

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI

200

Original Application No. 439/2023

In the matter of:

Sh. Birender Sangwan

...Applicant

Versus

Public Works Department, Delhi &Ors

... Respondents

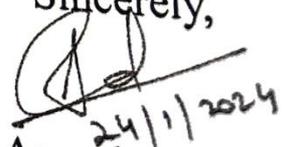
**SUBJECT: UNCONDITIONAL APOLOGY FOR DELAY IN FILING OF  
JOINT INSPECTION REPORT WITH RESPECT TO ORDER DATED  
28/11/2023**

It is humbly submitted before this Hon'ble Tribunal that I extend an unconditional apology for the delay in submitting the joint inspection report on behalf of the District Magistrate. It is humbly submitted that the order of this Hon'ble Tribunal was intimated to the District Magistrate through a letter received from DPCC, letter No. DPCC/CMC-III/NGT/OA No. 439/2023/1834-37 dated 19/09/2023 received in the o/o District Magistrate (North West) on 22/09/2023. The District Magistrate promptly marked it for necessary action to the concerned SDM on 26th September 2023. Subsequently, the SDM diligently coordinated with the DPCC department, leading to the fixation of the joint inspection date on 13th October, 2023.

The undersigned acknowledges the importance of timely compliance and assures you that the delay was not intentional or deliberate but a result of the procedural steps involved in responding to the DPCC's directive.

We sincerely regret the delay caused and beseech this Hon'ble Tribunal to kindly condone the delay. It is humbly submitted that steps will be taken in future to ensure compliance of the directions of this Hon'ble Tribunal in time-bound manner.

Sincerely,



24/11/2024  
Ankita Anand, IAS  
District Magistrate (North West)

Joint Inspection Report in NGT matter O.A No 439/2023

As per the Hon'ble NGT order dated 28.11.2023 in O.A No 439/2023 in the matter of "Birender Sangwan Vs. Public Works Department, Delhi & Ors".

On 15.12.2023 letter to the concerned agencies as well as to the project proponents was issued to join the inspection on 20.12.2023 (Annexure- I). On 20.12.2023 re-inspection of the sites was carried out by the nominated members of Joint Committee along with the officials of concerned agencies and following are the observations:

S.No.	Name and Address of the site	Name and contact details of the person present at the site	Observations
1	Forensic Science Laboratory, Madhuban Chowk, Bhagwan Mahaveer Marg, Sector-14, Rohini, Near Rohini Court, Delhi-110085	Sh. Prateek Tewatia (Contractor) 7042116477 Mrs Aishwarya (AE Civil) PWD 9650646564	Inspection Report is placed at Annexure-A. Date of start of Project: 03.01.2020 Date of completion of project: 27.10.2023 (Annexure- 4A). Monthly progress report for the quarter ending September 2023 of Forensic Science Lab mentioning that 99% of the work was completed by then and only external development, cleaning etc were in progress. (Annexure- 5A) As informed by the project proponent (contractor) present during inspection, they were following the dust control measures and some photographs of the site when the site was under construction were submitted by the contractor during inspection (Annexure- 3A).
2	Construction of metro line from Pitampura Metro Station to Haiderpur Badli Metro Station (Contractor: KEC International Pvt.)	Sh. Lokesh Swami (EE) (DMRC) 8826009399 Sh. Vikash Singhal (Sr. DGM/Env) (DMRC) 9958786027 Sh. Sunil Sharma (KEC) Project Manager	Inspection Report is placed at Annexure-B. DMRC possess the permission to fell/transplant trees in their right of way (ROW) from Janakpuri West to Mukarba Chowk (Annexure-8B). The area i.e. Haiderpur Badli Mor and Pitampura falls under the aforementioned alignment/stretch as informed by DMRC officials. Construction material found covered at the site during inspection (Annexure- 4B) No traffic congestion observed at/near the site during inspection (Annexure- 3B) One stationary and one mobile (truck mounted) Anti smog gun found installed and operational at the site during inspection. (Annexure- 1B) Total length of the DDA park boundary wall=180m Damaged length=136.1m DDA wall damaged due to DMRC construction work=105.5m DDA wall broken/damaged due to alternate approach road to Forensic Science Lab for emergency exit purpose=30.6m DMRC officials present during inspection informed that the DDA wall damaged (Annexure-6B) due to Metro Construction work will be restored by DMRC after the completion of Metro Construction work at the said site.

3	Technia Institute of Advance Studies, 3 PSP, Institutional Area, Madhuban Chowk, Bhagwan Mahaveer Marg, Sector-14, Rohini, Delhi-110085	Dr Ajay Kumar Rathore (Director) Technia Institute Sh. Ghanshyam Meena (AE) MCD 9650798653 Sh. Paramjeet (JE) MCD 9560106623	Inspection Report is placed at Annexure-C. During inspection, Dr Ajay Kumar Rathore of Technia Institute submitted a document (document by North Delhi Municipal Corporation) mentioning that: "the said property was constructed in phase manner i.e. during 2002 to May 2007 and during 2015-17 additions were made on all floors". (Annexure- 1C) During inspection Dr Ajay also informed the Joint team that no construction was made in the premises of Technia Institute after Covid-19.
4	Gitarattan International Business School, Madhuban Chowk, Outer ring road, Block-D, Sector-14, Rohini, Delhi-110085	Dr. Vikas Nath (Director) 9310382077 Sh. Muninder (Contractor/Site Engineer) Sh. Ghanshyam Meena (AE) MCD 9650798653 Sh. Paramjeet (JE) MCD 9560106623	Inspection Report is placed at Annexure-D. During inspection erection/ alteration of existing building structure was in-progress. Construction work started after getting permission/sanction building plan from MCD (Annexure-3D) as informed by Prof. Vikas Nath (sanctioned by MCD on 22.05.2022 and valid till 23.05.2027). As informed by Prof. Vikas Nath, 75% construction work is remaining. During inspection, water sprinkling was carried out at the site, breaking wall was provided, and construction material found covered (Annexure- 1D).
5	DDA Park on back side of Forensic Science Laboratory	Sh. Abhijeet (Assistant Director) DDA Horticulture 8295341032 Sh. Kulpriya (AE) Civil DDA Sh. Vikas (Forest Department) 7497805956	Inspection Report is placed at Annexure-E. No illegal parking was observed during inspection. Plantation and grassing work was observed (Annexure- 6E) Manual sprinkling of water was observed at the site. (Annexure- 4E) Footpath/Pedestrian of DDA Park found damaged (Annexure-7E). Length of damaged pedestrian=8.5m DDA wall broken/damaged due to alternate approach road to Forensic Science Lab for emergency exit purpose=30.6m (Annexure- 2E) Approach road to the Forensic science lab for emergency exit purpose was formed in compliance of the directions of Hon'ble Lt. Governor (Annexure- 1E) During inspection of the entire DDA park, there is no evidence of cutting of trees/ cutting of branches of trees. However as informed by the officials of Forest Department and DDA Horticulture only trimming of branches of trees for regular maintenance of park is being done.

Inspection was carried out by:

Sh. Deepanshu Puri JEE, DPCC

*Deepanshu Puri*  
20.12.23

Sh. Prem Chand, Executive Magistrate, Saraswati Vihar  
on behalf of DM (North West)



## Forensic Science Lab

Annexure - A

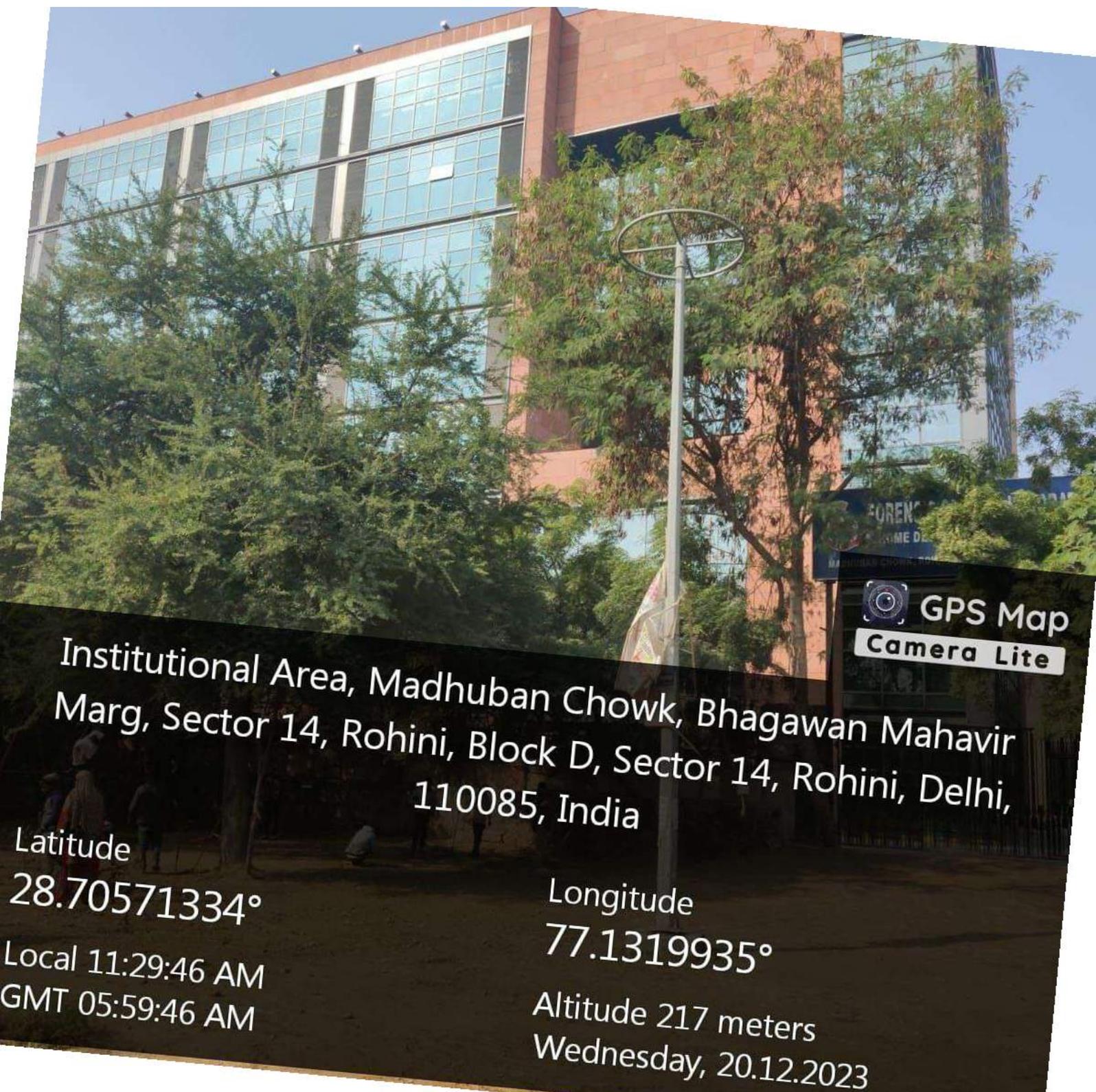
- During inspection of the site, Forensic Science Lab project found completed.
- As informed by PWD official present during inspection  
Date of start of project = 03.01.2020  
Date of completion of project = 27.10.2023
- As informed by the project proponent <sup>(contractor)</sup> present during inspection, they were following the dust control measures and some photographs of the sites <sup>(contractor)</sup> when the site was under construction were also submitted by the project proponent during inspection.

