 (1-09), 1285 (3-00), 1289 (1-16), 1291 (3-01),  
 1292 (1-06), 1294 (0-06), 1295 (0-15), 1296 (3-19), 1299 (6-13),  
 1301 (2-02), 1302 (16-15), 1304 (3-19), 1306 (25-12), 1312 (1-04),  
 1333 (5-02), 1335 (1-00), 1376 (12-13), 1385 (7-09), 1407 (62-05),  
 1426 (0-09), 1463 (7-11), 1474 (15-07), 1476 (3-19), 1478 (11-15),  
 1482 (5-04), 1486 (48-17), 1488 (1-00), 1489 (3-04), 1490 (1-11),  
 1512 (5-18), 1535 (9-02), 1538 (3-16), 1539 (0-19), 1543 (3-03),  
 1544 (2-01), 1545 (13-09), 1546 (3-04), 1547 (2-02), 1548 (3-11),  
 1554 (15-17), 1555 (0-09), 1582 (3-03), 1596 (17-12), 1603 (24-11),  
 1604 (5-06), 1605/2 (4-0), 1645 (10-9), 1667 (1-18), 1681 (1-17),  
 1708 (9-01), 1718 (22-19), 1731 (18-1), 1736 (26-06), 1738 (27-04),  
 1740 (6-13), 1744 (8-02), 1749 (14-02), 1751 (1-15), 1758 (1-04),  
 1764 (2-07), 1771 (1-03), 1772 (0-18), 1774 (2-14), 1776 (1-14),  
 1782 (0-18), 1790 (5-08), 1793 (2-03), 1805 (1-12), 1828 (7-17),  
 1840 (1-10), 1865 (102-09), 1868 (8-17), 1873 (15-07), 1874 (7-09),  
 1887 (16-16), 1903 (196-19), 1906 (285-02), 1076/1276 (0-18),  
 1138/2 (3-10), 129/2 (3-05), 526min (16-15), 527 (5-12), 574 (7-7),  
 739 (1-2), 745(8-0), 747(10-1), 761min (0-19), 898(2-0), 931min(10-  
 0), 963min(22-8), 1311 (2-3), 1901(300-) & 400/1 (3-16).

**And Gaon Sabha Lands in Khasra Nos.** 13min (1-19), 170 (2-6),  
 265 (2-8), 280 (1-7), 286 (0-11), 289min (0-15), 298min (13-13), 303  
 (15-13), 316 (4-17), 328min (7-9), 359 (0-11), 367 (0-12), 368 (0-6),  
 369 (0-16), 370 (0-10), 373 (11-5), 374 (3-1), 375 (3-16), 377 (2-1),  
 378min (18-7), 399 (0-6), 402 (0-6), 403 (1-0), 404 (0-16), 405 (0-3),  
 427min (6-15), 459min (2-19), 460min (16-0), 467 (1-0), 468 (0-12),  
 484 (1-0), 499 (1-2), 993 (0-18), 996 (0-6), 999 (2-7), 1256 (0-11),  
 1282min (0-19), 1334 (5-14), 1336 (0-12), 1337min (1-14), 1479 (0-  
 5), 1485 (0-12), 1515min (1-18), 1639min (0-11), 1756 (3-16), 1757  
 (1-3), 1762min (1-14), 1763 (0-5), 1766min (1-14), 1768 (0-18), 1775  
 (0-3), 1779 (2-13), 1780min (0-12), 1785 (0-6), 1786 (0-8), 1787 (0-  
 10), 1791 (6-3), 1797 (0-11), 1799 (0-8), 1800 (2-5), 1801 (0-5), 1803  
 (0-11), 1807 (0-15), 1812 (0-18), 1820 (0-18), 1824 (1-14), 1825 (2-  
 1), 1826 (0-18), 1827 (0-11), 1831 (0-17), 1836 (0-16), 1839 (0-8),

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1842 (1-2), 1843 (0-12), 1844 (0-11), 1854 (0-18), 1856 (0-9), 1859 (0-8), 1860 (0-11), 1862 (0-13), 1863 (0-18), 1864 (0-11), 1869 (1-11), 1870 (2-6), 1885 (1-18), 1886 (2-11), 2015/1784 (6-12), 2017/1806 (0-9), 2018/1806 (0-8) & 2068/1081min (0-18).

And whereas, through notice in F.No.SDM (Saket)/GS/ Forest/ 2018/ 1957 dated 19.05.2018, all the encroachers on the above government lands in Bhati village were directed to remove their encroachments from the lands (Khasra Nos. mentioned above) of Forest department/ Government/ Gaon Sabha themselves **within 07 days**, from the issuance of the notice. However, till date encroachments have not been removed by the encroachers.

And whereas, the District Task Force (South District) has decided to remove the encroachments on Government lands (Forest/Ridge & Gram Sabha land) in Bhati village in phased manner, the Khasra Nos. selected for action in Phase I are given as under:-

**Forest/ Ridge land (Kh.nos.):**- 511 (10-05), 517 (2-13), 518 (0-02), 519 (1-14), 520 (2-19), 521 (0-18), 526min(16-0), 527(5-12), 574(7-7), 593 (9-03), 595 (1-02), 648 (3-06), 659 (10-6), 665 (8-13), 666 (12-07), 708 (117-10), 712 (32-07), 715 (245-16), 742 (0-04), 745 (8-9), 759 (2-7), 747 (10-11), 761min (0-2), 898 (2-10), 931min (55-11), 764 (23-8), 766 (3-8), 767 (2-3), 769 (5-4), 770 (1-13), 771 (1-0), 774 (35-7), 775 (1-4), 780 (7-2), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (23-12), 888 (8-17), 954 (8-8), 1476 (3-19), 1478 (11-15), 1482 (5-4), 1486 (48-17), 1488 (1-00), 1489 (3-4), 1490 (1-11), 1512 (5-18) and in **Gaon Sabha land (Kh. Nos.):**- 265 (2-8), 280 (1-7), 286 (0-11), 289min (0-15), 298min (13-13), 303 (15-13), 316 (4-17), 328min (7-9), 373 (11-5), 374 (3-1), 375 (3-14), 377 (2-1), 378min (18-7), 427min (6-5), 459min (2-19), 460min (16-0), 467 (1-0), 468 (0-12), 484 (1-2), 499 (1-2), 1479 (0-5), 1485 (0-12), 1515min (1-18) in Village Bhati.

And whereas, without the right and title no person can be allowed to encroach upon the Forest/ Gaon Sabha/ Ridge land.

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And therefore, all the encroachers on the Government lands in Bhati village are hereby directed to remove their encroachments from the abovementioned lands (Khasra Nos. for Phase I) of Forest Department/ Government/ Gaon Sabha themselves **within 15 days**, from the issuance of this notice, otherwise the action for removal of encroachment shall be initiated by the District Task Force (District South) and the cost of the demolition/ encroachment removal drive shall be recovered from the encroachers.

This is with the approval of Chairman of District Task Force (District South).

Sd.

Ramchandra M. Shingare  
SDM (Saket)

To,

The Encroachers on Forest/ Ridge/ Gaon Sabha land in village Bhati as per Khasra nos. given below:-

Forest./ Ridge Land (Kh. Nos.) in village Bhati	511 (10-05), 517 (2-13), 518 (0-02), 519 (1-14), 520 (2-19), 521 (0-18), 526min(16-0), 527(5-12), 574(7-7), 593 (9-03), 595 (1-02), 648 (3-06), 659 (10-6), 665 (8-13), 666 (12-07), 708 (117-10), 712 (32-07), 715 (245-16), 742 (0-4), 745 (8-9), 759 (2-7), 747 (10-11), 761min (0-2), 898 (2-10), 931min (55-11), 764 (23-8), 766 (3-8), 767 (2-3), 769 (5-4), 770 (1-13), 771 (1-0), 774 (35-7), 775 (1-4), 780 (7-2), 810 (1-19), 836 (24-11), 840 (35-12), 848 (6-11), 875 (23-12), 888 (8-17), 954 (8-8), 1476 (3-19), 1478 (11-15), 1482 (5-4), 1486 (48-17), 1488 (1-00), 1489 (3-4), 1490 (1-11), 1512 (5-18).
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Gaon Sabha Landm(Kh Nos.) in village Bhati	265 (2-8), 280 (1-7), 286 (0-11), 289min (0-15), 298min (13-13), 303 (15-13), 316 (4-17), 328min (7-9), 373 (11-5), 374 (3-1), 375 (3-14), 377 (2-1), 378min (18-7), 427min (6-5), 459min (2-19), 460min (16-0), 467 (1-0), 468 (0-12), 484 (1-2), 499 (1-2), 1479 (0-5), 1485 (0-12), 1515min (1-18).
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Copy to:-

1. Halqua Patwari village Bhati for service of notice through chaspa & submit served copy for record along with photographs of service. He is also directed to conduct Mundi for vider publicity in the area and submit recording of the same in the Office.
2. SHO, P.S Fatehpur Beri for service of notice.
3. Panchayat Secretary, Bhati for service of notice.
4. R.O. Forest incharge Bhati for service of notice.
5. Incharge- Computer Branch, District South with request to upload the same notice on the Official website of Deputy Commissioner (South) office.

Sd/-

Ramchandra M Shingare  
SDM Saket

  
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\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ W.P.(C) 10505/2018

ANANT RAJ LTD.

.....Petitioner

Through: Mr. Amit Sibbal, Senior Advocate  
with Mr. Deepak Khosla, Mr. H.S.  
Sharma & Mr. Sohan Kumar,  
Advocates

Versus

GOVT. OF NCT OF DELHI & ORS.

..... Respondents

Through: Nemo.

**CORAM:**

**HON'BLE MR. JUSTICE SUNIL GAUR**

**ORDER**

**16.10.2018**

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**C.M. 43843/2018**

By way of this application, petitioner seeks early hearing of C.M. 41006/2018 and prays for interim orders till the next date of hearing. Advance copy of the application has been supplied to the side opposite but there is no representation on their behalf.

Upon petitioner taking steps, notice of the application be issued to respondents by speed post, returnable on the date fixed i.e. 1<sup>st</sup> November, 2018. Let the tracking report of speed post and affidavit of service be filed on or before the next date of hearing.

List on the date fixed i.e. 1<sup>st</sup> November, 2018.

In view of averments made in paragraph No.3 of the application, *status quo*, as of today, in respect of subject property be maintained.

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W.P.(C) 10505/2018

Page 1



A copy of this order be given *dasti* under the signatures of Court Master to counsel for petitioner.

**SUNIL GAUR, J**

**OCTOBER 16, 2018**

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A2795 ANNEXURE-1

Asola file 155  
S/DCHD/Asola



IN THE OFFICE OF SUB DIVISIONAL MAGISTRATE (SAKET)  
REVENUE DEPARTMENT: GOVERNMENT OF NCT OF DELHI  
OLD TRAFFIC COURT COMPLEX M B ROAD: SAKET : NEW DELHI  
No.SDM / SAKET./2018/3841

DATED:- 27/04/18

OFFICE ORDER

**Sub:-** Handing over-taking over of Forest land as per demarcation carried out through TSM. Marking of points on the field & Identification Geo-coordinates for fixing of pillars for fencing/ boundary wall.

As per the direction of Hon'ble National Green Tribunal in O.A no. 58/2013 matter titled Sonya Ghosh Vs GNCT of Delhi, the demarcation of Forest Government land in villages of District South have been completed through Total Station Machine as per work order for Survey of Ridge/ Forest Land in Delhi issued by the Revenue Department vide letter no. F. 1(50)/ CTB (HQ)/2017/1603-1606 dated 31/07/2017.