  
PRATEEK TEWATIA.  
TEWATIA  
CONSTRUCTION Pvt. Ltd.  
DIRECTOR.

  
30/12/23  
(AISHWARYA.M)  
AE - 4, HP SD (N)  
P.W.D, DELHI.

  
20.12.23  
DEEPANSHU JURJI  
JEE, DPCC





 **GPS Map**  
**Camera Lite**

Institutional Area, Madhuban Chowk, Bhagawan Mahavir  
Marg, Sector 14, Rohini, Block D, Sector 14, Rohini, Delhi,  
110085, India

Latitude  
28.70571334°

Longitude  
77.1319935°

Local 11:29:46 AM  
GMT 05:59:46 AM

Altitude 217 meters  
Wednesday, 20.12.2023







सहायक अभियन्ता (सिविल)  
स्वास्थ्य परियोजना उपमण्डल-4 (उत्तरी)  
लो.नि.वि.0, दिल्ली सरकार  
डॉ० बाबा साहेब अम्बेडकर अस्पताल,  
सेक्टर-६, रोहिणी, दिल्ली-११००८५  
Email: aepwdhpdn.4@gmail.com

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
लोक निर्माण विभाग  
PUBLIC WORKS DEPARTMENT



ASSISTANT ENGINEER (CIVIL)  
HEALTH PROJECT SUB DIVISION-4 (NORTH)  
PUBLIC WORKS DEPARTMENT, DELHI GOVT.  
DR. BABA SAHEB AMBEDKAR HOSPITAL  
SECTOR-6, ROHINI DELHI-110085  
Email: aepwdhpdn.4@gmail.com

No: 23(4)/सहा अभि/स्वा परि - 4/ लॉ नि / -2022-23 / १।

दिनांक: 20/12/2023

सेवा में

Delhi Pollution control committee,  
Department of Environment, (Govt. Of NCT of delhi),  
5<sup>th</sup> Floor, ISBT Building,  
Kashmere Gate,  
Delhi - 6.

Annexure-2

विषय: Compliance of Hon'ble NGT order dated 28.11.2023 titled as "birender sangwan vs Pwd & Ors" in O.A. No. 439/2023.  
Ref: F.No: DPCC/CMC III/NGT/O.A.No.439/2023/1968-80 dated 15.12.2023.

महोदय,

With reference to the above reference letter, the inspection carried out by the joint team representative of DPCC and DM ( North West) on 20.12.2023, the relevant document regarding Date of completion were requested during the inspection .

As per our records, the completion of the "Upgradation and construction of an additional building in premises of Forensic Science Laboratory , Rohini" is 27.10.2023.

सहायक अभियन्ता  
स्वा०परि०उपमण्डल-४(उ०)  
लो.नि.वि.डॉ०बी.एस.ए.अस्पतालपरिसर  
सेक्टर-६, रोहिणी, दिल्ली

Copy to:

1. The Executive Engineer , Health Project Division (N) Dr. BSA Hospital, Sector-6, Rohini, Delhi for kind information & further necessary action please.

सहायक अभियन्ता  
स्वा०परि०उपमण्डल-४(उ०)



सत्यमेव जयते

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार  
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI  
लोक निर्माण विभाग

PUBLIC WORKS DEPARTMENT  
e-mail: eepwddelhihealthnorth@gmail.com



208

कार्यपालक अभियन्ता  
स्वास्थ्य परियोजना मण्डल (उत्तर)  
लो०नि०वि०, दिल्ली सरकार,  
डॉ० बी०एस०ए० अस्पताल परिसर,  
सैक्टर-6, रोहिणी, नई दिल्ली-110085  
फोन: 011-27933270

EXECUTIVE ENGINEER  
HEALTH PROJECT DIVISION (NORTH),  
PWD, GOVT. of NCT DELHI,  
DR. B.S.A. HOSPITAL COMPLEX,  
SECTOR-6, ROHINI, NEW DELHI - 110085  
Phone: 011-27933270

पत्र संख्या.: 12(5)/स्वा०परि०म०(उत्तर)/लो०नि०वि०/2023/1420

दिनांक: 03-10-2023

सेवा में,

अधीक्षण अभियन्ता (सिविल)  
स्वास्थ्य परिमण्डल-2  
लो. नि. वि., (राष्ट्रीय राजधानी क्षेत्र दिल्ली)  
डॉ० बी.एस.ए. अस्पताल परिसर,  
सैक्टर-6, रोहिणी, दिल्ली-110085

विषय: Regarding submission of Monthly Progress Report (MPR) for the month of Sep, 2023  
(Proforma I to X).

उपरोक्त विषय से सम्बंधित आपके कार्यालय के उपरोक्त पत्र के संदर्भ में Sep, 2023 माह की रिपोर्ट निर्धारित प्रारूप (1 से 10) तक अग्रिम आवश्यक कार्रवाई हेतु प्रेषित की जाती है।

Executive Engineer  
Health Project Division (North)  
Dr. BSA Hospital complex, Sec-6,  
Rohini Delhi-85

प्रतिलिपि:-

1. सहायक अभियन्ता (योजना), स्वास्थ्य परियोजना मण्डल (उत्तर) लोक निर्माण विभाग, डॉ० बी.एस.ए. अस्पताल परिसर, दिल्ली।

Executive Engineer

**Statement showing the quarterly progress of original works for the quarter ending Sep 2023**

S. No.	Name of work and location	Estimated Cost Rs. (In Crores)	Tender Cost Rs. (In Crores)	% above and below SOR	Agreement No	Name of agency	Date of start	Time of Completion	Physical Progress	Name of Engineer-in-Charge	Remarks
1	Co Trauma Centre & Utility Block at Sanjay Gandhi Memorial Hospital Mangolpur, Delhi, including Water Supply, Sanitary Installations, Electrical Installation, HVAC, Low side, Fire Alarm and fire Fighting System etc.	₹ 84.04	₹ 71.22	15.23 % Below	01/EE/HPD/NY/PW D/2019-20	M/s PNSC Infrastructure Pvt Ltd	04-09-2019	18 Months	86%	D.K. Shukla, EE, HPD (N)	Trauma Centre RCC frame structure & brick work have been completed. Internal & External finishing work is in progress. Utility Block: RCC work is completed 100% and finishing work is in progress.
2	Construction of new Hospital at Saraspur, New Delhi (on EPC mode) including all civil, Electrical, Mechanical, Horticulture and medical services	₹ 450.00	₹ 384.40	14.58% Below	01/EE/HPD/NY PWD/2020-21	M/s Ramacivil India Construction PVT. LTD	10.08.2020	33 Month	75%	D.K. Shukla, EE, HPD (N)	Block A - Main structure work has been completed. Floor tiles and granite work is in progress. Internal plaster and External ready mix plaster is in progress. House keeping work at all floors are in progress. -External finishing granite, tile work, installation of fire check door and Internal finishing work is in progress. Internal plaster. External Plaster. AAC block work. Brick work. Flooring. Ramp 1 R/W casing work and casing of podium column and External steps are in progress. STP & UGT. Cleaning of floor and Internal plaster work and water proofing work is in progress. ESS-Main structure work has been completed. Internal and External finishing and water proofing work of Terrace is in progress. House keeping work at all floors are in progress. External development-Road work, Storm water drain, Sewerage, boundary wall, Foot over bridge work are in progress.
3	Upgradation and construction of an additional multi-storey building in the premise FSL Rohini, Delhi.	₹ 44.08	₹ 35.41	19.67% Below	03/EE/HPD/NY PWD/2019-20	M/s Tewatia Construction PVT. LTD	03.01.2020 (Shifted)	15 months	99%	D.K. Shukla, EE, HPD (N)	Building is in completion stage. Few activities of External development, cleaning etc are in progress.

S. No.	Name of work and location	Estimated Cost Rs. (in Crores)	Tender Cost Rs. (in Crores)	% above and below SOR	Agreement No	Name of agency	Date of start	Time of Completion	Physical Progress	Name of Engineer-in-Charge	Remarks
1	2	3	4	5	6	7	8	9	10	11	12
4	C/o Mother & child block and spanning OPD block at ESNH, Delhi including water supply sanitary installations, electrical installation, HVAC, Low side, fire Alarm and fire lighting system	₹ 125.10	₹ 107.08	14.40 % Below	09/EE/HPD(NV) PWD/2019-20	M/s Quality Buildcon Pvt. Ltd.	13.10.2020 (Shifted)	18 months	75%	D.K. Shukla, EE, HPD (N)	(f) MCH Block Outer plaster work upto Terrace 1 floor completed and parapet wall work is in progress. Internal plaster work and other finishing works are in progress up to 8th floor. Plumbing work completed upto 5th floor and in progress in other floors. Fixing of tile in toilets and wards is in progress. Granite flooring work completed upto 6th floor and in progress in 7th floor & Italian Marble flooring completed upto 5th floor and in progress at 6th floor  (ff) SOPD Block Flooring work in GF & 1st Floor is completed. Outer plaster work upto terrace level is completed. Brick work completed upto 1st floor. Internal plaster work and plumbing work is in progress. Brick coba water proofing completed.