Now, as per the directions of the NGT, the forest land is to be handed over to the forest department for fencing and boundary wall. The process of fencing and boundary wall is already completed in Jonapur village.

And as per this office previous office order vide no. SDM/Saket/2018/3280 dated 16/07/2018, process of handing-taking over of Forest land in village Asola, Bhati, Devli and Dera Mandi was taken up. The Forest land in village Aya Nagar and Jonapur has been already handed over to the Forest Department. The details of land handed over to the Forest Department is as below:-

S. No.	Name of District	Name of village	Area of Forest Bigha's and Biswa's	Status of handing over taken of Forest Land
01	South	Aya Nagar	4121-02	1. 4121 Bighas handed over to the Forest Department as and where basis.

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	Jaunapur	1979-13	<p>i. The total Area to be handed over was 416.396 Acres</p> <p>ii. 13. 896 Acres is encroached.</p> <p>iii. Total Area handed over to Forest Department now is 402.5 Acres (1932 bighas).</p>
	Dera Mandi	9412-05	The process of handing over initiated on 26.07.2018. The process is almost complete.
	Asola	8387-06	The process of handing over was initiated on 30.07.2018. Total land handed over is 8062-12 bigha. Remaining areas are found under encroachments and disconnected patches.
	Bhati	11101-19	The process of handing over was initiated on 23.07.2018. Total land handed over is 10839-03 bigha. Remaining areas are found under encroachments and disconnected patches.
	Deoli	5175-06	The process of handing over was initiated on 18.07.2018. Total land handed over is 5246-19 bigha (Includes notification of 1986 and 1991). Area of 452-14 bighas found under encroachments.
	Neb Sarai	446-10	The process of handing over initiated on 04.08.2018. The process is still going on in the field.



*PS*

Remaining land in the village will be handed over in co-ordination with the Forest Department.

Further, the proceedings of handing over-taking over of forest lands in District South for remaining villages will be commenced from 28/09/2018 onwards till the completion of the process. A tentative schedule is prepared for the same as below:-

Sl. No.	Name of village	Area of Forest in Bighas and Biswas	Timeline to Complete Survey
1	Chattarpur	225-10	From 28/09/2018 to 01/10/2018
2	Neb Sarai	446-10	02/10/2018 to 04/10/2018
3	Sahoorpur	3306-15	05, 06 and 08, 09/10/2018
4	Satbari	--	10,11,12 and 13/10/2018
5	Maidangarhi	4263-02	15,16,17 and 18/10/2018
6	Saidulajab	--	19,20,22 and 23/10/2018

Therefore, the team of officials is hereby directed to do the work of marking of points on the field & identification Geo-Coordinates for fixing of pillars for fencing as per schedule given.

The handing over-taking of Forest land should be done without any confusion. The proceedings will be recorded daily with photographs.

This is with the prior approval of DM (South).

  
27/9/18  
**Ramchandra M. Shingare**  
SDM (Saket)

RAMCHANDRA M. SHINGARE  
Sub-Divisional Magistrate (Saket)  
M.B. Road, Saket, New Delhi

**Copy for information:-**

1. PA to Divisional Commissioner, Revenue Headquarters, Shaheed Marg, New Delhi.
2. PA to DM (South), M.B. Road, Saket, New Delhi.



3. The DCF (South), Forest Department, Shooting Range, Tughlakabad, New Delhi with the request to depute team of Forest officials along with Surveyor for the demarcation.
4. DCP (South), Hauz Khas, with the request to depute some police personnel with the survey team.
5. SHO, Mehrauli and SHO Fatehpur Beri with the direction to depute sufficient police personnel with the survey team.
6. Tehsildar (Saket) and Tehsildar (Mehrauli) for immediate necessary action.
7. Field Kanungos/ Halqua Patwaris in Sub Division Saket and Mehrauli with the direction to provide all assistance to surveyor for completing of survey in time bound manner.



**Ramchandra M. Shingare**  
**SDM (Saket)**

Sub-Divisional Magistrate (Saket)  
M.B. Road, New Delhi

**Status report regarding demarcation of Forest/ Ridge land as per directions of Hon'ble NGT in O.A 58/2013 titled Sonya Ghosh Vs GNCT of Delhi.**

1. The order of Hon'ble NGT in the matter of O.A 58/2013 titled Sonya Ghosh Vs GNCT of Delhi vide order dated 20/11/2018 directed that *"Before proceedings further and in view of the fact that different details are being given in respect of the total area i.e. the area specifically demarcated by erection of pillars and the area which is being handed over to the Forest Department. Even the affidavits filed by different departments, from time to time, do not fully reconcile. Therefore, it is necessary to summon Secretary, Department of Revenue and the Secretary Department of Forest, Government of Delhi on the next date of hearing. They are directed to come fully prepared in respect of the present case, along with all the relevant documents in respect of the total area, the measurements done, demarcation by way of erection of pillars and the possession of land actually handed over"*.
2. In this regard, it is submitted that for coordination of the stakeholders namely; Revenue Department and the Forest Department, joint meetings were convened by the Secretary(E&F) Govt. of NCT of Delhi on 07.12.2018, 11.12.2018 and 18.12.2018.
3. The notified forestland in southern ridge falls under the jurisdiction of three Revenue District viz; District South, District South-East and District New Delhi. The re-conciliated figures of notified forest land as



per status report submitted by all concerned DMs after consultation with the officials of forest department is given Revenue District-wise as:

**A. Status of Demarcation and handing over in Forestland under South District:**

There are 13 villages falling under the jurisdiction of Revenue Estate of South district, namely **Asola, Bhatti, Sahoopur, Devli, Maidangarhi, Neb Sarai, Chhatarpur, Jaunapur, Aya Nagar, Dera Mandi, Rajpur Khurd, Satbari, Saidulajab**. The details of status report submitted by the DM/SDMs of South District compared with the details available with the Forest Department is given in a tabulated format as follows: -

S. No	Name of village	Area of Forest in Bigha's and Biswa's	Area demarcated in Bighas	Land handed over to the Forest Department (Area in bigha)	Remarks (Area in bigha)
01	Aya Nagar	4028-09	4028-09	4028-09 Bighas handed over to the Forest Department "as is where is" basis.	Entire Forest area is handed over.
2	Jaunapur	3855-18	3855-18	1932-00	66 Bighas undue encroachment
3	Dera Mandi^^	10821-18	10821-18	8850-12	542 Bighas under encroachment
4	Asola^^	9268-13	9268-13	8062-12	1544 under

*[Handwritten signature]*

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per status report submitted by all concerned DMs after consultation with the officials of forest department is given Revenue District-wise as:

**A. Status of Demarcation and handing over in Forestland under South District:**

There are 13 villages falling under the jurisdiction of Revenue Estate of South district, namely **Asola, Bhatti, Sahoorpur, Devli, Maidangarhi, Neb Sarai, Chhatarpur, Jaunapur, Aya Nagar, Dera Mandi, Rajpur Khurd, Satbari, Saidulajab**. The details of status report submitted by the DM/SDMs of South District compared with the details available with the Forest Department is given in a tabulated format as follows: -

S. No	Name of village	Area of Forest in Bigha's and Biswa's	Area demarcated in Bighas	Land handed over to the Forest Department (Area in bigha)	Remarks (Area in bigha)
01	Aya Nagar	4028-09	4028-09	4028-09 Bighas handed over to the Forest Department "as is where is" basis.	Entire Forest area is handed over.
2	Jaunapur	3855-18	3855-18	1932-00	66 Bighas undue encroachment
3	Dera Mandi^^	10821-18	10821-18	8850-12	542 Bighas under encroachment
4	Asola^^	9268-13	9268-13	8062-12	1544 under

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**B. Status of Demarcation and handing over in Forest land under South-East District:**

There are two villages falling under the jurisdiction of Revenue District south-east, namely Pulpehladpur and Tughlakabad villages. The latest status report regarding the total area of notified forest land, the area demarcated using TSM machine and the area handed over to forest department is being received from the SDM(Kalkaji) and the same have been verified by the forest department.

The re-conciliated status of forest land under the jurisdiction of Revenue District South-East is as follows:

S. No	Name of village	Area of Forest in Bigha's and Biswa's	Area demarcated in Bighas	Land handed over to the Forest Department (Area in bigha)	Remarks (Area in bigha)
1	Pulpehladpur	*680-18	99-04	-	Land is with DDA, heavily built up area and is under encroachment.
2	Tughlakabad	*6491-16	2530-11	2154-13	
	<b>Total</b>	<b>7172-04</b>	<b>2629-15</b>	<b>2154-13</b>	

Total area of forest land in South-east district is 7172 Bigha 04 Biswa.

Total area of forest demarcated in South-east district is 2629 Bigha 15 Biswa.

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Total area handed over "as is where is" is 2154 Bigha 13 Biswa.

Area yet to be demarcated in South East District is 4542 bighas 09 biswa. This area is however mostly under possession of Forest Department and protected by boundary wall.

**C. Status of Demarcation and handing over in Forest Land under New Delhi District:**

There are four villages falling under jurisdiction of Revenue District New Delhi, namely Ghitorni, Rajokri, Rangpuri and Mahipalpur.

S. No	Name of village	Area of Forest in Bigha's and Biswa's	Area demarcated in Bighas	Land handed over to the Forest Department (Area in bigha)	Remarks (Area in bigha)
1	Rajokri	3318-15	3091-09	3091-09**	Area for 1996 notification partially handed over. Balance area will be handed over after demarcation.
2	Rangpuri	1793-17	1323-14	1323-14	Indicated figure arrived at after reconciliation.
3	Ghitorni	732-14	732-14	716-14	Remaining khasras are

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4	Mahipalpur	92-03	-	As per Revenue Department, village is urbanized vide notification dated 05/10/1989 under Section 22(1) of DDA Act, hence all the Gram Sabha land vests in Central Government.	under litigation. For handing over to Forest Department, DDA will have to be consulted and the process will be completed after demarcation.
<b>C</b>	<b>Total</b>	<b>5937-09</b>	<b>5147-17</b>	<b>5131-17**</b>	

\*\* For Rajokari, area for 1996 notification was partially handed over. Balance area will be handed over after demarcation.

For Rangpuri village, the area handed over is stated for area under 1996 notification, on "as is where is" basis.

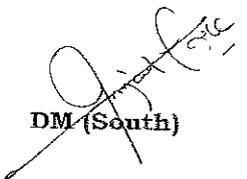
#### Summary

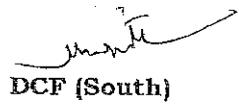
- Total area of Forest land handed over to Forest Department is approximately **4499.5 hectares**. This includes the forest land already under the possession of Forest Department.




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- ii. Total area of Forest land yet to be handed over is approximately **1403.42 hectares.**
- iii. Total area of Forest land already demarcated with TSM survey is approximately **5498.25 hectares.**
- iv. Total area of Forest yet to be demarcated with TSM survey is **444.33 hectares.**

  
DM (South)

  
DCF (South)

निशान देही व कब्जा काग्रेसवाही भूमि वन विभाग ग्राम माटी

आज दिनांक 23-7-2018 को मुताबिक वन काग्रेस वन आदेश  
SAM साहब संकेत आदेश सं० SAM/Cal/र/2018/3280 दिनांक 16-7-2018  
बाबत कब्जा काग्रेसवाही भूमि वन विभाग ग्राम माटी में पर पहुंचा। मौके  
पर श्री हरीदत्त कौशिक, पीएलड कानूनगो व हल्का पटवारी श्री धर्म नन्द मय  
रिवाइज ऑल हाजिर हुए। महजमा वन विभाग की ओर से श्री गीतानन्द ARO,  
श्री रमेश कुमार पटवारी व श्री देवेन्द्र कुमार वन रक्षक व अन्य काग्रेसवाही गण व  
M/S हबीब सर्वेयर की ओर से श्री विवेक सिंह मय एटाफ व साभाने पैसाय  
(DEPS व SAM मशीन) हाजिर हुए। वन विभाग के नुमाइन्दों को reference  
points जिनके आधार पर सर्वेयर ने गांव माटी का सर्वे करके नक्शा तैयार  
किया है दिखाया गया। जिनको सभी हाजरीन ने दुर्लभ माना। सर्वेयर द्वारा  
तैयार किए गए नक्शे में कुल 2364 Coordinates लगाए गए।

तदपरन्तु ग्राम माटी में स्थित संप्रभु कॉलोनी के चारों ओर स्थित  
दिवर का सर्वेयर ने Coordinates के आधार पर मौका दिखाया गया व  
महजमा वन विभाग के कर्मचारियों को मौके पर निशानत लगावारे  
शेष काग्रेस दिनांक 24/7/2018 को जारी रहेगा।

पुनः दिनांक 24/7/2018 को निशान देही व कब्जा काग्रेसवाही का  
काग्रेस शुरू किया गया और उपरोक्त सभी हाजरीन की उपस्थिति में ग्राम सभामें  
की सीमा पर स्थित खसरा नं० 708 के उत्तर पश्चिमी कोने से मुताबिक  
Coordinates सर्वेयर द्वारा वन विभाग की भूमि के निशानत मौके पर दिवाए  
गए व वन विभाग के कर्मचारियों से निशानत लगावारे गए। जो कि खसरा  
नं० 1580 तक लगाए गए। शेष काग्रेस दिनांक 25/7/2018 को जारी रहेगा।

पुनः दिनांक 25-7-2018 को जल के निशानत से सगे सभी  
हाजरीन की उपस्थिति में सर्वेयर द्वारा मुताबिक Coordinates वन भूमि को  
वन विभाग के कर्मचारियों को निशानत मौका पर दिखवारे निशानत  
लगावारे गए। ग्राम माटी के वन विभाग सामने वेर के नम्बरान खसरा की  
सूची रिपोर्ट के साथ सलजान है जिसके मुताबिक वन विभाग की कुल  
P.T. 7

कक्षा!- रकबा 12833-19 बीघा है जिसमें से 1963-0 बीघा पर के  
 विभाग की भूमि पर अतिक्रमण (Encroachment) है और नम्बरन खसरा  
 नम्बर खसरा 739 व 887 कुल 2-10 बीघा पर सड़क व नम्बरन खसरा  
 374-375-403 मिठ-404-405-775-1476-1482-1507-1512-1513  
 व 1905 मिठ कुल रकबा 29-6 अलाग-2 रकानो (patches) में रखा  
 होने के कारण कब्जा नहीं दिया गया। इस प्रकार कुल रकबा 10839-3  
 बीघा का वास्तविक कब्जा महकमा वन विभाग को दिया गया। कब्जा  
 कामवाही के दौरान कोई सजाहमत पत्र नहीं आई। वन विभाग के  
 अधिकारी रकबे पर वन विभाग का पहले से ही कब्जा है। आज पुनः  
 सौजा दिखाने व निशानत लगाकर वन विभाग के नुमाइन्दों को कब्जा  
 दिया गया।

Hee Chae  
25/7/2018

[Signature]  
25/7/18

[Signature]  
25/7/18

वीर न

Gatgandh  
25/7/18

2/4  
MD

M/Man (P.S)  
25/7/18

Ramesh Kumar  
25/7/2018 (P)

DEMARCATIION AND ACQUIRING OF LAND FOREST

DEPARTMENT VILLAGE BHATI

Today on 23.7.18 as per fixed programme under orders from SDM Saket order no. DM/Saket / 2018/3280 dated 16.7.2028 regarding acquiring of land by the Forest Department in village Bhati, reached at the location. On the location Shri Hari Datt Kaushik, Field Kanungo and Halka Patwari Shri Dharmanand along with record and material were present. From the Forest Department office Shri Geetan and DRO, Shri Ramesh Kumar Patwari and Shri Devendra Kumar Forest Guard and other employees and Shri Virendra Singh along with staff and material for measurement (DGPS & TSM Machine) on behalf of M/s Habib Surveyor were present. The representative from Forest Department showed the reference points on the basis of which the surveyor had prepared the map of survey of Village Bhati which all the persons present found correct. In the map prepared by the Surveyor total 2364 coordinates were put.

After that the location of wall situated on the four sides of Sanjay Colony situated in village Bhati on the basis of coordinates were shown by the surveyor and marks were got put by the employees of Forest Department on the location, the balance work would continue on 24/7/2018.

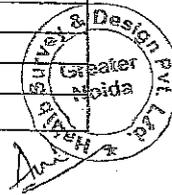
Again on 24/7/2018 the work of demarcation and acquiring proceedings was started and in the presence of above all persons from the north west corner of khasra no. 708 situated on the boundary of village Asola in accordance with coordinates the marks on the land of Forest Department were shown on the location by the surveyor and the identification marks were put by the employees of Forest Department which were put upto khasra no. 1580. The balance work would continue on 25/7/2018.

Again on 25/7/2018 in the presence of all the persons beyond yesterday's identification marks the identification marks on the location were shown by the surveyor to the

employees of the Forest Department according to the coordinates of the forest land and the identification marks were put. The list of the khasra numbers of village Bhati Forest Department Salam Deh is enclosed with the report according to which the land of area is 12833-19 bigha respectively out of which there is encroachment on 1963-0 bighas of land of Forest Department and on khasra no. 739 and 887 total 2.10 bigha land there is a road and in khasra nos. 374-375-403 min 404-405-775-1476-1482-1507-1512-1513 and 1905 total rakba 29-6 bigha being situated at different different places (patches) due to which acquisition could not be made. Thus, actual possession of rakba 10839-3 bigha was given to the Forest Department. During acquisition proceedings no difficulty was faced. On most of the rakba of Forest Department there is already possession of Forest Department. Today again after showing the location and putting the identification marks the possession was handed over to the representatives of Forest Department.

## Revised Forest Land &amp; Encroachment Details Village Bhati

Sno.	Khasra No.	Area as per Forest list	Encroachment Area as per site	Forest Area as per site	Remark
1	129/2	3-05	3-05	0	Farm House Encroachment
2	239	20-00	20-00	0	Radha swami
3	265	2-8	2-8	0	Dishyama Foundation
4	280	1-7	1-7	0	Farm House Encroachment
5	286	0-11	0-11	0	Farm House Encroachment
6	288	2-00	2-00	0	Road
7	289	9-06	9-06	0	Abadi & Road
8	295	1-00	1-00	0	Farm House Encroachment
9	316	4-17	4-17	0	Farm House Encroachment
10	328	7-9	7-9	0	Farm House Encroachment
11	359	0-11	0-11	0	Abadi Encroachment
12	367	0-12	0-12	0	Abadi Encroachment
13	369	0-16	0-16	0	Abadi Encroachment
14	370	0-10	0-10	0	Abadi Encroachment
15	373	11-5	11-5	0	Rose Midos & Nala
16	374	3-1	3-1	0	Farm House Encroachment
17	375	3-14	3-14	0	Santram etc.
18	377	2-00	2-1	0	Santram etc.
19	378	18-7	18-7	0	Santram etc.
20	400	3-16	3-16	0	Farm House Encroachment
21	402	0-10	0-10	0	Mangat Sangat etc.
22	403	1-0	1-0	0	Mangat Sangat etc.
23	404	0-16	0-16	0	Mangat Sangat etc.
24	405	0-3	0-3	0	Mangat Sangat etc.
25	427	6-05	6-05	0	Farm House Encroachment
26	459	2-19	2-19	0	Radha swami
27	460	16-0	16-0	0	Radha swami & Others Ench.
28	467	1-0	1-0	0	Farm House Encroachment
29	468	0-12	0-12	0	Farm House Encroachment
30	484	1-2	1-2	0	Radha swami
31	499	1-2	1-2	0	Farm House Encroachment
32	511	10-05	10-05	0	Radha Swami Encroachment
33	517	2-13	2-13	0	Radha Swami Encroachment
34	518	0-02	0-02	0	Radha Swami Encroachment
35	519	1-14	1-14	0	Radha Swami Encroachment
36	520	2-19	2-19	0	Radha Swami Encroachment
37	521	0-18	0-18	0	Radha Swami Encroachment
38	526	16-00	16-00	0	Radha swami
39	527	5-12	5-12	0	Radha swami
40	574	7-7	7-7	0	Radha swami
41	593	9-03	9-03	0	Radha Swami Encroachment
42	595	1-02	1-02	0	Radha Swami Encroachment
43	648	3-06	3-06	0	Radha Swami Encroachment
44	659	10-06	10-06	0	Radha Swami & other Encroachment



## Revised Forest Land &amp; Encroachment Details Village Bhati

Sno.	Khasra No.	Area as per Forest list	Encroachment Area as per site	Forest Area as per site	Remark
45	665	8-13	7-00	1-13	Radha Swami Encroachment
46	666	12-07	7-00	5-07	Radha Swami Encroachment
47	708	117-10	20-00	97-10	Radha Swami Encroachment
48	712	32-07	32-07	0	Radha Swami Encroachment
49	713	79-05	0	79-05	Forest
50	714	3-04	0	3-04	Forest
51	715	245-16	34-10	211-06	Radha Swami Encroachment
52	725	19-11	0	19-11	Forest
53	726	12-04	0	12-04	Forest
54	729	4-4	0	4-4	Forest
55	730	0-02	0	0-02	Forest
56	731	20-6	0	20-6	Forest
57	739	1-2	-	0	Same as in Forest List
58	742	0-04	0-04	0	Encroachment
59	743	0-02	0-02	0	Village Road
60	745	8-09	5-19	2-10	Radha swami & Road
61	747	10-11	8-10	2-01	Farm House Encroachment
62	761	0-2	0-2	0	Farm House Encroachment
63	762	0-04	0-04	0	Encroachment
64	764	23-08	1-00	0	Encroachment
65	766	3-08	3-08	0	Hnaslok Ashram
66	767	2-03	2-03	0	Hanslok & Manocha
67	769	5-04	5-04	0	Hanslok Ashram
68	770	1-13	1-13	0	Hanslok Ashram
69	771	1-00	1-00	0	Hanslok Ashram
70	773	1-14	1-14	0	Encroachment
71	774	35-07	22-00	13-07	Hanslok Ashram
72	775	1-04	0-10	0-14	Hanslok Ashram
73	780	7-02	7-02	0	Manocha, Attari, Hnaslok & Jaroja
74	810	1-19	1-19	0	Rochna Jain Farm House
75	836	24-11	24-11	0	Kapoor, Talwar, Gr.Viewer & Rochna
76	840	35-12	35-12	0	Anantraj, Kapoor, Talwar Farm
77	848	6-11	5-11	1-00	Anantraj Farm
78	867	3-0	0-00	3-00	Road
79	875	23-12	23-12	0	Karan Agarwal, Malik & Radhaswami
80	887	1-08	0-00	0	Road
81	888	8-17	8-17	0	Road
82	898	2-10	2-10	0	Radha swami
83	914	22-19	22-19	0	Radha swami
84	929	13-09	13-09	0	Radha swami
85	931	55-11	55-11	0	Radha swami
86	935	21-05	21-05	0	Radha swami
87	954	8-08	8-08	0	Hanslok Ashram & Village Abadi
88	961	7-13	7-13	0	Hanslok Ashram