This is certify that all the work purchase / consultancies and other contracts required to be reported have been included in the Quarterly progress report for the month end Sep 2023

S-E C.D PWD

02(5)/EE/HPD(NV)/PWD/2023-24/1422 Date 03/10/2023

Executive Engineer  
HPD (North)/ PWD (GNCTD)  
Dr. B.S.A. Hospital Complex  
Sector-6, Rohini, Delhi  
etc  
Su



 **GPS Map  
Camera Lite**

A1/11, Prashant Vihar Rohini, Madhuban Chowk, Near  
Pitampura Metro Station, Outer Ring Road, Block AD,  
Dakshini Pitampura, Pitampura, Delhi, 110085, India

Latitude

28.70616643°

Local 11:16:48 AM

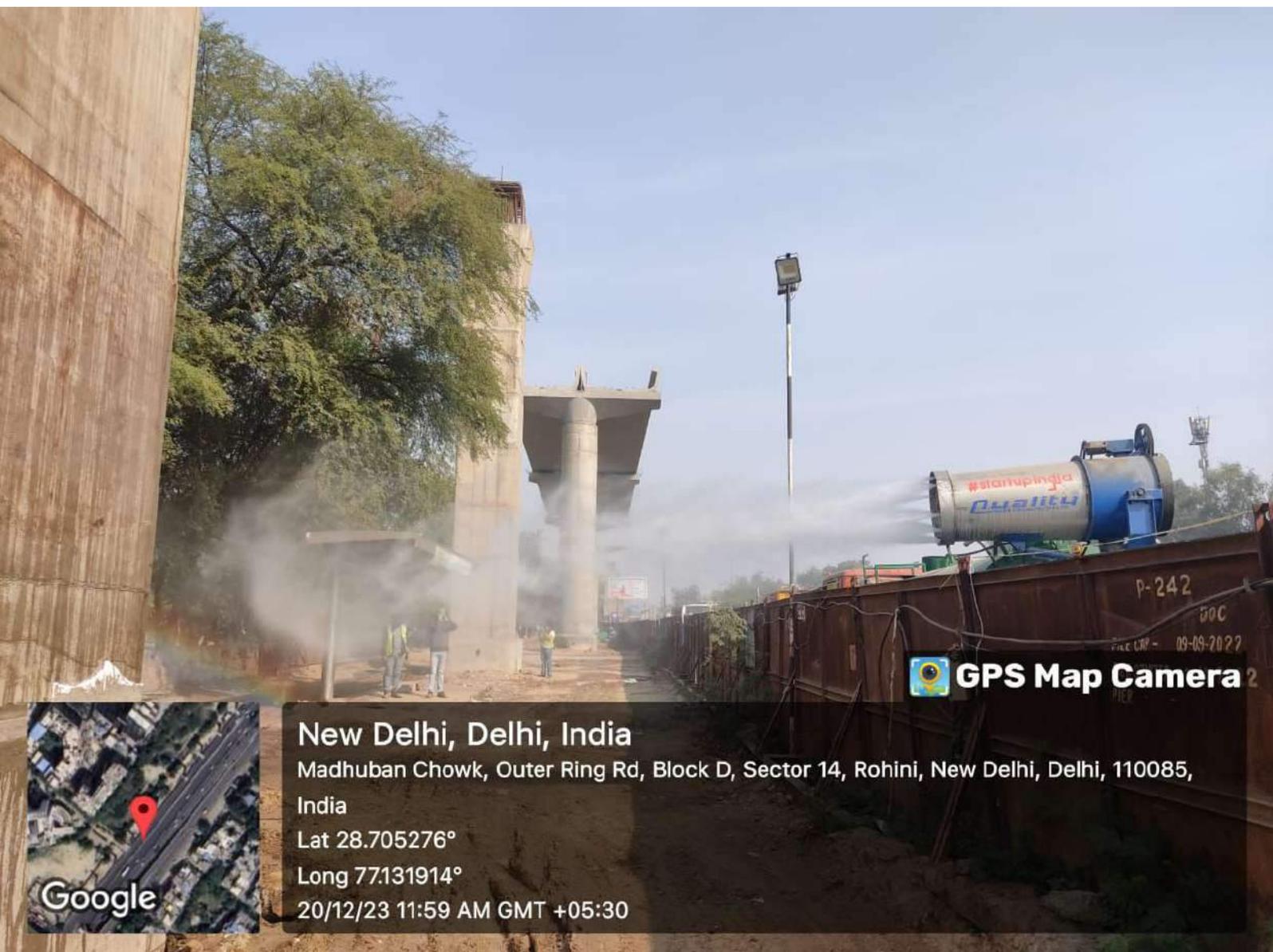
GMT 05:46:48 AM

Longitude

77.13258806°

Altitude 217 meters

Wednesday, 20.12.2023



 **GPS Map Camera**

**New Delhi, Delhi, India**

Madhuban Chowk, Outer Ring Rd, Block D, Sector 14, Rohini, New Delhi, Delhi, 110085, India

Lat 28.705276°

Long 77.131914°

20/12/23 11:59 AM GMT +05:30



Google



 **GPS Map Camera**

**Delhi, Delhi, India**

Outer Ring Rd, Block ED, Dakshini Pitampura, Pitampura, Delhi, 110085, India

Lat 28.70465°

Long 77.131439°

20/12/23 12:28 PM GMT +05:30



**Google**





 GPS Map  
Camera Lite

Chamber No. 132, Rohini Court Chamber Building, near  
Madhuban Chowk, Block D, Sector 14, Rohini, Delhi, 110085,  
India

Latitude

28.70600418°

Local 11:18:35 AM

GMT 05:48:35 AM

Longitude

77.13243843°

Altitude 217 meters

Wednesday, 20.12.2023



Chamber No. 132, Rohini Court Chamber Building, near  
Madhuban Chowk, Block D, Sector 14, Rohini, Delhi, 110085,  
India

Latitude

28.70614887°

Longitude

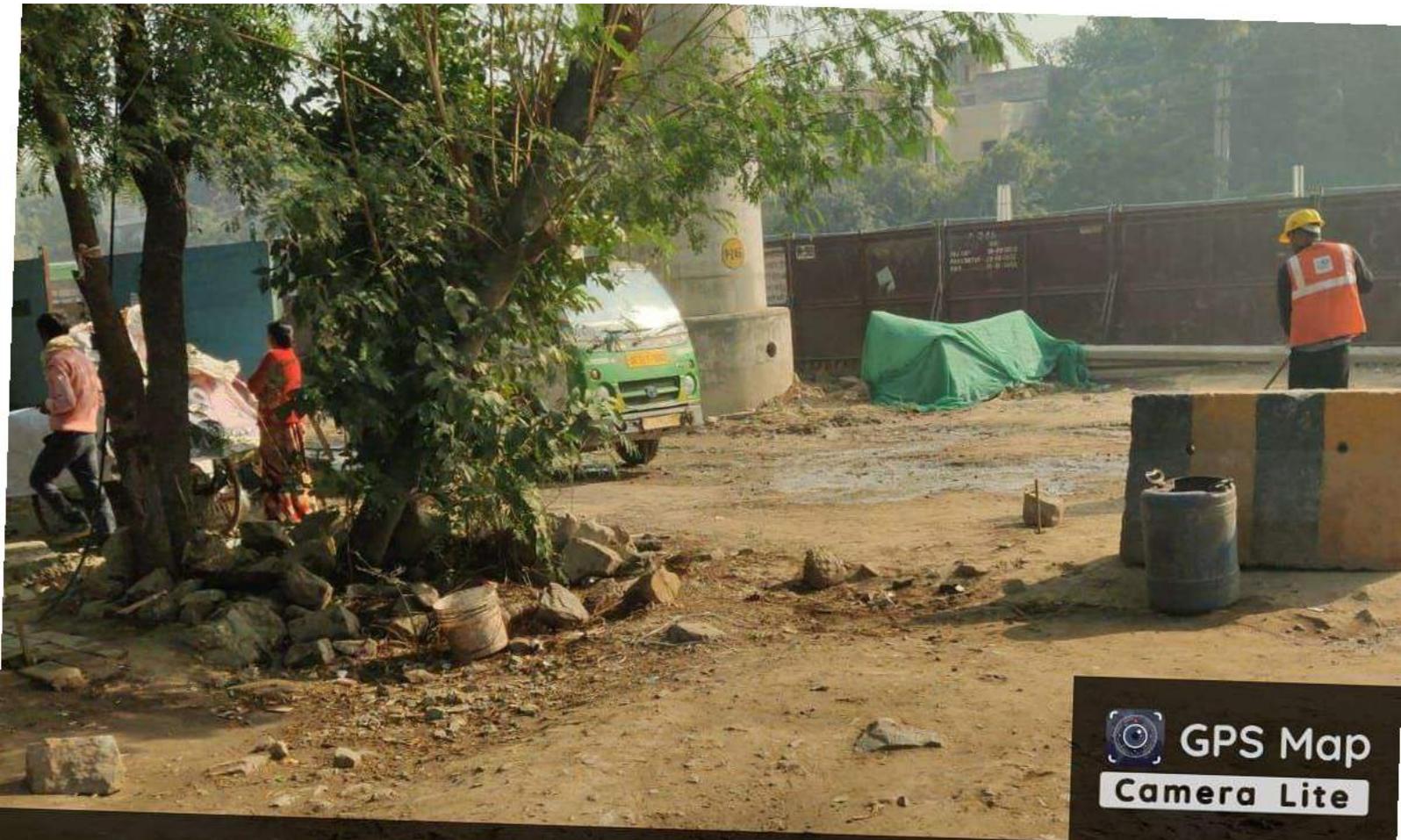
77.132478°

Local 10:52:08 AM

GMT 05:22:08 AM

Altitude 217 meters

Wednesday, 20.12.2023



 GPS Map  
Camera Lite

Chamber No. 132, Rohini Court Chamber Building, near  
Madhuban Chowk, Block D, Sector 14, Rohini, Delhi, 110085,  
India

Latitude

28.70616299°

Longitude

77.13246812°

Local 10:52:03 AM

GMT 05:22:03 AM

Altitude 217 meters

Wednesday, 20.12.2023



# DELHI METRO RAIL CORPORATION LTD.

(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

Office of the Chief Project Manager-2

1<sup>st</sup> Floor, Haiderpur Badli Mor Metro Station, Shalimar Place, New Delhi-110088

दिनांक: 17<sup>th</sup> March 2022

No. DMRG/PH-IV/CPM-2/DC-01/623/3389

सेवा में,  
CCECC-KEC (JV)  
Mundka Casting Yard,  
Near Mundka Railway Station,  
Rani Khera Road,  
New Delhi-110041.

(Kind Attention: Mr. Ashwani Kumar Authorized Signatory)

**Contract DC-01**—Part Design and Construction of elevated Viaduct, Elevated Ramp, Siding line and Ten Elevated Stations viz. Keshopur, Paschim Vihar, Peeragarhi, Mangolpuri, West Enclave, Pushpanjali, Deepali Chowk, Madhuban Chowk, Prashant Vihar & North Pitampura (Excluding Architectural Finishing works of stations, Steel FOB & PEB work of stations) from (Chainage 2831.235 mt. to 15206.166 mt.) of Janakpuri West to R.K Ashram Corridor (Extn. Of Line-8) of Phase-IV of Delhi MRTS” –  
विषय: Regarding permission to felling/transplantation trees.

संदर्भ:

1. O/o DCF North letter no. F.66/WFD/COT/19-20/4280-82 dated 17-03-2022.

महोदय,

With reference to the subject matter, please find enclosed herewith the permission letter received from Tree Officer and Deputy Conservator of Forest, North Forest division for felling/transplantation of trees. In view of above, the contractor is requested to go through the terms and conditions and submit the required details before proceeding for felling/transplantation so that the same can be forwarded to the Forest division.

This is for your kind information & further necessary action

Enc. As stated above.