## Revised Forest Land &amp; Encroachment Details Village Bhati

Sno.	Khasra No.	Area as per Forest list	Encroachment Area as per site	Forest Area as per site	Remark
89	963	2-8	2-8	0	Farm House Encroachment
90	969	1-11	1-11	0	Hanslok Ashram
91	1031	3-00	3-00	0	Sahni Farm
92	1071	2-10	2-10	0	B.T. Estate Pvt. Ltd.
93	1072	0-18	0-18	0	B.T. Estate Pvt. Ltd.
94	1080	0-12	0-12	0	B.T. Estate Pvt. Ltd.
95	1109	1-16	1-16	0	Brahmwati & Group Benefit Trust
96	1111	1-07	1-07	0	Brahmwati & Group Benefit Trust
97	1113	2-05	2-05	0	Brahmwati & Group Benefit Trust
98	1138/2	3-10	3-10	0	Farm House Encroachment
99	1205	1-10	1-10	0	Nanda & Bindal Farm
100	1206	1-10	1-10	0	Nanda & Bindal Farm
101	1207	2-02	2-02	0	Nanda & Bindal Farm
102	1208	2-08	2-08	0	Nanda & Bindal Farm
103	1209	3-03	3-03	0	Nanda & Bindal Farm
104	1215	0-12	0-12	0	Farm House Encroachment
105	1218	0-17	0-17	0	Farm House Encroachment
106	1250	0-11	0-11	0	Farm House Encroachment
107	1274	0-12	0-12	0	Farm House Encroachment
108	1275	1-05	1-05	0	Farm House Encroachment
109	2076/1276	0-18	0-18	0	Farm House Encroachment
110	2078/1278	1-12	1-12	0	Encroachment
111	1283	1-09	1-09	0	Farm House Encroachment
112	1285	3-08	3-08	0	Farm House Encroachment
113	1289	1-16	1-16	0	Farm House Encroachment
114	1291	3-01	3-01	0	Farm House Encroachment
115	1292	1-06	1-06	0	Farm House Encroachment
116	1293	0-06	0-06	0	Farm House Encroachment (As per revenue record khasra no. 1293 (1-19) is private land but in the notification 1996 kh.no. 1293 is mentioned instead of 1294 (0-06)
117	1295	0-15	0-15	0	Farm House Encroachment
118	1296	3-19	3-19	0	Farm House Encroachment
119	1299	6-13	6-13	0	Farm House Encroachment
120	1301	2-02	2-02	0	Farm House Encroachment
121	1302	16-15	16-15	0	Farm House Encroachment
122	1304	3-19	3-19	0	Farm House Encroachment
123	1306	25-12	25-12	0	Farm House Encroachment
124	1311	2-3	2-3	0	Farm House Encroachment
125	1312	1-04	1-04	0	Farm House Encroachment
126	1333	5-02	5-02	0	Farm House Encroachment
127	1335	1-00	1-00	0	Farm House Encroachment
128	1376	12-13	12-13	0	Farm House Encroachment

## Revised Forest Land &amp; Encroachment Details Village Bhati

Sno.	Khasra No.	Area as per Forest list	Encroachment Area as per site	Forest Area as per site	Remark
129	1385	7-09	7-09	0	Farming Inside Boundary
130	1407	62-15	62-15	0	Farming Inside Boundary
131	1426	0-09	0-09	0	Forest
132	1430	0-12	0-12	0	Farm House Encroachment
133	1463	7-11	7-11	0	Farm House Encroachment
134	1474	15-07	15-07	0	Farm House Encroachment
135	1476	3-19	3-19	0	Farm House Encroachment
136	1478	11-15	9-15	2-00	Anantraj Farm
137	1482	5-04	4-04	1-00	Anantraj Farm
138	1486	48-17	36-17	12-00	Anantraj, Talwar, Gr. Viewer & Rochna
139	1488	1-00	1-00	0	Anantraj Farm
140	1489	3-04	3-04	0	Anantraj Farm
141	1490	1-11	1-11	0	Anantraj Farm
142	1507	4-04	0-00	4-04	Forest
143	1512	5-18	4-8	1-10	Anantraj Farm
144	1513	0-11	0	0-11	Forest
145	1535	9-02	6-02	3-00	Farm House Encroachment (As per field book actual area is (8-02) but notified area is (9-02)
146	1538	3-16	2-16	1-00	Farm House Encroachment
147	1539	0-19	0-19	0	Farm House Encroachment
148	1543	3-03	2-03	1-00	Farm House Encroachment
149	1544	2-01	0-00	2-01	Farm House Encroachment
150	1545	13-09	8-00	5-09	Farm House Encroachment
151	1546	3-04	1-10	1-14	Farm House Encroachment (As per revenue record khasra no. 1545 is the gram sabha land but in the notified 1996 khasra no. 1535 is mentioned instead of 1545)
152	1547	2-02	0-10	1-12	Farm House Encroachment
153	1548	3-11	0-00	3-11	Forest
154	1549	3-00	0-00	3-00	Forest
155	1550	4-01	0-00	4-01	Forest
156	1551	0-06	0	0-06	Forest
157	1552	1-11	0	1-11	Same as in Forest List
158	1553	3-00	0	3-00	Forest
159	1554	15-17	10-07	5-10	Uday Agarwal, Bhutia & Aapak Export
160	1555	0-09	0-09	0	Uday Agarwal Farm
161	1582	3-03	0	3-03	Sarla Agarwal Farm
162	1596	17-12			Masavi Not Available
163	1603	24-11	13-00	11-11	Anand Videos
164	1604	5-06	5-06	0	Anand Videos, Asha Ch. & Bagga Farm
165	1605/2	4-0	4-0	0	Anand Videos
166	1645	10-09			Masavi Not Available

## Revised Forest Land &amp; Encroachment Details Village Bhati

Sno.	Khasra No.	Area as per Forest list	Encroachment Area as per site	Forest Area as per site	Remark
167	1667	1-18	1-18	0	Farm House Encroachment
168	1681	1-17	1-17	0	Mina Tuli Farm
169	1708	9-01	4-17	4-4	Khosla & Vandana Sikka Farm
170	1718	22-19	22-19	0	Village Abadi & Farming
171	1720	9-00	9-00	0	Forest
172	1731	18-19	18-19	0	Village Abadi & Farming
173	1736	26-06	26-06	0	Village Abadi Encroachment
174	1971/1737	15-12	0	0	Masavi Not Available
175	1972/1737	1-16	0	0	Masavi Not Available
176	1738	35-04	35-04	0	Village Abadi Encroachment
177	1740	7-04	7-04	0	Village Abadi Encroachment (As per revenue record (0-11) is private land but titamma is nota available and as per notification 1996 forest area is (6-13)
178	1744	8-09	8-09	0	Village Abadi Encroachment (As per revenue record (0-07) is private land but titamma is nota available and as per notification 1996 forest area is (8-02)
179	1749	14-02	14-02	0	Village Abadi Encroachment
180	1751	1-15	1-15	0	Village Abadi Encroachment
181	1758	1-04	1-04	0	Village Abadi Encroachment
182	1764	2-07	2-07	0	Village Abadi Encroachment
183	1771	1-03			Village Abadi Encroachment
184	1772	0-18	0-18	0	Village Abadi Encroachment
185	1774	2-14	2-14	0	Village Abadi Encroachment
186	1776	1-14	1-14	0	Village Abadi Encroachment
187	1782	0-18	0-18	0	Village Abadi Encroachment
188	1790	5-08	5-08	0	Village Abadi Encroachment
189	1793	2-03	2-03	0	Village Abadi Encroachment
190	1805	1-12	1-12	0	Village Abadi Encroachment
191	1828	7-17	7-17	0	Farming Inside Boundary
192	1840	1-10	1-10	0	Village Abadi Encroachment
193	1865	102-09	47-05	55-04	Village Abadi Encroachment
194	1867	0-11	0-11	0	Village Abadi Encroachment
195	1868	8-17	8-14	0	Village Abadi Encroachment
196	1873	15-07	4-04	11-03	Village Abadi Encroachment
197	1874	7-09	0-05	7-04	Village Abadi Encroachment
198	1876	7-04	0	7-04	Forest
199	1880	10-02	10-02	0	Forest
200	1883	6-09	6-09	0	Forest
201	1884	5-10	5-10	0	Forest
202	1887	16-16	16-16	0	Balraj Tanwar farm

## Revised Forest Land &amp; Encroachment Details Village Bhati

Sno.	Khasra No.	Area as per Forest list	Encroachment Area as per site	Forest Area as per site	Remark
203	1888	1-02	1-02	0	Forest
204	1889	134-01	23-07	110-14	Forest
205	1890	0-15	0	0-15	Forest
206	1891	55-09	0	55-09	Forest
207	1892	283-05	0	283-05	Forest
208	1893	35-09	0	35-09	Forest
209	1894	193-00	0	193-00	Forest
210	1895	296-09	0	296-09	Forest
211	1896	24-07	0	24-07	Forest
212	1897	63-00	0	63-00	Forest
213	1898	300-00	0	300-00	Forest
214	1899	300-00	0	300-00	Forest
215	1900	300-00	0	300-00	Forest
216	1901	300-00	0	300-0	Forest
217	1902	101-05	4-09	96-16	Forest
218	1903	196-19	0	196-19	Forest, Neeru, Atul, UPS, Kailash, Aapak
219	1904	166-12	4-10	162-02	Frisia Farm
220	1905	8-14	3-00	5-14	Frisia Farm
221	1906	285-02	3-10	281-12	Hanslok Ashram
222	1907	300-00	0	300-00	Forest
223	1908	300-00	0	300-00	Forest
224	1909	295-00	0	295-00	Forest
225	1910	300-00	15-0	285-00	Sanjay Colony
226	1911	267-13	60-00	207-13	Sanjay Colony
227	1912	216-12	216-12	0	Sanjay Colony
228	1913	159-17	102-10	57-07	Sanjay Colony
229	1914	300-00	27-05	272-15	Sanjay Colony
230	1915	300-00	230-00	70-00	Sanjay Colony
231	1916	300-00	22-00	278-00	Sanjay Colony
232	1917	300-00	32-00	268-00	Sanjay Colony
233	1918	300-00	0	300-00	Forest
234	1919	300-00	0	300-00	Forest
235	1920	300-00	0	300-00	Forest
236	1921	105-16	0	105-16	Forest
237	1922	80-01	0	80-01	Forest
238	1923	300-00	0	300-00	Forest
239	1924	300-00	0	300-00	Forest
240	1925	73-13	0	73-13	Forest
241	1926	12-00	0	12-00	Forest
242	1927	87-19	0	87-19	Forest
243	1928	188-05	0	188-05	Forest
244	1929	298-01	0	298-01	Forest
245	1930	35-10	0	35-10	Forest
246	1931	160-06	0	160-06	Forest

## Revised Forest Land &amp; Encroachment Details Village Bhati

Sno.	Khasra No.	Area as per Forest list	Encroachment Area as per site	Forest Area as per site	Remark
247	1932	306-06	0	306-06	Forest
248	1933	300-00	0	300-00	Forest
249	1934	300-00	0	300-00	Forest
250	1935	300-00	0	300-00	Forest
251	1936	300-00	0	300-00	Forest
252	1937	70-10	0	70-10	Forest
253	1938	38-03	0	38-03	Forest
254	1939	3-08	0	3-08	Forest
255	1940	300-00	0	300-00	Forest
256	1941	251-12	0	251-12	Forest
257	1942	113-14	0	113-14	Forest
TOTAL AREA		12833-19	1963-00	10870-19	

## DEMARCATIION AND ACQUIRING OF LAND FOREST

## DEPARTMENT VILLAGE BHATI

Today on 23.7.18 as per fixed programme under orders from SDM Saket order no. DM/Saket / 2018/3280 dated 16.7.2028 regarding acquiring of land by the Forest Department in village Bhati, reached at the location. On the location Shri Hari Datt Kaushik, Field Kanungo and Halka Patwari Shri Dharmanand along with record and material were present. From the Forest Department office Shri Geetan and DRO, Shri Ramesh Kumar Patwari and Shri Devendra Kumar Forest Guard and other employees and Shri Virendra Singh along with staff and material for measurement (DGPS & TSM Machine) on behalf of M/s Habib Surveyor were present. The representative from Forest Department showed the reference points on the basis of which the surveyor had prepared the map of survey of Village Bhati which all the persons present found correct. In the map prepared by the Surveyor total 2364 coordinates were put.

After that the location of wall situated on the four sides of Sanjay Colony situated in village Bhati on the basis of coordinates were shown by the surveyor and marks were got put by the employees of Forest Department on the location, the balance work would continue on 24/7/2018.

Again on 24/7/2018 the work of demarcation and acquiring proceedings was started and in the presence of above all persons from the north west corner of khasra no. 708 situated on the boundary of village Asola in accordance with coordinates the marks on the land of Forest Department were shown on the location by the surveyor and the identification marks were put by the employees of Forest Department which were put upto khasra no. 1580. The balance work would continue on 25/7/2018.

Again on 25/7/2018 in the presence of all the persons beyond yesterday's identification marks the identification marks on the location were shown by the surveyor to the

employees of the Forest Department according to the coordinates of the forest land and the identification marks were put. The list of the khasra numbers of village Bhati Forest Department Salam Deh is enclosed with the report according to which the land of area is 12833-19 bigha respectively out of which there is encroachment on 1963-0 bighas of land of Forest Department and on khasra no. 739 and 887 total 2.10 bigha land there is a road and in khasra nos. 374-375-403 min 404-405-775-1476-1482-1507-1512-1513 and 1905 total rakba 29-6 bigha being situated at different different places (patches) due to which acquisition could not be made. Thus, actual possession of rakba 10839-3 bigha was given to the Forest Department. During acquisition proceedings no difficulty was faced. On most of the rakba of Forest Department there is already possession of Forest Department. Today again after showing the location and putting the identification marks the possession was handed over to the representatives of Forest Department.



OFFICE OF THE SUB-DIVISIONAL MAGISTRATE (SAKET)  
REVENUE DEPARTMENT: GOVERNMENT OF NCT OF DELHI  
M.B. ROAD : SAKET : NEW DELHI

Tel. No. - 011-29535190 (O); Email Address - [sdmsaket@gmail.com](mailto:sdmsaket@gmail.com)  
No. TEH (Saket)/2023/300 Dated: - 18/03/2023

**Subject:-** Regarding marking on Ground/Ground Truthing for khasra No. 963min of village Bhati.

**Ref:** In respect of Tatima order dated 22.09.2021 of above cited

With respect of above cited subject and reference, the tatima order has been passed by SDM Saket and to complete the final stage/process regarding Ground Truthing for khasra No. 963 of village Bhati, a joint program has already been fixed for 29.03.2023 at 01:00 PM on site i.e khasra No. 963 village Bhati.

All the stakeholders are requested to present in physical on the above said site. Sh. Rewati Prasad Sharma (Kanungo/ASO), M-9811113427 may be contacted for convinces.



To,

1. DCF South with request to depute concerned R.O/D.R.O for the program.
2. SHO, P.S Maidangarhi is directed to depute sufficient Police personnels at the site.
3. M/s Aplus Pvt. Ltd. Kh. No. 963min, Village Bhati, New Delhi.
4. Hans Foundation Kh. No. 963min, Village Bhati, New Delhi.
5. M/s Ashson Estate at E-4, Asola Kh. No. 963min, Village Bhati, New Delhi.
6. Sh. Bal Raj S/o Teza, Village Bhati.
7. Halqua Patwari to serve the notice to all concerned.

Copy to:-

1. Reader to SDM Saket.
2. Kanungo Sub Division Saket





**IN THE COURT OF REVENUE ASSISTANT / SDM (SAKET)  
REVENUE DEPARTMENT: DISTRICT - SOUTH: GOVT. OF NCT OF DELHI  
M. B. ROAD: SAKET: NEW DELHI**

No.SDM/Saket/2022/ 15

Dated : 03/01/2023

TATIMA CASE, KHASRA NO. 969 Min, VILLAGE BHATI

**ORDER**

This order shall dispose-off the proceedings of Tatima in respect of the land comprising khasra no. 969 min situated in the revenue estate of village Bhati, New Delhi.

Whereas, Tatima proceedings were instituted in the year 2019. During the proceedings the matter was taken up a number of times. Notices were served to all the concerned 969Min has the area of 02 Bigha 11 Biswa of village Bhati and as per the Record following parties/ agencies have share in the Khasra No. 969:

- |     |                 |         |
|-----|-----------------|---------|
| i)  | Hans Foundation | (1-0)   |
| ii) | Forest Land     | (01-11) |

Whereas, the matter was last taken up for hearing on 02-01-2023, in the presence of all concerned i.e. Sh. Tajuddin, Deputy Range Officer for and on behalf of Forest Department (South), Sh. Ram Khilari (Kanungo) for and on behalf of Revenue Department and Sh. Manas Swain present in person for respondent.

Whereas, the forest department had requested to allot forest area of Khasra No. 969 adjacent to existing forest area vide letter no. 13939 dated 09/07/2020.

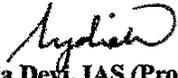
And whereas, Aks Sizra was shown to all concerned parties/ agencies and they all agreed to the Tatima without any objection and also signed on the draft Tatima Map in respect of Khasra Number 969 of village Bhati.

Now, therefore, Tatima of Khasra No. 969 Min of Village Asola is finalized as below:

S.No.	Khasra No.	Area	Owner
1.	969/1	1-11	Forest
2.	969/2	1-0	Hans Foundation

File consigned to Record Room. Halqa Patwari is directed to update the Revenue Record accordingly.



  
**Waikhom Nydia Devi, IAS (Prob.)  
REVENUE ASSISTANT/ SDM (SAKET)  
DISTRICT (SOUTH)**

Copy to :-

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 Reader To S.D.M. (Saket)      Reader To S.D.M. (Saket)

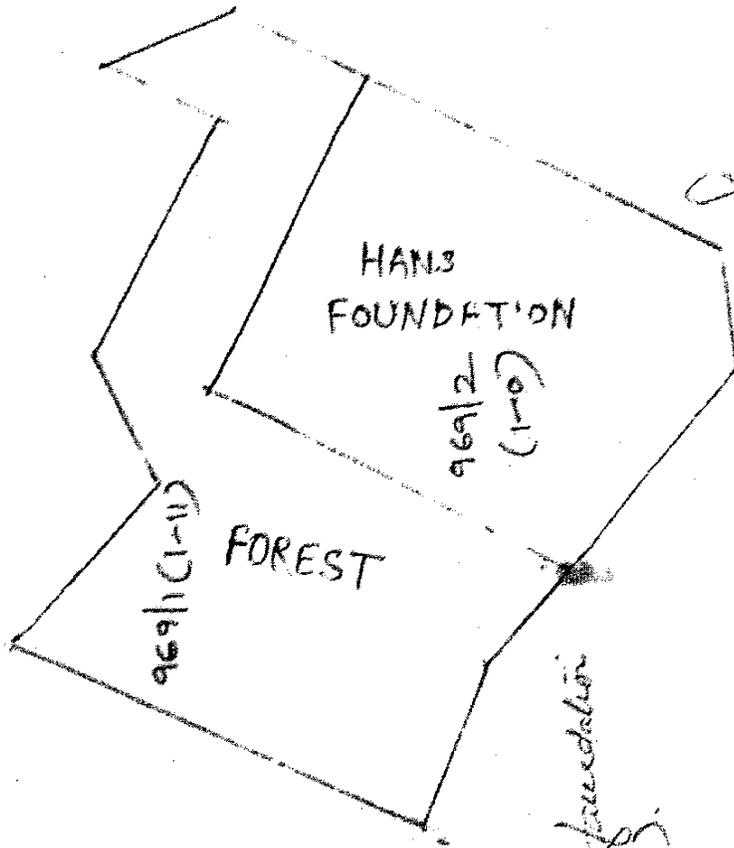
Copy to :-

1. The Deputy Conservator of Forest (South), Forest and Wild Life Department, GNCT of Delhi, Near Shooting Range Tughlakabad, New Delhi.
2. The BDO (South), GNCTD, M.B. Road, Saket, New Delhi,
3. The Tehsildar (Saket), GNCTD, MB Road, Saket, New Delhi
4. The Halqua Patwari (Village Bhati), with the direction to serve this order on the suit land by way of pasting at some conspicuous place and as per this order make necessary updation in the records.
5. Hans Foundation., Kh.No. 969 Min, Village Bhati, New Delhi.

Confirmed This Copy Copy To Copy

  
Reader To SD (Saket) Reader To SDM (Saket)

Draft Tatna Proposal Kh. No 969 Village Bhat



Atkins Kko  
9/12/22

S. Armas  
20/12/22

S. Armas for the Hans Foundation  
S. Armas Advocate  
20/12/2022

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Reader to DM (S. K. K.)  
Reader to SDM (Satet)



IN THE COURT OF REVENUE ASSISTANT / SDM (SAKET)  
REVENUE DEPARTMENT: DISTRICT - SOUTH: GOVT. OF NCT OF DELHI  
M. B. ROAD: SAKET: NEW DELHI

No.SDM/Saket/2022/ 2250

Dated: 26/09/2022

TATIMA CASE, KHASRA NO. 961 Min, VILLAGE BHATI

ORDER

This order shall dispose-off the proceedings of Tatima in respect of the land comprising khasra no. 961 min situated in the revenue estate of village Bhati, New Delhi.

Whereas, Tatima proceedings were instituted in the year 2019. During the proceedings the matter was taken up a number of times. Notices were served to all the concerned 961 has the area of 15 Bigha 7 Biswa of village Bhati and as per the Record following parties/ agencies have share in the Khasra No. 961:

- |     |                         |        |
|-----|-------------------------|--------|
| i)  | M/s RDG Estates Pvt.Ltd | (7-13) |
| ii) | Forest Land             | (7-14) |

Whereas, the matter was last taken up for hearing on 09-09-2022, in the presence of all concerned i.e. Sh. Tajuddin, Deputy Range Officer for and on behalf of Forest Department (South), Sh. Ram Khilari (Kanungo) for and on behalf of Revenue Department, Counsel Sh. S.Ahmed on behalf of M/s RGSB Estate Pvt.Ltd and M/s Ashon Estate Pvt.Ltd.

Whereas, the forest department had requested to allot forest area of Khasra No. 961 adjacent to existing forest area vide letter no. 13939 dated 09/07/2020.

And whereas, Aks Sizra was shown to all concerned parties/ agencies and they all agreed to the Tatima without any objection.

Now, therefore, Tatima of Khasra No. 961 Min of Village Asola is finalized as below:

S.No.	Khasra No.	Area	Owner
1.	961/1	7-13	Forest
2.	961/2	7-14	M/s Ashon Estate Pvt. Ltd and M/s RGSB Estate Pvt.Ltd

File consigned to Record Room. Halqa Patwari is directed to update the Revenue Record accordingly.