आभार

आभार

(दिनांक: 17-03-2022)  
श्री. अश्वनी कुमार

CC: CPM-2 for kind attention and permission

**FORM 'E' (See rule 6)**  
**GOVT. OF NCT OF DELHI**  
**DEPARTMENT OF FORESTS AND WILDLIFE**  
**OFFICE OF THE DY. CONSERVATOR OF FORESTS (NORTH)**  
**MGICCC, BAKTHAWARPUR ROAD, BAKOLI, ALIPUR, DELHI-110036**

F.66/WFD/COT/19-20/ 4280-82

Dated:- 17/03/2022

**Sub: - Permission to felling/transplantation trees.**

With reference to application for grant of permission to fell/transplantation trees, letter of the DMRC No. DMRC/Land/15/4007/ dated 26.02.2022, conditions imposed in Stage I permission given by MoEF&CC for "Construction of underground station at Krishna Park and Elevated corridor between Keshopur to Mukarba Chowk for Janakpuri to RK Ashram Corridor of MRTS phase-IV" vide order dated 22.02.2022, letter of DMRC letter No. दि.में.रे.का./भूमि/15/जनकपुरी-मुकरबाचौक/पेड़/4020/4290 dated 08.03.2022 (compliances on conditions mentioned in gazette notification issued under DPTA, 1994 dated 10/02/2021) and gazette notification issued under DPTA, 1994 dated 10/02/2021, Sh. C.P. Singh, Chief Project Manager-2, DMRC Ltd., 1st Floor, Haiderpur Badli Mor Metro Station, Shalimar Place, New Delhi-110088 is hereby informed that permission is being granted to fell/transplant of 2940 no. of tree/s (as per details indicated below) affected due to construction of of Line-8 Extension Metro Corridor from Janakpuri West to Mukarba Chowk (Excluding 5.34 KM on Road No. 26 managed by PWD) and Mukarba Chowk to Deerawal Nagar (Excluding proposal for portion of cut and cover at Derawal Nagar) of Phase-IV of Delhi MRTS under DPTA, 1994 subject to the satisfaction of the terms and conditions hereinto specified:-

**Details of trees**

S. No.	Name of Project	Nos. of tree	Location/Serial No.	Remarks
1.	Construction of Line-8 Extension Metro Corridor from Janakpuri West to Mukarba Chowk (Excluding 5.34 KM on Road No. 26 managed by PWD) and Mukarba Chowk to Deerawal Nagar (Excluding proposal for portion of cut and cover at Derawal Nagar) of Phase-IV of Delhi MRTS under DPTA, 1994.	1963	1963 Trees (Permitted to be transplanted)	Permission is granted for transplantation of the trees at the site Nanak Wala Bagh, Near Haiderpur Badli More Metro Station in 22463 SQM and 03 Pockets of DDA Green belt on outer Ring Road behind Kali Mandir in 8905 SQM. with their own funds. Permission is granted for removal of the trees (1963 + 977) with condition to undertake compensatory plantation in area mentioned below with following species:- Neem, Amaltash, Peepal, Pilkhan, Gular, Bargad, DesiKikar, Arjun etc.
		977	977 Trees (Permitted to be removed)	

The details of sites for compensatory plantation are as follows:-

SN	Location of the Compensatory Plantation	No. of tree saplings
1.	River Yamuna Flood Plains ITO Bridge to NH-24 stretch in 90 ha. Area.	20000
2.	Geeta Colony Bridge to Shativan Drain in 107 ha. area.	10000
	<b>Total</b>	<b>30000</b>

A sum of Rs. 16,75,80,000/- (Rupees Sixteen Crore Seventy Five Lakh Eighty Thousand Only i.e. Rs. 57000/- per tree) has been received towards security deposit vide D.D/Cheque.No-608043, dated:17/03/2022 issued from ICICI Bank, Connaught Place, New Delhi, for creation and maintenance of compensatory plantation for a period of Seven (7) years and the same shall be forfeited and utilized for plantation by the Forest Department if terms and conditions are not followed by User Agency.

  
**Tree Officer and Deputy Conservator of Forest**  
**North Forest Division**

### Terms & Conditions

1. The following conditions shall be fulfilled before starting felling/ transplantation of trees by user agency:
  - a. Detailed plantation schedule shall have to be submitted by User Agency to concerned Tree Officer in compliance with Section 12 of Delhi Preservation of Trees Act, 1994.
  - b. User Agency shall submit a detailed plan for site preparation and plantation.
  - c. Before the removal of trees from the site is commenced, all requisite statutory clearances shall necessarily be obtained by the User Agency.
  - d. The User Agency shall ensure that there is no pending litigation or stay order passed by any court of law/ other authority before undertaking felling/ transplantation of trees.
  - e. Compliance of all conditions imposed in Stage I permission given by MoEF&CC for diversion of forest land for "Construction of underground station at Krishna Park and Elevated corridor between Keshopur to Mukarba Chowk for Janakpuri to RK Ashram Corridor of MRTS phase-IV" under Forest (Conservation) Act, 1980 vide order dated 22.02.2022 is accepted by Competent Authority and same is conveyed to DCF (North)
  - f. It should be ensured by the user agency that all the conditions mentioned in Forest clearance and other clearances, if any obtained, shall be followed scrupulously.
  - g. Working permission for all forest area which is part of project area and has to be diverted under Forest (Conservation) Act, 1980 is obtained by User Agency.
  - h. Submission of compliance report of compensatory plantation of 4820 no. trees against the 03 proposals (permission granted on 20<sup>th</sup> June, 2018, 27<sup>th</sup> September, 2019 and 3<sup>rd</sup> October, 2019) by DCF (West) is done and same is intimated to DCF(North).
  - i. All compensatory plantations of previous years have been successfully done and same has been certified by concerned Tree Officer. If not so, the prescribed action by Tree Officer concerned should be completed.
  
2. The following conditions shall be fulfilled during the felling of trees:
  - a. If any tree is found to have nest of birds it should not be felled/ transplanted till the same is abandoned by the birds.
  - b. The User Agency shall ensure that the plan of this proposal shall not be changed.
  - c. Transplantation of trees shall be initiated immediately after conditions in sl no 1 is satisfied and should be completed not later than six (06) months of such date, after which a completion report has to be submitted to the Tree Officer. The spacing of the transplantation of trees shall not be less than 4 meter (point to point) at transplantation site.
  - d. All the conditions mentioned in Tree Transplantation Policy 2020 shall be followed scrupulously by User Agency.
  - e. The progress report of transplantation/ felling shall be submitted through inspection officer to concerned Tree Officer along with complete details of trees.

- f. Transplantation/ felling of trees and transportation of forest produce arising therefrom to the public crematorium shall be completed within 90 days
  - g. The transplantation shall be carried out prior to felling of 977 nos. of trees permitted herein. The 977 trees shall be removed/ felled after successful transplantation of 1963 trees and submission of compliance certificate to DCF (North).
  - h. The timber obtained from removal of trees shall be auctioned and proceeds shall be deposited as revenue to the Government account by the User Agency.
  - i. The lops and tops of the trees shall be sent/ supplied to the nearest crematorium free of cost and the same should be reported to DCF (North) by User Agency.
  - j. Before shifting of timber, if any, from site of removal of trees, permission for transportation of the said wood shall be obtained from the DCF (North) by User Agency.
  - k. It should be ensured by the user agency that all the conditions mentioned in environmental clearance and other clearances, if any obtained, shall be followed scrupulously.
  - l. Transplantation/ felling of any tree apart from 2940 trees by User Agency shall constitute an offence under Delhi Preservation of Trees Act (DPTA), 1994.
  - m. All activities as submitted under approved Tree Preservation Plan should be followed scrupulously.
  - n. It must be ensured that all provisions under section 4 (6-b) of Tree Transplantation Policy 2020 have been followed and details of the same should be submitted to Tree Officer concerned.
  - o. User Agency must ensure that, for all transplanted trees that do not survive, indigenous tree species with 15 feet height and atleast 6 inch diameter is planted in 1:5 ratio. The excess land required should be provided by User Agency & plantation has to be done at own cost.
- 3. The following conditions shall be fulfilled for considering successful plantation & release of Security Deposit by the Tree officer:**
- a. 100% Compensatory Plantation of 2940 saplings of native species shall be raised and maintained by User Agency for Seven years and monitored till its successful establishment as mentioned above.
  - b. If the User Agency fails to successfully raise compensatory plantation. The User Agency shall also deposit extra site improvement expenses which may be required to make the site suitable for plantation as calculated by Tree Officer concerned (as deposits).
  - c. 2940 tree saplings of indigenous species 6-8 feet height shall be planted as compensatory plantation in ratio of 1:10 on non-forest land in lieu of felling/ transplantation 2940 no. of trees. The plantation shall be done by following site specific plantation techniques with additional measures on identified land within three months of issue of tree removal permission and maintenance for next Seven (7) years shall be carried out there after by User Agency with their own funds.
  - d. The User Agency shall ensure that the plan of this proposal shall not be changed.
  - e. The land over which compensatory plantation/ Tree transplantation raised shall not be utilized for other purpose without the approval of the State Government.
  - f. User Agency shall be responsible to arrange to maintain plantation journals as prescribed by Department of Forests and Wildlife, Govt. of NCT of Delhi and a copy of the same shall be submitted to the Tree Officer (North) at the end of every financial year.
  - g. The User agency shall implement the improved soil moisture conservation activities on compensatory plantation/ transplantation site.
  - h. Land Owning agency shall ensure that there is no encroachment in area proposed for compensatory plantation.

4. Permission for transplantation/ felling of 2940 trees is being granted at their own risk and without prejudice to the claim (s) of any other person/s who may be having any rights(s) over the land or the trees.

To,

**Sh. C.P. Singh, Chief Project Manager-2  
DMRC Ltd., 1<sup>st</sup> Floor, Haiderpur Badli Mor Metro Station,  
Shalimar Place, New Delhi-110088**



*Tree Officer and Deputy Conservator of Forest  
North Forest Division*

F.66/WFD/COT/19-20/ 4280 - 82

Dated:- 17/03/2022

*Copy submitted for information to:-*

1. The Principal Chief Conservator of Forests, Government of National Capital Territory of Delhi.
2. The Conservator of Forests, Government of National Capital Territory of Delhi.



*Tree Officer and Deputy Conservator of Forest  
North Forest Division*

- During inspection of the site, no construction activity was going on at the site and the building is completed.
- During inspection, Dr Ajay Kumar Rathore (Director) of Technia institute ~~also~~ submitted a document mentioning that (No Tax/RZ/2019-20/67 dated 30.05.19)  
"the said property was constructed in phase manner i.e during 2002 to May 2007 and during 2015-17 additions were made on all floors". (Document by North Delhi Municipal Corporation)
- During inspection, Dr Ajay informed the joint team that no construction was made in the premises of Technia Institute after Covid-19.

*[Signature]*

Dr Ajay Kumar  
Director - Technia Institute  
Dt 20/12/2023

Document of 2 pages submitted

Deepanshu Puri  
20.12.23  
DEEPANSHU PURI  
JEE, DPCC



## NORTH DELHI MUNICIPAL CORPORATION

ASSESSMENT AND COLLECTION DEPARTMENT

ROHINI ZONE

No. TAX/RZ/2019-20/ 67Dated: 30/05/19

Property No.3, PSP, Institutional Area, Sector-14, Rohini, Delhi.