*R. Singhal*  
(RAKESH SINGHAL)  
REVENUE ASSISTANT/ SDM (SAKET)  
DISTRICT (SOUTH)

Copy to :-

- The Deputy Conservator of Forest (South), Forest and Wild Life Department, GNCT of Delhi, Near Shooting Range Tughlakabad, New Delhi.
- The BDO (South), GNCTD, M.B. Road, Saket, New Delhi,
- The Tehsildar (Saket), GNCTD, MB Road, Saket, New Delhi
- The Halqua Patwari (Village Bhati), with the direction to serve this order on the suit land by way of pasting at some conspicuous place and as per this order make necessary updation in the records.
- M/s Ashon Estate Pvt.Ltd R/o Khasra No. 961min of Village Bhati New Delhi.
- Ms/ RGSB Estate Pvt.Ltd R/o Khasra No. 961min of Village Bhati New Delhi.

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Reader To SDM (Saket)

290/L

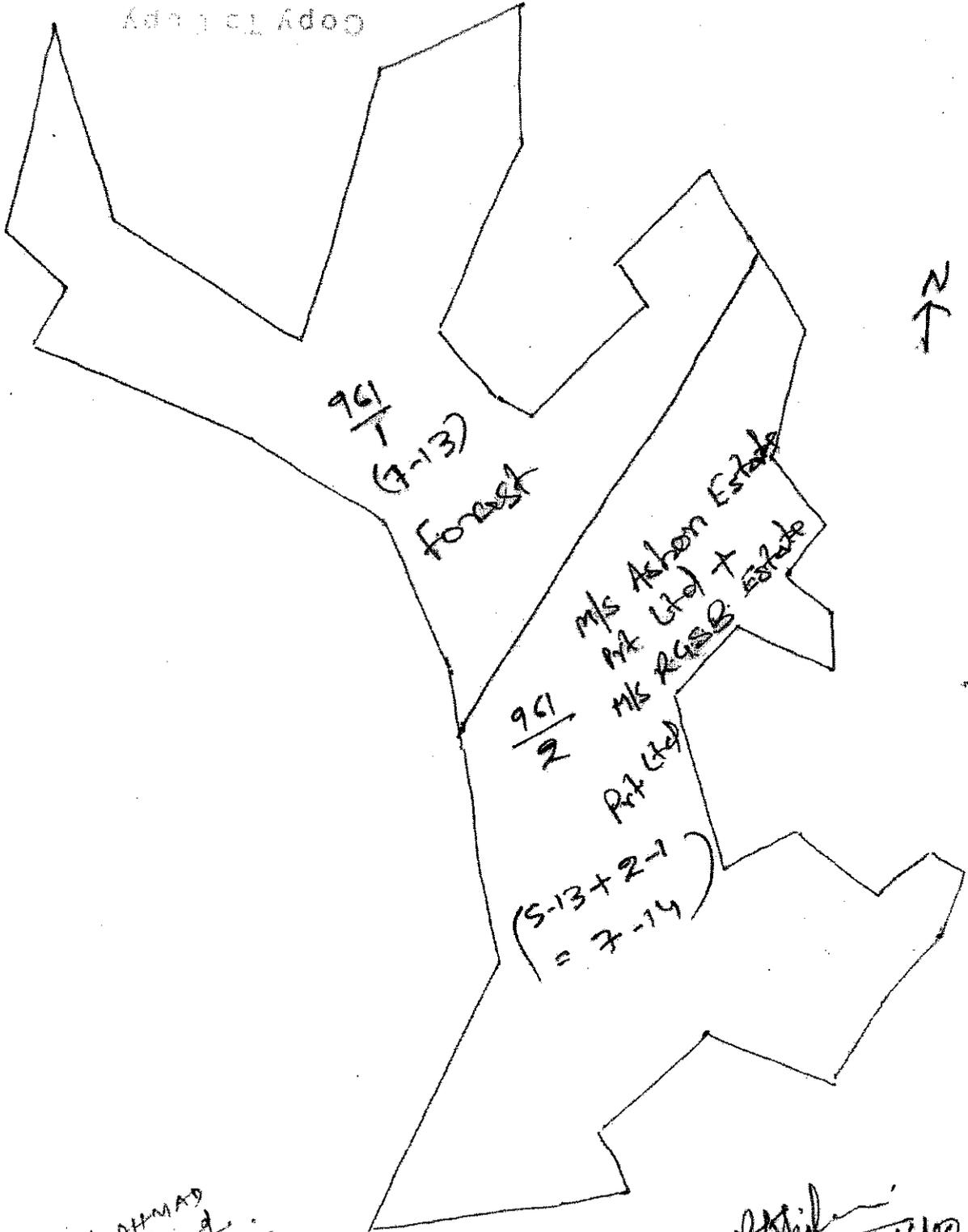
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20

Draft Tatima proposal Map No. 131

Refer to SDM (Saker)

Village - Bhatki

COPY TO COPY



Adv. S. AHMAD  
S.A.  
9/9/2022

S  
S.A.

8/9/22  
R. K. K.

187  
28/9/22 ✓

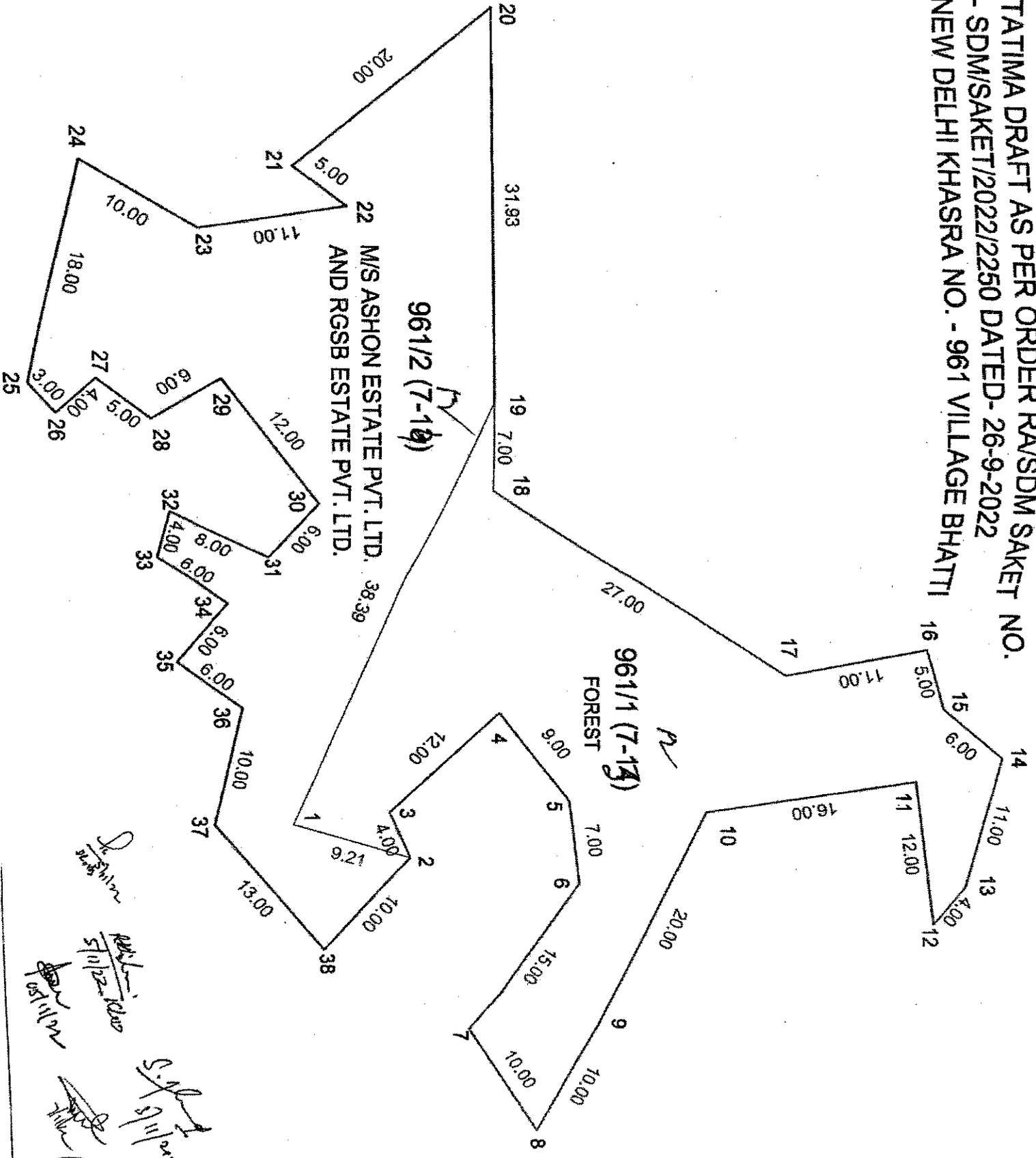
2827

Referred to SDM (Saket)

Referred to SDM (Saket)  
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TATIMA DRAFT AS PER ORDER RA/SDM SAKET NO.  
-SDM/SAKET/2022/2250 DATED- 26-9-2022  
NEW DELHI KHASRA NO. - 961 VILLAGE BHATTI



S. J. S. 27/11/22  
 S. J. S. 27/11/22





as per order dt 26/9/22 No. 30M/Saketa  
 2022/2250 of Kh. No. 961/1 (7-14), 961/2 (7-13)  
 of Village Bhati all points of Boundaries  
 have been shown on ground and  
 co-ordinates were taken by the forest  
 officials. The Kh. No. 961/1 (7-14) is bound  
 by private land and falls with  
 in the boundary of private land  
 owners of Kh. No. 961/2 (7-13). After  
 completion of all Talima proceedings land  
 bearing Kh. No. 961/1 (7-13) handed  
 over to forest officer as it is where  
 is bases.

*[Signature]*  
 5/11/22

*[Signature]*  
 5/11/22

*[Signature]*  
 5/11/22

Adv S. AHUJA for  
 Asha estate & RGSB  
 estate. *[Signature]*  
 5/11/2022



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*[Signature]*  
 Reader To SDM (Saketa)

2866

SBI Payments



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DELHI  
DELHI

Date/Time : 10/01/23 16:30:16

NID: 025000000000306 TID: DL011472  
BATCH NUM : 000086 INVOICE NUM : 000033

**Sale**

APPL NAME: DOMESTIC  
AID: A0000005241010  
TYR: 0000040000  
CST: 6000

CARD NUM : xxxx xxxx xxxx 0527 Chip  
EXP DATE : xxxx CARD TYPE: RUPAY  
APPR CODE: 007705 RREF NUM: 301016065100

AMOUNT : ₹ 50.00

TRANSACTION CERTIFICATE: DBFE57DE63AD598C

PIN verified. Signature not required  
**SAGHIRUDDIN AHMAD** /

I AGREE TO PAY AS PER  
CARD ISSUER AGREEMENT

!!! HAVE A NICE DAY !!!

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Version V-05.04.11/Apr 26 2016

SBI Payments



IN THE COURT OF REVENUE ASSISTANT / SDM (SAKET)  
REVENUE DEPARTMENT: DISTRICT - SOUTH: GOVT. OF NCT OF DELHI  
M. B. ROAD: SAKET: NEW DELHI

No.SDM/Saket/2022/ 2249

Dated: 26/09/2022

TATIMA CASE, KHASRA NO. 954/2 Min, VILLAGE BHATI

ORDER

This order shall dispose-off the proceedings of Tatima in respect of the land comprising khasra no. 954/2 min situated in the revenue estate of village Bhati, New Delhi.

Whereas, Tatima proceedings were instituted in the year 2019. During the proceedings the matter was taken up a number of times. Notices were served to all the concerned 954/2Min has the area of 15 Bigha 19 Biswa of village Bhati and as per the Record following parties/ agencies have share in the Khasra No. 954/2:

- |     |                         |         |
|-----|-------------------------|---------|
| i)  | M/s RDG Estates Pvt.Ltd | (7-11)  |
| ii) | Forest Land             | (08-08) |

Whereas, the matter was last taken up for hearing on 09-09-2022, in the presence of all concerned i.e. Sh. Tajuddin, Deputy Range Officer for and on behalf of Forest Department (South), Sh. Ram Khilari (Kanungo) for and on behalf of Revenue Department, Counsel Sh. S.Ahmed on behalf of M/s RDG Estate Pvt.Ltd.

Whereas, the forest department had requested to allot forest area of Khasra No. 954/2 adjacent to existing forest area vide letter no. 13939 dated 09/07/2020.

And whereas, Aks Sizra was shown to all concerned parties/ agencies and they all agreed to the Tatima without any objection.

Now, therefore, Tatima of Khasra No. 954/2 Min of Village Asola is finalized as below:

S.No.	Khasra No.	Area	Owner
1.	954/2/1	8-8	Forest
2.	954/2/2	7-11	M/s RDG Estate Pvt.Ltd.

File consigned to Record Room. Halqa Patwari is directed to update the Revenue Record accordingly.



*Ruingshal*  
(RAKESH SINGHAL)  
REVENUE ASSISTANT/SDM (SAKET)  
DISTRICT (SOUTH)

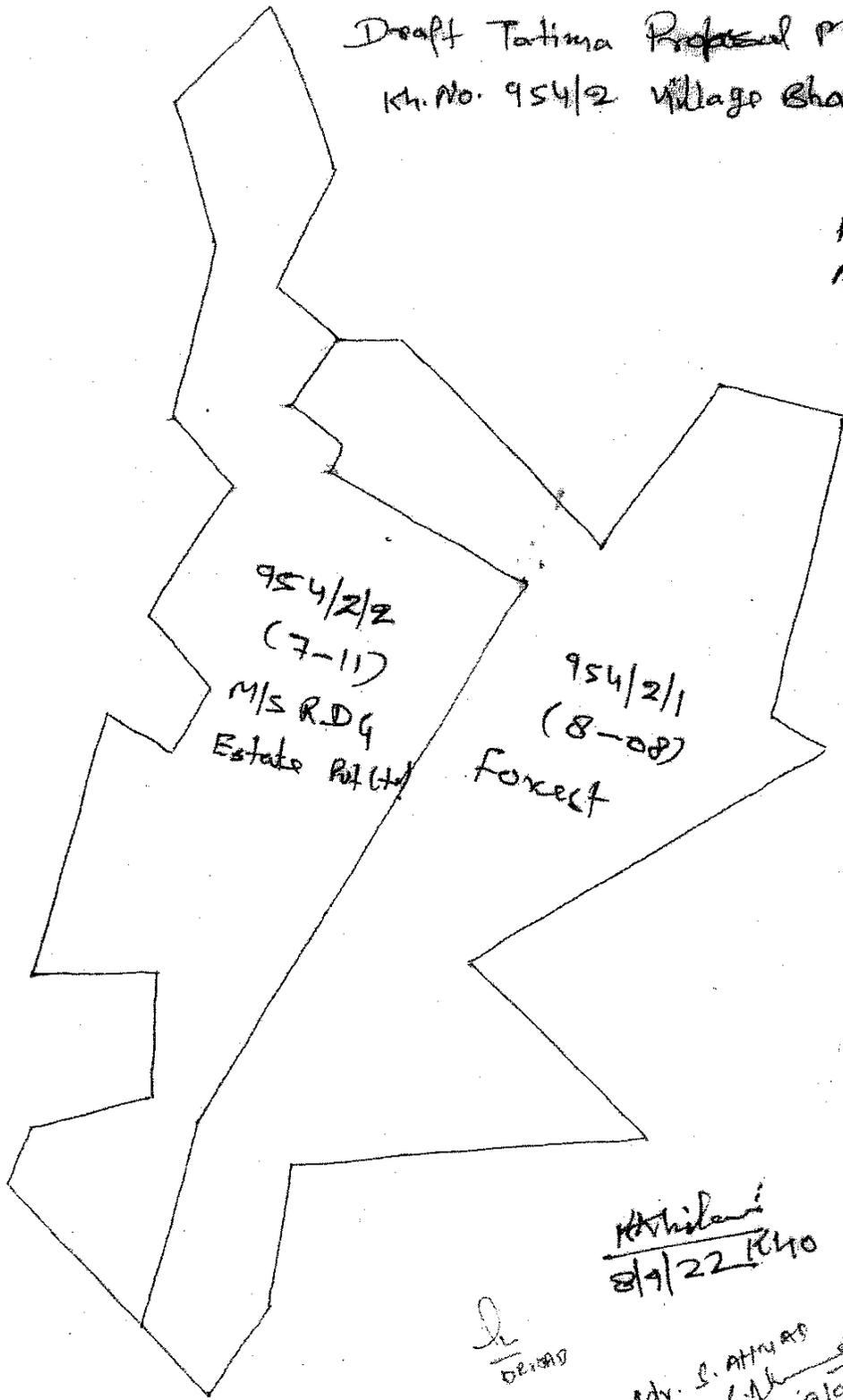
Copy to :-

- The Deputy Conservator of Forest (South), Forest and Wild Life Department, GNCT of Delhi, Near Shooting Range Tughlakabad, New Delhi.
- The BDO (South), GNCTD, M.B. Road, Saket, New Delhi,
- The Tehsildar (Saket), GNCTD, MB Road, Saket, New Delhi
- The Halqua Patwari (Village Bhati), with the direction to serve this order on the suit land by way of pasting at some conspicuous place and as per this order make necessary updation in the records.
- M/s RDG Estate Pvt. Ltd., Kh.No. 954/2 Min, Village Bhati, New Delhi.

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*Q*  
Reader to SDM (Saket)

Draft Tatima Proposal Map  
Kh. No. 954/2 Village Bhati



*Kishore*  
8/9/22 KH0

*S*  
02/09/22

Adv. S. ANAND  
*S.A.* 9/9/2022

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Report of Demarcation Proceeding/Joint Survey Proceeding/Handing Over/Taking Over in  
 respect of land bearing Khasra No. 954/2/1(8-8), 954/2/2(2-11)  
 Village Bhati Conducted on 2/1/22 in compliance of order  
 Jaid of \_\_\_\_\_ of \_\_\_\_\_ Vldc No. \_\_\_\_\_ Dated \_\_\_\_\_

Part I ATTENDANCE

Sl. No.	NAME	MOBILE NO.	DESIGNATION	DEPTT.	SIGNATURE
1	Tajuddin	9718155798	DRO	S.P.D.	
2	sewaram	9810858438	FO	SFD	
3	Sahinuddin (Advocate) (RDG estate P. 4)	9818557103	Advocate		
4	Sanjiv Kumar	997140077	Patwar	SOM other	

Part II- Details of work done:- As per order no. SD01/SKT/2022/2249  
 dt 26/9/2022 for Testima proceeding regarding  
 ground truthing has been done in  
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Reader to SLM (Saket)

presence of above present persons/ all boundary points of Kh. No. 954/2/1 and 954/2/2 has been marked on ground and the geo-coordinate has been taken by the forest officials. Ground everything completed, both parties satisfied and possession has been hand over of Kh. No. 954/2/1 (2-8) to the forest officer on as it is where is less. Mostly part of area is in boundary of Kh. No 954/2/2 in the possession of owner, some part of 954/2/2 in eastern side with forest part falls on side.

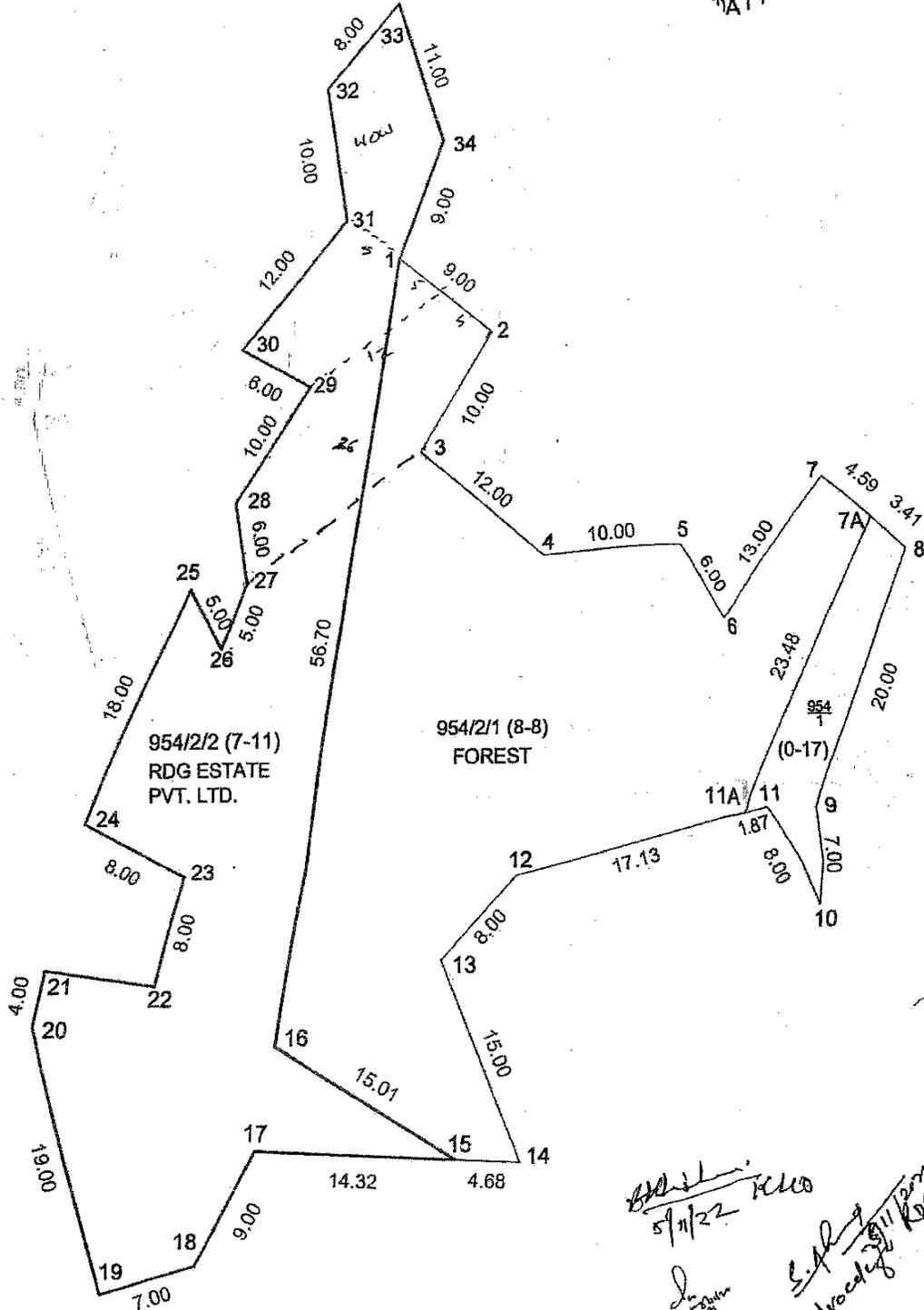
D. P. Singh  
 5/11/22  
 Advocate. SAKHAR  
 S. Singh  
 9/11/2022  
 P. K. Somnath  
 5/11/22  
 Sema Ra  
 P. W  
 5/11/22  
 T. K.