Name of Taxpayer : The Chairman, Health &amp; Education Society (Technia Institute of Advanced Studies)

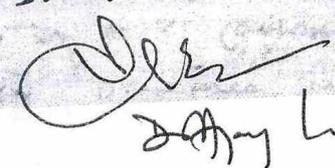
"ASSESSMENT U/S 123D OF THE DMC ACT"

In this case, a notice under Section 123D of the DMC (Amendment), 2003 was issued 12.9.2018 on a/c of Wrong filling of PTR for the financial years 2004-05 to 2018-19. In order to finalize the assessment on merit, Ms. Sandhya Srivastava, General Secretary of the Institute filed a representation which was received in this office vide Dy.No. 2924 dated 23.3.2019. She filed photo copy of Allotment letter, Sanction letter of Bldg.Plan, Electricity Bill, Site Plan, Receipts of payment of property tax, Certificate of C.A. w.r.t. Expenditure on construction made from time to time, Affidavit dt. 26.3.2019 contending that the said property was constructed in phase manner i.e. during 2002 to May,2007 and during 2015-17 and additions were made on all floors. It has also been mentioned that part of G.F. measuring 1093.22 Sq.ft. or say 101.57 Sq.mtrs. has been let-out to State Bank of India w.e.f. 22.4.2017 and remaining floors/portion is being used as Educational Institute.

Site was got inspected by the Area Inspector and he reported that as per Observation of Audit Category of said area is 'C', presently property consists of 7 floors viz. and C.A of entire building is as per Covered Area Certificate dt. 11.4.2019 issued by an Architect M/s. Swait Arch i.e. Basement -481.25 Sq.mtrs. G.F. - 447.44 Sq.mtrs (Inst.) G.F. - 101.57 Sqmtrs.( State Bank of India), Mez. 549.01 Sq.mtrs., F.F. - 549.01 Sq.mtrs., S.F.- 549.01 Sq.mtrs., T.F.- 549.01 Sq.mtrs. and IVth floor - 303.70 Sq.mtrs. He also reported that presently part of Ground floor measuring 101.57 Sq.mtrs. is under letting of Bank and remaining floors/portion is being used as Educational Institute.

On the basis of information/documents provided by the PPO, it reveals that a plot measuring 1375 Sq.mtrs. was allotted by the DDA and possession was given on 3.2.1999. Further, as per information available on record i.e. as per A.O. dt. 31.3.2004, Basement - 337.13 Sq.mtrs., Ground floor 343.77 Sq.mtrs., Mez. floor- 81.76 Sq.mtrs., F.F. - 338.19 Sq.mtrs., S.F. - 338.19 Sq.mtrs., T.F. - 294.71 Sq.mtrs. was constructed during December,2000 to April,2002 and additions were also made during December,2000 to December,2003. Since the said property is being used as Educational Institute and part of Basement and part of G.F. is under letting of Bank of Indore. Hence keeping in view the provisions of Unit Area method, the Annual Value of said property is being fixed w.e.f. 1.4.2004, as under :

Floor	Covered Area (In Sq.mtr.)	Unit Area Value (Per Sq.mtr.)	Age Factor	Structure factor	Occupancy Factor	Use Factor	Annual Value
-1 Basement	243.23	400	1	1	1	2	1,94,584/-
-1 Basement	93.90 (State Bank of Indore)	400	1	1	1	4	1,50,240/-
0 (Gr.floor)	242.20	400	1	1	1	2	1,93,760/-
0 (Gr.floor)	101.57 (State Bank of Indore)	400	1	1	1	4	1,62,512/-
Mez. floor	81.76	400	1	1	1	2	65,408/-
1 (1st floor)	338.19	400	1	1	1	2	2,70,552/-
2 (Second floor)	338.19	400	1	1	1	2	2,70,552/-
3 (Third floor)	294.71	400	1	1	1	2	2,35,768/-
Total Annual Value :							15,43,376/- p.a.

Subscribed  
  
 20/05/19

Checked  
 24/5/19

P.T.O.

- R.O.L. -

Considering the observations of Audit, P.T.R. filed by the assessee, documents/information available on record, it reveals that the said property is being used as an Educational Institute under Affiliation with Guru Gobind Singh University.

Further, as per Information provided by the PPO, it reveals that the above named Bank vacated the Basement premises and portion of G.F. measuring 101.57 Sq.mtrs. which was under letting of State of Indore has been let out to State Bank of India w.e.f. 1.3.2017 and remaining floors/portion is being used as Educational Institute. Accordingly, under the provisions of Unit Area Method, Annual Value of said property is revised from 1.3.2017, as under

Floor	Covered Area (In Sq.mtr.)	Unit Area Value (Per Sq.mtr.)	Age Factor	Structure factor	Occupancy Factor	Use Factor	Annual Value
-1 Basement	481.25	400	1	1	1	2	3,85,000/-
0 (Gr.floor)	447.44	400	1	1	1	2	3,57,952/-
0 (Gr.floor)	101.57 (State Bank of India)	400	1	1	1	4	1,62,512/-
Mez./Green floor	549.01	400	1	1	1	2	4,39,208/-
1 (1st floor)	549.01	400	1	1	1	2	4,39,208/-
2 (2 <sup>nd</sup> floor)	549.01	400	1	1	1	2	4,39,208/-
3 (3 <sup>rd</sup> floor)	549.01	400	1	1	1	2	4,39,208/-
4 (4 <sup>th</sup> floor)	303.70	400	1	1	1	2	2,42,960/-
Total Annual Value :							Rs.29,05,256/-

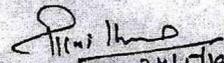
In short, Annual Value of Property No.3, PSP, Institutional Area, Sector-14, Rohini, Delhi are fixed as under:

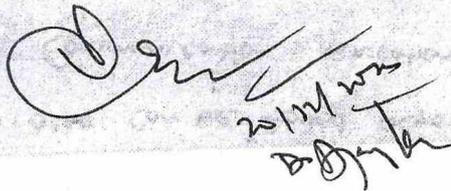
1. Rs. 15,43,376/- p.a. w.e.f. 1.4.2004 and
2. Rs.29,05,256/- p.a. w.e.f. 1.3.2017.

**NOTES :-**

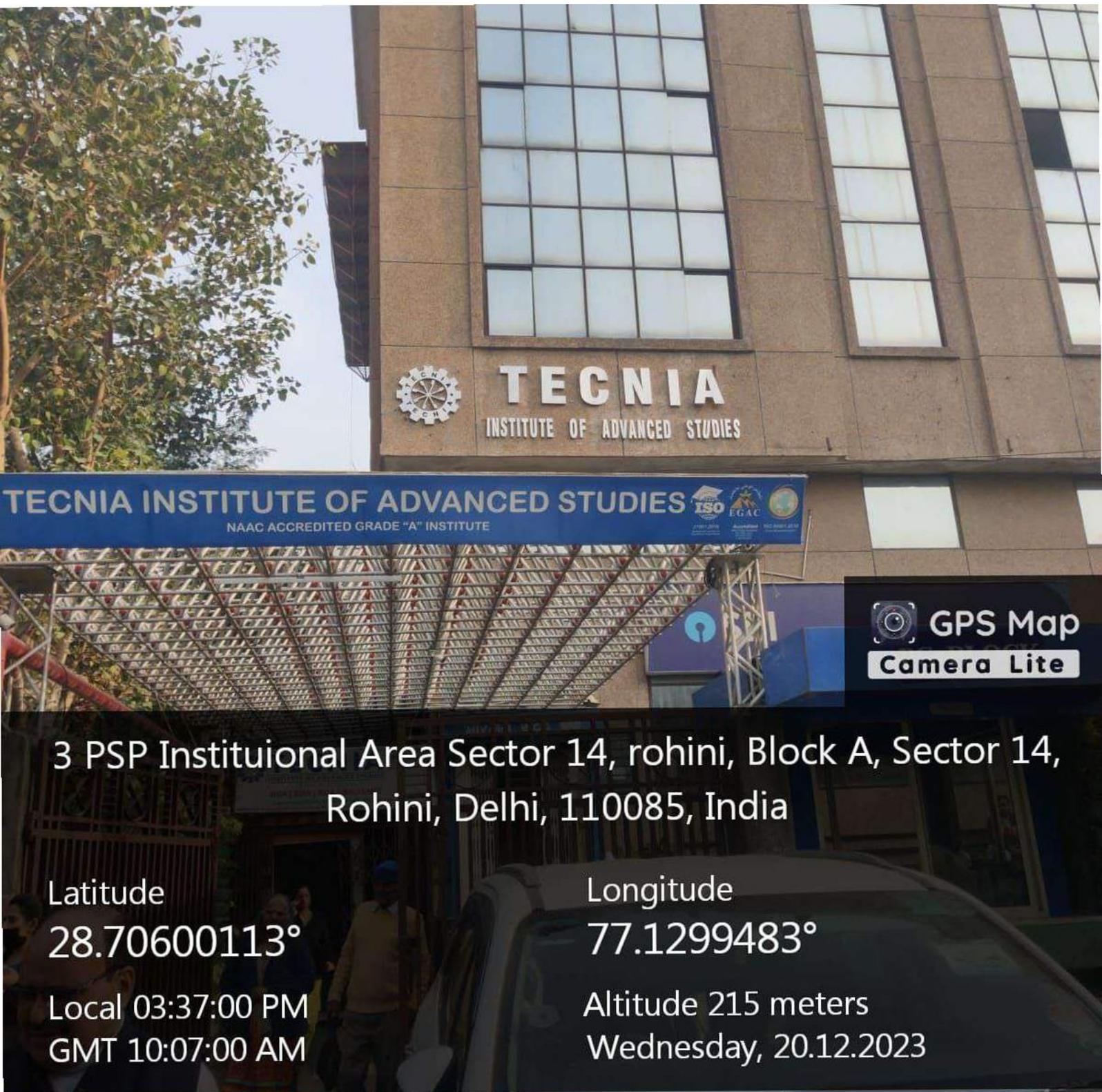
1. The above A.Vs. are fixed on the basis of information/documents made available in this case. If any information/documents are found to be contrary in future, the assessment order shall be accordingly. This is subject to Audit.
2. If you are aggrieved by the above assessment order and intend to appeal against the levy or assessment or revision of assessment of tax, you may present an appeal as per provisions of Section 169 of the DMC Act, 1957 to the Municipal Taxation Tribunal within thirty days of the receipt of this assessment order.
3. Area Inspector is directed to prepare bill on the basis of above A.Vs. on prevailing tax rates during the assessment period and collect the difference of tax from the taxpayer, if any.
4. This interim order is passed in the light of the order passed by the Hon'ble High Court at New Delhi, judgement delivered on 23.08.2012 in W.P.No.(C)8030/2003 and similar cases and subject to final outcome of the Court case pending in the Hon'ble Supreme Court of India.

Announced.

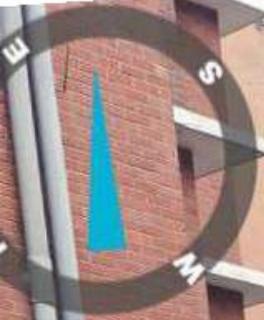
  
24/5/19  
Joint Assessor & Collector  
North Delhi Municipal Corporation  
A&C, Department, Rohini Zone,  
Sector-17, Rohini, Delhi-110085

  
20/12/19  
D. Singh









20/12/2023 4:25 pm  
28.7066N 77.1293E  
124° S  
2/  
Altitude:201.3m  
Speed:2.4km/h



20/12/2023 4:26 pm  
28.7067N 77.1292E  
208° SW  
2/  
Altitude:210.5m  
Speed:0.0km/



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

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

21. Noise related activities will not be taken up for construction at night after 10.00 PM.
- 22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- (iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relating to dust emission.
- (viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
- (xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.
23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.
24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.
25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented or if auxiliary conditions mentioned above are not complied.

Plot No. M. INSTITUTE Pkt No. ....

Situated in/at. MANAGEMENT INSTITUTE SITUATED AT PSP AREA 2A AND 2B MADHUBAN CHOWK, PHASE - I AND II, ROHINI, DELHI.  
Delhi.

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

*The revised bldg. Plans (Applied vide ID-10101811 dated 11.05.22) for proposed addition/ alteration in the existing educational building has been approved by the competent authority under EODB on the basis of SBP vide file no 6310/B/HO/2019 regularization of building by competent authority vide order dt 16/11/17 after depositing the compounding charges, clarification of DBA and Town planning department during regularization (Addition/Alteration building plan sanctioned vide ID-10090455 released on 27.08.21). NOC/ approval of DFS, DUAC and documents/ plans/ details/undertakings etc. submitted by architect/owner. As per circulars and guidelines issued by SDMC, the onus for submission of requisite certificates/ documents, etc. as required under UBB/MPD-202/DMC Act-1957 relevant regulations as well as drawings or corrected/modified drawings through the online system with their appropriate correctness/ genuineness and preparation of Plans as per prevailing Bye-Laws, shall be with the owner and architect. Since there is no provision of site inspection during the process of sanction as per EODB and UBB/MPD as such existing site status/ Construction has been relied upon the applicant and architect. In case any misrepresentation/ discrepancy in respect of the provision of MPD/ UBB/MPD, Other zoning regulations, and statutory requirement are observed at any stage, the sanction shall be deemed revoked and action shall be taken against the owner/architect/engineer/structural engineer as per DMC Act/ Law. The compounding charges as calculated by applicant and the architect has been relied upon. However, in case of any discrepancy/ shortcomings if noticed, at any stage in future the action shall be taken as per provisions of law. The earlier building plan sanctioned vide ID-10090455 released on 27.08.21 shall become null and void. It shall be ensured that provisions of all requisite fire and life safety measures as per guidelines of approval of DFS/norms of DFS as per UBB/2016 & National Building Code of India Part-IV shall be complied in letter and spirit. All the relevant norms/ guidelines of the DUAC department are to be adhered strictly. It shall be onus on the part of applicant to pay the difference in charges, if any, if pointed out at any stage in future to North DMC. It is the onus on the part of owner/applicant to get their property/plot registered on the web portal of DPCC at least 48 hours before the actual start of work and to take further follow up action in accordance with the guidelines of DPCC. The Architect and owner shall be sole responsible for adhering to the provisions of UBB/ 2016 in toto i.e the condition of obtaining OCC from North DMC before occupying the building erected in pursuance to said sanction. This sanction granted under EODB shall not be construed to authorize any person to do anything in contravention or against the terms of lease/ title of the land/provisions of UBB/ and MPD/ relevant regulations/ ordinance etc.*

Yours Faithfully

Assistant Engineer (Building)

HQ /HQ Zone(digital signature)

For Commissioner NORTH DMC

Copy to: (1) E.E. (Bldg.)Rohini Zone

(2) AA & C (HQ/HQ Zone)

Signature Not Verified

Digitally signed by ARVIND  
CHOUDHARY

Date: 2022.05.24 15:24:32 IST

- During inspection of DDA Park<sup>45</sup> manual sprinkling of water was observed.
- No illegal parking was observed in DDA Park during inspection.
- During inspection plantation and grassing work was observed. As informed by DDA official present during inspection regular plantation is being done for maintenance of Park.
- Footpath of the DDA Park found damaged during inspection. Length of damaged footpath = 8.5m.
- Total length of DDA park boundary wall is 180 m.  
Damaged length = 136.1m  
DDA wall damaged due to DMRC const work = 105.5m  
DDA wall broken/damaged due to alternate approach road to forensic science lab for emergency exit purpose = 30.6m
- During inspection of Forensic Science Lab, by Hon'ble Lt Governor following directions were issued: (inspection date 29 June 2022)  
" PWD to pursue with DDA for provision of alternate approach road to the Forensic Science Lab premises from the Main Road for emergency exit purpose."
- During inspection of the entire DDA Park, there is no evidence of cutting of trees / cutting of branches of trees. However as informed by the officials of Forest department and DDA Horticulture only trimming of branches of trees for regular maintenance of park being done.

Abhinav  
20.12.23  
(ABHIJEET)  
A.D.(Hort)/DDA

Vijay  
20/12/2023  
(VIKAS)  
(FG) Forest Department.

Pritya  
20/12/23.  
KULPRIYA  
AEC/DDA

Deepanshu Puri  
20.12.23  
DEEPANSHU PURI  
JEE, DPCC



LT. GOVERNOR'S SECRETARIAT  
RAJ NIWAS, DELHI

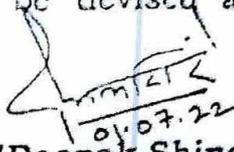
Inspection Note: Forensic Science Lab, Rohini (29th June, 2022)

Hon'ble Lt. Governor visited the campus of Forensic Science Lab, Rohini on 29th June along with Chief Secretary Delhi, Secretary (Home) and senior officials of Home Department, PWD and FSL. During the visit, Hon'ble Lt. Governor inspected the ongoing construction work of new blocks and functioning of labs including Ballistic, Chemical Toxicology, Biology, Animal and Cyber Forensic Labs etc. and the Mobile Crime Scene Forensic Labs run by FSL.

During the inspection, following directions were issued by Hon'ble Lt. Governor:-

1. PWD to complete the **construction of new blocks by 31st March, 2023**, by shortening the existing timeline. Monthly Physical Progress Reports be submitted in this regard.
2. PWD to pursue with DDA for provision of **alternate approach road to the FSL premises from the Main Road for emergency exit purposes.**
3. The existing number of two **Mobile Crime Scene Forensic Labs** that ensured expeditious collection, preservation and analysis of samples from crime scenes were to be raised to six by adding four new vans within three months. It was also decided that eventually, all the 15 Police Districts should have 01 Mobile Lab each, with advance equipments.
4. Upon being informed that records including those of calls received were being maintained physically in the Crime Scene Control Room, it was directed that a comprehensive ERP solution be expeditiously be adopted and the records be maintained in digital form.
5. It was directed that the work of **retrofitting the existing labs** with the latest instruments and technology be expedited and any proposal pending in this regard be cleared forthwith.
6. Existing labs lying in dilapidated conditions including Chemistry, Ballistic, NDPS, Toxicology labs be **renovated by PWD within 3 months.**
7. Special attention be given to **cleanliness, lighting, upkeep and maintenance** of the premises and systems for preservation of samples/evidence need to be improved.
8. FSL was directed to submit a **monthly progress report on clearing of backlog pendency.**

9. Efforts to be made to motivate the existing staff to reduce the pendency and options such as extra remuneration/ overtime may also be explored.
10. Proposals related to hiring of contractual staff for a limited period to clear the pendency, conduct of DPCs, direct recruitment, engagement of retired officers/experts etc. be processed expeditiously.
11. A foolproof **Access Control Mechanism** need to be devised and implemented to avoid any breach of secrecy.

  
01/07/22  
(Deepak Shinde)

Spl. Secretary to Lt. Governor

To

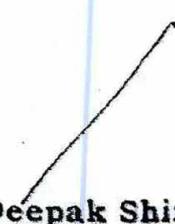
1. Chief Secretary
2. Vice-Chairman, DDA
3. Pr. Secretary (PWD)
4. Secretary (Home), GNCTD
5. Director, FSL
6. Engineer-in-Chief, PWD

U.No.F-7(1)/RN/2022/95/A-2237

Dated: 01/07/22

Copy to the following for information:

1. All Staff Officers to Lt. Governor
2. PS Branch

  
(Deepak Shinde)  
Spl. Secretary to Lt. Governor



Institutional Area, Madhuban Chowk, Bhagawan Mahavir  
Marg, Sector 14, Rohini, Block D, Sector 14, Rohini, Delhi,  
110085, India

Latitude

28.70570749°

Local 11:30:28 AM

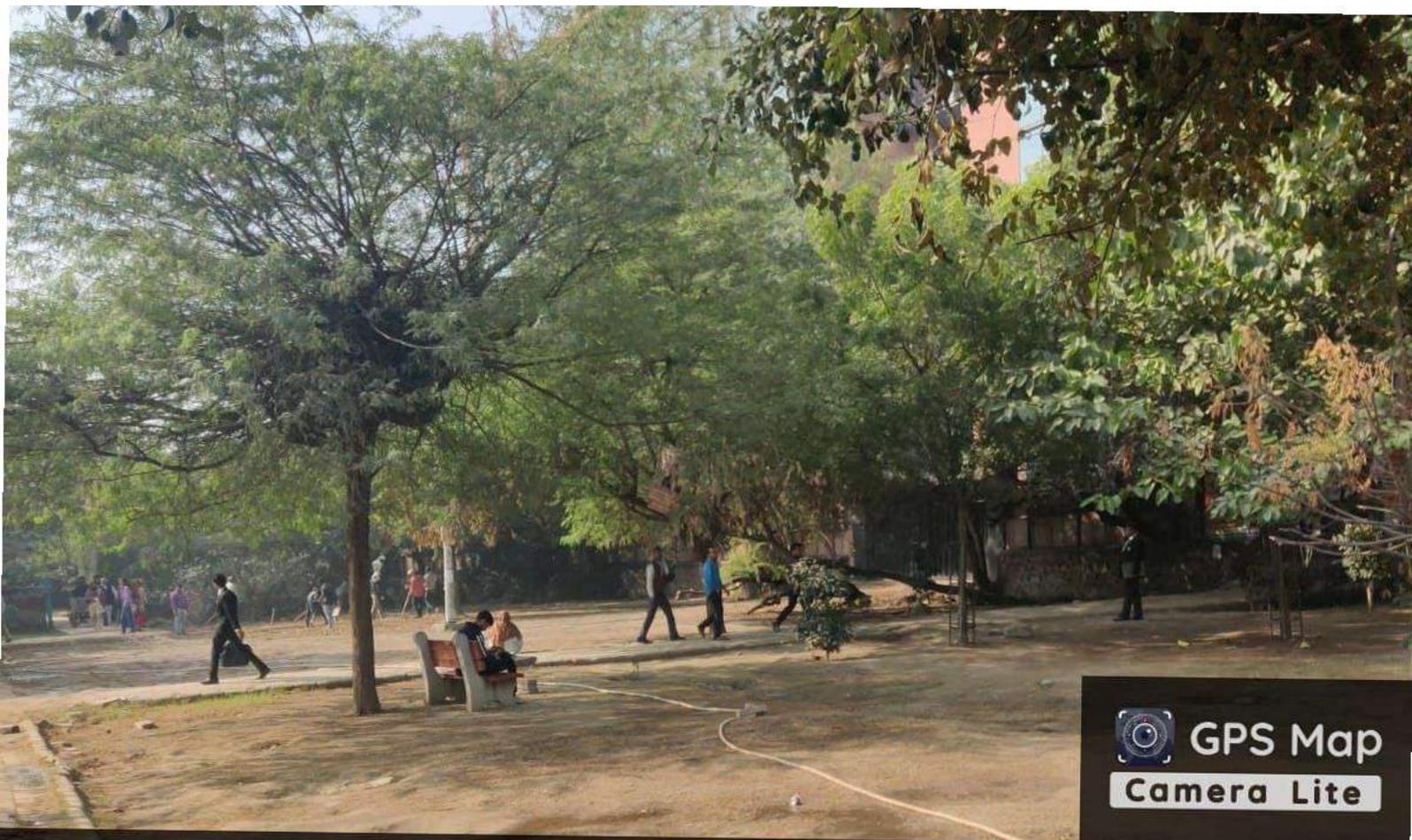
GMT 06:00:28 AM

Longitude

77.13199786°

Altitude 217 meters

Wednesday, 20.12.2023



 **GPS Map**  
**Camera Lite**

Chamber No. 132, Rohini Court Chamber Building, near  
Madhuban Chowk, Block D, Sector 14, Rohini, Delhi, 110085,  
India