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TATIMA DRAFT AS PER ORDER RA/SDM SAKET NO. - SDM/SAKET/2022/2249  
DATED- 26-9-2022 NEW DELHI KHASRA NO. - 954 VILLAGE BHATTI



*Handwritten notes and signatures:*  
 5/11/22  
 5/11/22  
 (Advocate)  
 RDG estate P. Ltd.



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State Bank of India

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DELHI  
DELHI

Date/Time : 10/01/23 16:31:41

NID: 025000000000306 TID: DL011472

BATCH NUM : 000086 INVOICE NUM : 003034

Sale

APPL NAME: DOMESTIC

AID: A8000005241010

TVR: 0000048000

TSI: 6800

CARD NUM : xxxx xxxx xxxx 0527 Chip

EXP DATE : xxxx CARD TYPE: RUPAY

APPR CODE: 002484 RREF NUM: 301016867881

AMOUNT : ₹ 50.00

TRANSACTION CERTIFICATE: F414098E26222538

PIN verified, Signature not required

SAGHIRUDDIN AHMAD /

I AGREE TO PAY AS PER  
CARD ISSUER AGREEMENT

!!! HAVE A NICE DAY !!!

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Version V-05.04.11/Apr 26 2016

रीवा में

उपरोक्त अधिकांश

गणकालात

विलय

12/08/25

विषय: भारी खसरा नं 725, 729, 848 के विषय में  
 महीका,

खसरा	बीघा-बीसा	विवरण
725 729	19-11 4-4	यह खसरा खाली है, जहाँ किसी प्रकार का कोई निर्माण नहीं है, जिस पर अखिल कुमार जी ने CS(OS) 658/2021 के अनुसार Stay लिया हुआ है, यह खसरा फार्म हाउस के अंदर है, जहाँ जमीन का रास्ता नहीं है। इस खसरे पर फार्म हाउस का Encroachment है।
848	6-11	यह खसरा खाली है, जहाँ किसी प्रकार का कोई निर्माण नहीं है, इस खसरे का कुछ भाग रोड में है, बाकि भाग TARC फार्म के अंदर है, बाकि भाग का TARC फार्म का गेट लगा हुआ है, जिस पर TARC फार्म का कब्जा है, जहाँ Anant Raj ने WP(C) No. 10505/2018 के अनुसार Stay लिया हुआ है।

सूचना रिपोर्ट सूचनाएँ एवं अग्रिम कार्यवाही

इस प्रस्तुत है।

Forwarded to RO  
 अच्युत माल  
 (Fostered)  
 12/08/25

भवदीय  
 सुमित कुमार [F. ऑ.]  
 12/08/25  
 सदीप [F. ऑ.]  
 12/08/25  
 शिवाजी जी

To,

The Range Officer

Tuglakabad, Delhi

Subject : For the report of Bhati Khasra No. 725, 729,  
848

Sir,

Khasra	Bigha- Biswa	Details
725 729	19-11 4-4	This Khasra is vacant where there is no kind of construction on which Arun Kumar Jain as per CS (OS)658/2021 has taken stay, this khasra is inside Farm House where there is no way to go. On this khasra there is encroachment of Farm House.
848	6-11	This khasra is vacant, where there is no kind of construction, some part of this khasra is on the road,

		the remaining part is inside the TARC Farm, on the remaining part there is gate of TARC Farm, on which the TARC farm has the possession where Anant Raj has taken stay as per WP(C) No. 10505/2018.
--	--	---

The information report is submitted for information and further necessary action.

Yours truly,

Sumit Kumar [F.G.]

Sandeep [F.G.]

[Bhati Beat]

Forwarded to RO

Sudhir Kumar

(Forester)

12/08/25

श्रीवा जी,

उपरोक्त अधिकारी

पुणे जिल्हा

विल्ली - 110044

08/02/24

विषय : खसरा नं. 954, 963, 969, 961, 730 कि विपरीत प्रस्ताव होत आहे।

म्हणून,

नॉटिस विरुद्ध खसरा नं. वन विभाग के अधीन आहे।

1) 954 -> यह खसरा वन विभाग के अधीन है, जहाँ Sign board लगा हुआ है।

2) 963 -> यह खसरा वन विभाग के अधीन है।

3) 969 -> यह खसरा वन विभाग के अधीन है। जहाँ जमीन Wise fencing और Sign board लगाए हुए हैं।

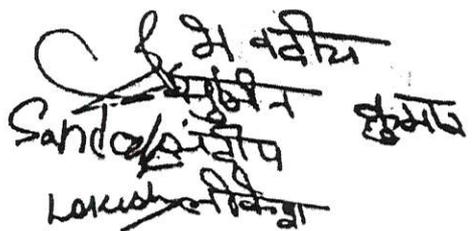
4) 961 -> यह खसरा वन विभाग के अधीन है जहाँ जमीन Wise fencing और Sign board लगाए हुए हैं।

5) 730 -> यह खसरा वन विभाग के अधीन है।

आज्ञापन

  
02/02/24

  
10/02/2024

  
Sahil Kulkarni  
Laxmi Kulkarni

To,

The Sub Range officer

Tuglakabad,

Delhi-110044

Subject : Regarding submission of report regarding

Khasra No. 954, 963, 969, 961

Sir,

The khasra nos. which have been given below are under

Forest Department :

1. 954- This khasra is under Forest Department where a sign board has been put
2. 963- This khasra is under Forest Department.
3. 969- This khasra is under Forest Department where we have put wire fencing and sign board
4. 961- This khasra is under Forest Department where we have put wire fencing and sign board
5. 730- This khasra is under Forest Department .

Thanking you,

Yours sincerely,

Sumeet Kumar

Sandeep

Lokesh

2842



**Khasra 848**



GPS Map Camera



**New Delhi, Delhi, India**

Sant Shree Nagpal Marg, Bhati Mines, New Delhi,  
Delhi 110074, India

Lat 28.435996, Long 77.199063

08/18/2025 10:52 AM GMT+05:30

Note : Captured by GPS Map Camera

# Khasra 963



GPS Map Camera



**New Delhi, Delhi, India**

Sant Shree Nagpal Marg, Dera, New Delhi, Delhi  
110074, India

Lat 28.436679, Long 77.193873

08/18/2025 10:47 AM GMT+05:30

Note : Captured by GPS Map Camera

2844

**सूचना**  
 सर्व शासनाचे को सुचित किया जाता है कि यह भूमि  
 अखिल सत्ताक (दक्षिणी प्रभाग) के अधीन है इस  
 भूमि पर अधिग्रहण या कृषि कर्मों का दखलना  
 अवकाश है यदि कोई व्यक्ति अधिग्रहण करने हुए  
 या नसका करने हुए प्रयास करता है तो उसके विरुद्ध  
 सत्ता के द्वारा कानूनी कार्यवाही की जायेगी।  
 GENERAL INFORMATION: THIS LAND IS UNDER THE  
 CONTROL OF THE GOVT. OF INDIA (South Wing)  
 No agricultural or other work should be carried out  
 on this land as the Government may acquire it at any  
 time. If any person attempts to do so, legal action  
 will be taken against him.

# Khasra 969



GPS Map Camera



**New Delhi, Delhi, India**  
 Sant Shree Nagpal Marg, Dera, New Delhi, Delhi  
 110074, India  
 Lat 28.436749, Long 77.196299  
 08/18/2025 11:09 AM GMT+05:30  
 Note : Captured by GPS Map Camera

# Khasra 725



GPS Map Camera



**New Delhi, Delhi, India**

Sant Shree Nagpal Marg, Asola, New Delhi, Delhi  
110074, India

Lat 28.433111, Long 77.212282

08/18/2025 11:54 AM GMT+05:30

Note : Captured by GPS Map Camera

# Khasra 729



GPS Map Camera



Maps

**New Delhi, Delhi, India**

Sant Shree Nagpal Marg, Asola, New Delhi, Delhi  
110074, India

Lat 28.432180, Long 77.213107

08/18/2025 11:59 AM GMT+05:30

Note : Captured by GPS Map Camera

2847

# Khasra 730



GPS Map Camera

New Delhi, Delhi, India

Sant Shree Nagpal Marg, Bhati Mines, New Delhi,  
Delhi 110074, India

Lat 28.432366, Long 77.212763

08/18/2025 11:58 AM GMT+05:30

Note : Captured by GPS Map Camera

# Khasra 954



GPS Map Camera



**New Delhi, Delhi, India**

Sant Shree Nagpal Marg, Dera, New Delhi, Delhi  
110074, India

Lat 28.437192, Long 77.199124

08/18/2025 10:57 AM GMT+05:30

Note : Captured by GPS Map Camera

## सूचना

सर्व साधारण को सूचित किया जाता है कि यह भूमि उपवन संरक्षक (दक्षिणी प्रभाग) के अधीन है। इस भूमि पर अतिक्रमण या मलबा डालना दण्डनीय अपराध है यदि कोई व्यक्ति अतिक्रमण करते हुए या मलबा डालते हुए पाया जाता है तो उसके विरुद्ध सख्त से कार्रवाई की जाएगी।

### Khasra 961

GENERAL PUBLIC NOTICE THAT THIS LAND IS UNDER THE CONTROL OF DEPUTY CONSERVATOR OF FOREST SOUTH FOREST DIVISION ANY KIND OF ENCROACHMENT ON THIS RIDGE LAND & DUMPING OF MALBA IS A PUNISHABLE OFFENCE TRESPASSERS SHELL BE PROSECUTED UNDER LAW.

KHASRA No. 961

NEAR SHOOTING RANG, TUGHLAKABAD, NEW DELHI-110044

BY ORDER

D. C. F. (SOUTH)



GPS Map Camera

New Delhi, Delhi, India

Sant Shree Nagpal Marg, Dera, New Delhi, Delhi  
110074, India

Lat 28.437891, Long 77.197180

08/18/2025 11:12 AM GMT+05:30

Note : Captured by GPS Map Camera

GOVERNMENT OF NCT OF DELHI  
DEPARTMENT OF FOREST AND WILDLIFE  
2 FLOOR, A-BLOCK, VIKAS BHAWAN  
IP ESTATE, NEW DELHI-110002.

No. F.1(2689)/Legal/HQ/2024-25/

Date: 28.08.2025

To,

The Registrar,  
Hon'ble National Green Tribunal,  
Principal Bench,  
New Delhi.

**Subject: Authorization for filing of consolidated Status Report in O.A. No. 525/2022 titled "Laxmi vs. MOEF&CC & Ors."**

Sir,

In compliance with the Hon'ble Tribunal's directions dated 24.07.2025 in the matter of O.A. No. 525/2022 titled "Laxmi vs. MOEF&CC & Ors.," Shri Ankit Kumar, Deputy Conservator of Forests (South), South Forest Division, Department of Forests and Wildlife, Government of NCT of Delhi arrayed as Respondent No. 03 in the instant matter, is hereby authorized to file the consolidated Status Report on behalf of himself (R-03), Respondent Nos. 13, and 14 before the Hon'ble National Green Tribunal.

Shri Ankit Kumar is further authorized to sign, submit, and affirm any documents, affidavits, reports, or related material as may be required in connection with the above-mentioned matter on behalf of the said respondents.

This authorization is being issued for the purposes of ensuring compliance with the Hon'ble Tribunal's Orders and proper representation in the proceedings.



**Principal Chief Conservator of Forests / Head of Department**

For Respondents No. 13 and 14  
Department of Forests and Wildlife  
Government of NCT of Delhi