Latitude

28.70594467°

Local 11:20:23 AM

GMT 05:50:23 AM

Longitude

77.13219168°

Altitude 217 meters

Wednesday, 20.12.2023



 GPS Map  
Camera Lite

Institutional Area, Madhuban Chowk, Bhagawan Mahavir  
Marg, Sector 14, Rohini, Block D, Sector 14, Rohini, Delhi,  
110085, India

Latitude

28.70563532°

Local 11:23:38 AM

GMT 05:53:38 AM

Longitude

77.13192436°

Altitude 217 meters

Wednesday, 20.12.2023



 GPS Map  
Camera Lite

Madhuban Chowk, Outer Ring Rd, Block D, Sector 14, Rohini,  
New Delhi, Delhi, 110085, India

Latitude

28.70542123°

Longitude

77.13172578°

Local 11:24:34 AM

GMT 05:54:34 AM

Altitude 217 meters

Wednesday, 20.12.2023



 GPS Map  
Camera Lite

Institutional Area, Madhuban Chowk, Bhagawan Mahavir  
Marg, Sector 14, Rohini, Block D, Sector 14, Rohini, Delhi,  
110085, India

Latitude

28.70564477°

Local 11:23:52 AM

GMT 05:53:52 AM

Longitude

77.13190598°

Altitude 217 meters

Wednesday, 20.12.2023



 **GPS Map  
Camera Lite**

Chamber no. 830 Lawyers' Chamber Block Rohini District  
Courts, Block D, Sector 14, Rohini, Delhi, 110085, India

Latitude

28.70590004°

Local 11:20:39 AM

GMT 05:50:39 AM

Longitude

77.13215187°

Altitude 217 meters

Wednesday, 20.12.2023



सहायक अभियन्ता (सिविल)  
स्वास्थ्य परियोजना उपमण्डल-4 (उत्तरी)  
लो.नि.वि.0, दिल्ली सरकार  
डॉ० बाबा साहेब अम्बेडकर अस्पताल,  
सेक्टर-६, रोहिणी, दिल्ली-११००८५  
Email: aepwdhpdn.4@gmail.com

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
लोक निर्माण विभाग  
PUBLIC WORKS DEPARTMENT



ASSISTANT ENGINEER (CIVIL)  
HEALTH PROJECT SUB DIVISION-4 (NORTH)  
PUBLIC WORKS DEPARTMENT, DELHI GOVT.  
DR. BABA SAHEB AMBEDKAR HOSPITAL  
SECTOR-6, ROHINI DELHI-110085  
Email: aepwdhpdn.4@gmail.com

No: 23(4)/सहा अभि/स्वा परि - 4/ लो नि / -2022-23 / १।

दिनांक: 20/12/2023

सेवा में

Delhi Pollution control committee,  
Department of Environment, (Govt. Of NCT of delhi),  
5<sup>th</sup> Floor, ISBT Building,  
Kashmere Gate,  
Delhi - 6.

Annexure-2

विषय: Compliance of Hon'ble NGT order dated 28.11.2023 titled as "birender sangwan vs Pwd & Ors" in O.A. No. 439/2023.  
Ref: F.No: DPCC/CMC III/NGT/O.A.No.439/2023/1968-80 dated 15.12.2023.

महोदय,

With reference to the above reference letter, the inspection carried out by the joint team representative of DPCC and DM ( North West) on 20.12.2023, the relevant document regarding Date of completion were requested during the inspection .

As per our records, the completion of the "Upgradation and construction of an additional building in premises of Forensic Science Laboratory , Rohini" is 27.10.2023.

सहायक अभियन्ता  
स्वा०परि०उपमण्डल-४(उ०)  
लो.नि.वि.डॉ०बी.एस.ए.अस्पतालपरिसर  
सेक्टर-६, रोहिणी, दिल्ली

Copy to:

1. The Executive Engineer , Health Project Division (N) Dr. BSA Hospital, Sector-6, Rohini, Delhi for kind information & further necessary action please.

सहायक अभियन्ता  
स्वा०परि०उपमण्डल-४(उ०)



सत्यमेव जयते

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार  
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI  
लोक निर्माण विभाग

PUBLIC WORKS DEPARTMENT  
e-mail: eepwddelhihealthnorth@gmail.com



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कार्यपालक अभियन्ता  
स्वास्थ्य परियोजना मण्डल (उत्तर)  
लो०नि०वि०, दिल्ली सरकार,  
डॉ० बी०एस०ए० अस्पताल परिसर,  
सैक्टर-6, रोहिणी, नई दिल्ली-110085  
फोन: 011-27933270

EXECUTIVE ENGINEER  
HEALTH PROJECT DIVISION (NORTH),  
PWD, GOVT. OF NCT DELHI,  
DR. B.S.A. HOSPITAL COMPLEX,  
SECTOR-6, ROHINI, NEW DELHI - 110085  
Phone: 011-27933270

पत्र संख्या.: 12(5)/स्वा०परि०म०(उत्तर)/लो०नि०वि०/2023/1420

दिनांक: 03-10-2023

सेवा में,

अधीक्षण अभियन्ता (सिविल)  
स्वास्थ्य परिमण्डल-2  
लो. नि. वि., (राष्ट्रीय राजधानी क्षेत्र दिल्ली)  
डॉ० बी.एस.ए. अस्पताल परिसर,  
सैक्टर-6, रोहिणी, दिल्ली-110085

विषय: Regarding submission of Monthly Progress Report (MPR) for the month of Sep, 2023  
(Proforma I to X).

उपरोक्त विषय से सम्बंधित आपके कार्यालय के उपरोक्त पत्र के संदर्भ में Sep, 2023 माह की रिपोर्ट निर्धारित प्रारूप (1 से 10) तक अग्रिम आवश्यक कार्रवाई हेतु प्रेषित की जाती है।

Executive Engineer  
Health Project Division (North)  
Dr. BSA Hospital complex, Sec-6,  
Rohini Delhi-85

प्रतिलिपि:-

1. सहायक अभियन्ता (योजना), स्वास्थ्य परियोजना मण्डल (उत्तर) लोक निर्माण विभाग, डॉ. बी.एस.ए. अस्पताल परिसर, दिल्ली।

  
Executive Engineer

**Statement showing the quarterly progress of original works for the quarter ending Sep 2023**

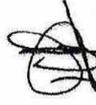
S. No.	Name of work and location	Estimated Cost Rs. (In Crores)	Tender Cost Rs. (In Crores)	% above and below SOR	Agreement No	Name of agency	Date of start	Time of Completion	Physical Progress	Name of Engineer-in-Charge	Remarks
1	Co Trauma Centre & Utility Block at Sanjay Gandhi Memorial Hospital Mangolpuri, Delhi, including Water Supply, Sanitary Installations, Electrical Installation, HVAC, Low side, Fire Alarm and fire Fighting System etc.	₹ 84.04	₹ 71.22	15.23 % Below	01/EE/HPD/N/PW D/2019-20	M/s PNSC Infrastructure Pvt Ltd	04-09-2019	18 Months	86%	D.K. Shukla, EE, HPD (N)	Trauma Centre RCC frame structure & brick work have been completed. Internal & External finishing work is in progress. Utility Block: RCC work is completed 100% and firefighting work is in progress.
2	Construction of new Hospital at Saraspur, New Delhi (on EPC mode) including all civil, Electrical, Mechanical, Horticulture and medical services	₹ 450.00	₹ 384.40	14.58% Below	01/EE/HPD/N/PW D/2020-21	M/s Ramacivil India Construction PVT. LTD	10.08.2020	33 Month	75%	D.K. Shukla, EE, HPD (N)	Block A - Main structure work has been completed. Floor tiles and granite work is in progress. Internal plaster and External ready mix plaster is in progress. House keeping work at all floors are in progress. -External finishing granite, tile work, installation of fire check door and Internal finishing work is in progress. Internal plaster. External Plaster. AAC block work. Brick work. Flooring. Ramp 1 R/W casing work and casing of podium column and External steps are in progress. STP & UGT. Cleaning of floor and Internal plaster work and water proofing work is in progress. ESS-Main structure work has been completed. Internal and External finishing and water proofing work of Terrace is in progress. House keeping work at all floors are in progress. External development-Road work, Storm water drain, Sewerage, boundary wall, Foot over bridge work are in progress.
3	Upgradation and construction of an additional multi-storey building in the premise FSL Rohini, Delhi.	₹ 44.08	₹ 35.41	19.67% Below	03/EE/HPD/N/PW D/2019-20	M/s Teewata Construction PVT. LTD	03.01.2020 (Shifted)	15 months	99%	D.K. Shukla, EE, HPD (N)	Building is in completion stage. Few activities of External development, cleaning etc are in progress.

S. No.	Name of work and location	Estimated Cost Rs. (in Crores)	Tender Cost Rs. (in Crores)	% above and below SOR	Agreement No	Name of agency	Date of start	Time of Completion	Physical Progress	Name of Engineer-in-Charge	Remarks
1	2	3	4	5	6	7	8	9	10	11	12
4	C/o Mother & child block and spanning OPD block at ESAN, Delhi including water supply sanitary installations, electrical installation, HVAC, Low side, fire Alarm and fire lighting system	₹ 125.10	₹ 107.08	14.40 % Below	09/EE/HPD(NV) PWD/2019-20	M/s Quality Buildcon Pvt. Ltd.	13.10.2020 (Shifted)	18 months	75%	D.K. Shukla, EE, HPD (N)	<p>(f) MCH Block Outer plaster work upto Terrace 1 floor completed and parapet wall work is in progress. Internal plaster work and other finishing works are in progress up to 8th floor. Plumbing work completed upto 5th floor and in progress in other floors. Fixing of tile in toilets and wards is in progress. Granite flooring work completed upto 6th floor and in progress in 7th floor &amp; Italian Marble flooring completed upto 5th floor and in progress at 6th floor</p> <p>(ff) SOPD Block Flooring work in GF &amp; 1st Floor is completed. Outer plaster work upto terrace level is completed. Brick work completed upto 1st floor. Internal plaster work and plumbing work is in progress. Brick coba water proofing completed.</p>

This is certify that all the work purchase / consultancies and other contracts required to be reported have been included in the Quarterly progress report for the month end Sep 2023

S-E CD PWD

02(5)/EE/HPD(NV)/PWD/2023-24/1422 Date 03/10/2023



Executive Engineer  
HPD (North)/ PWD (GNCTD)  
Dr. B.S.A. Hospital Complex  
Sector-6, Rohini, Delhi  
etc  
Su







# DELHI METRO RAIL CORPORATION LTD.

(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

Office of the Chief Project Manager-2

1<sup>st</sup> Floor, Haiderpur Badli Mor Metro Station, Shalimar Place, New Delhi-110088

दिनांक: 17<sup>th</sup> March 2022

No. DMRC/PH-IV/CPM-2/DC-01/623/3389

सेवा में,  
CCECC-KEC (JV)  
Mundka Casting Yard,  
Near Mundka Railway Station,  
Rani Khera Road,  
New Delhi-110041.

(Kind Attention: Mr. Ashwani Kumar Authorized Signatory)

**Contract DC-01** - "Part Design and Construction of elevated Viaduct, Elevated Ramp, Siding line and Ten Elevated Stations viz. Keshopur, Paschim Vihar, Peeragarhi, Mangolpuri, West Enclave, Pushpanjali, Deepali Chowk, Madhuban Chowk, Prashant Vihar & North Pitampura (Excluding Architectural Finishing works of stations, Steel FOB & PEB work of stations) from (Chainage 2831.235 mt. to 15206.166 mt.) of Janakpuri West to R.K Ashram Corridor (Extn. Of Line-8) of Phase-IV of Delhi MRTS" -  
विषय: Regarding permission to felling/transplantation trees.

संदर्भ:

1. O/o DCF North letter no. F.66/WFD/COT/19-20/4280-82 dated 17-03-2022.

महोदय,

With reference to the subject matter, please find enclosed herewith the permission letter received from Tree Officer and Deputy Conservator of Forest, North Forest division for felling/transplantation of trees. In view of above, the contractor is requested to go through the terms and conditions and submit the required details before proceeding for felling/transplantation so that the same can be forwarded to the Forest division.

This is for your kind information & further necessary action.

Enc: As stated above.

संलग्न

संलग्न

(दिनांक: 17/03/2022)  
संलग्निका संख्या: 25

CC: CPM-2 for kind information please

(विद्युत सुरक्षा विभाग, दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड, नई दिल्ली-110088)  
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110088

**FORM 'E' (See rule 6)**  
**GOVT. OF NCT OF DELHI**  
**DEPARTMENT OF FORESTS AND WILDLIFE**  
**OFFICE OF THE DY. CONSERVATOR OF FORESTS (NORTH)**  
**MGICCC, BAKTHAWARPUR ROAD, BAKOLI, ALIPUR, DELHI-110036**

F.66/WFD/COT/19-20/ 4280-82

Dated:- 17/03/2022

**Sub: - Permission to felling/transplantation trees.**

With reference to application for grant of permission to fell/transplantation trees, letter of the DMRC No. DMRC/Land/15/4007/ dated 26.02.2022, conditions imposed in Stage I permission given by MoEF&CC for "Construction of underground station at Krishna Park and Elevated corridor between Keshopur to Mukarba Chowk for Janakpuri to RK Ashram Corridor of MRTS phase-IV" vide order dated 22.02.2022, letter of DMRC letter No. दि.में.रे.का./भूमि/15/जनकपुरी-मुकरबाचौक/पेड़/4020/4290 dated 08.03.2022 (compliances on conditions mentioned in gazette notification issued under DPTA, 1994 dated 10/02/2021) and gazette notification issued under DPTA, 1994 dated 10/02/2021, Sh. C.P. Singh, Chief Project Manager-2, DMRC Ltd., 1st Floor, Haiderpur Badli Mor Metro Station, Shalimar Place, New Delhi-110088 is hereby informed that permission is being granted to fell/transplant of 2940 no. of tree/s (as per details indicated below) affected due to construction of of Line-8 Extension Metro Corridor from Janakpuri West to Mukarba Chowk (Excluding 5.34 KM on Road No. 26 managed by PWD) and Mukarba Chowk to Deerawal Nagar (Excluding proposal for portion of cut and cover at Derawal Nagar) of Phase-IV of Delhi MRTS under DPTA, 1994 subject to the satisfaction of the terms and conditions hereinto specified:-

**Details of trees**

S. No.	Name of Project	Nos. of tree	Location/Serial No.	Remarks
1.	Construction of Line-8 Extension Metro Corridor from Janakpuri West to Mukarba Chowk (Excluding 5.34 KM on Road No. 26 managed by PWD) and Mukarba Chowk to Deerawal Nagar (Excluding proposal for portion of cut and cover at Derawal Nagar) of Phase-IV of Delhi MRTS under DPTA, 1994.	1963	1963 Trees (Permitted to be transplanted)	Permission is granted for transplantation of the trees at the site Nanak Wala Bagh, Near Haiderpur Badli More Metro Station in 22463 SQM and 03 Pockets of DDA Green belt on outer Ring Road behind Kali Mandir in 8905 SQM. with their own funds. Permission is granted for removal of the trees (1963 + 977) with condition to undertake compensatory plantation in area mentioned below with following species:- Neem, Amaltash, Peepal, Pilkhan, Gular, Bargad, DesiKikar, Arjun etc.
977		977 Trees (Permitted to be removed)		

The details of sites for compensatory plantation are as follows:-

SN	Location of the Compensatory Plantation	No. of tree saplings
1.	River Yamuna Flood Plains ITO Bridge to NH-24 stretch in 90 ha. Area.	20000
2.	Geeta Colony Bridge to Shativan Drain in 107 ha. area.	10000
<b>Total</b>		<b>30000</b>

A sum of Rs. 16,75,80,000/- (Rupees Sixteen Crore Seventy Five Lakh Eighty Thousand Only i.e. Rs. 57000/- per tree) has been received towards security deposit vide D.D/Cheque.No-608043, dated:17/03/2022 issued from ICICI Bank, Connaught Place, New Delhi, for creation and maintenance of compensatory plantation for a period of Seven (7) years and the same shall be forfeited and utilized for plantation by the Forest Department if terms and conditions are not followed by User Agency.

  
**Tree Officer and Deputy Conservator of Forest**  
**North Forest Division**

### Terms & Conditions

1. **The following conditions shall be fulfilled before starting felling/ transplantation of trees by user agency:**
  - a. Detailed plantation schedule shall have to be submitted by User Agency to concerned Tree Officer in compliance with Section 12 of Delhi Preservation of Trees Act, 1994.
  - b. User Agency shall submit a detailed plan for site preparation and plantation.
  - c. Before the removal of trees from the site is commenced, all requisite statutory clearances shall necessarily be obtained by the User Agency.
  - d. The User Agency shall ensure that there is no pending litigation or stay order passed by any court of law/ other authority before undertaking felling/ transplantation of trees.
  - e. Compliance of all conditions imposed in Stage I permission given by MoEF&CC for diversion of forest land for "Construction of underground station at Krishna Park and Elevated corridor between Keshopur to Mukarba Chowk for Janakpuri to RK Ashram Corridor of MRTS phase-IV" under Forest (Conservation) Act, 1980 vide order dated 22.02.2022 is accepted by Competent Authority and same is conveyed to DCF (North)
  - f. It should be ensured by the user agency that all the conditions mentioned in Forest clearance and other clearances, if any obtained, shall be followed scrupulously.
  - g. Working permission for all forest area which is part of project area and has to be diverted under Forest (Conservation) Act, 1980 is obtained by User Agency.
  - h. Submission of compliance report of compensatory plantation of 4820 no. trees against the 03 proposals (permission granted on 20<sup>th</sup> June, 2018, 27<sup>th</sup> September, 2019 and 3<sup>rd</sup> October, 2019) by DCF (West) is done and same is intimated to DCF(North).
  - i. All compensatory plantations of previous years have been successfully done and same has been certified by concerned Tree Officer. If not so, the prescribed action by Tree Officer concerned should be completed.
  
2. **The following conditions shall be fulfilled during the felling of trees:**
  - a. If any tree is found to have nest of birds it should not be felled/ transplanted till the same is abandoned by the birds.
  - b. The User Agency shall ensure that the plan of this proposal shall not be changed.
  - c. Transplantation of trees shall be initiated immediately after conditions in sl no 1 is satisfied and should be completed not later than six (06) months of such date, after which a completion report has to be submitted to the Tree Officer. The spacing of the transplantation of trees shall not be less than 4 meter (point to point) at transplantation site.
  - d. All the conditions mentioned in Tree Transplantation Policy 2020 shall be followed scrupulously by User Agency.
  - e. The progress report of transplantation/ felling shall be submitted through inspection officer to concerned Tree Officer along with complete details of trees.

- f. Transplantation/ felling of trees and transportation of forest produce arising therefrom to the public crematorium shall be completed within 90 days
- g. The transplantation shall be carried out prior to felling of 977 nos. of trees permitted herein. The 977 trees shall be removed/ felled after successful transplantation of 1963 trees and submission of compliance certificate to DCF (North).
- h. The timber obtained from removal of trees shall be auctioned and proceeds shall be deposited as revenue to the Government account by the User Agency.
- i. The lops and tops of the trees shall be sent/ supplied to the nearest crematorium free of cost and the same should be reported to DCF (North) by User Agency.
- j. Before shifting of timber, if any, from site of removal of trees, permission for transportation of the said wood shall be obtained from the DCF (North) by User Agency.
- k. It should be ensured by the user agency that all the conditions mentioned in environmental clearance and other clearances, if any obtained, shall be followed scrupulously.
- l. Transplantation/ felling of any tree apart from 2940 trees by User Agency shall constitute an offence under Delhi Preservation of Trees Act (DPTA), 1994.
- m. All activities as submitted under approved Tree Preservation Plan should be followed scrupulously.
- n. It must be ensured that all provisions under section 4 (6-b) of Tree Transplantation Policy 2020 have been followed and details of the same should be submitted to Tree Officer concerned.
- o. User Agency must ensure that, for all transplanted trees that do not survive, indigenous tree species with 15 feet height and atleast 6 inch diameter is planted in 1:5 ratio. The excess land required should be provided by User Agency & plantation has to be done at own cost.

**3. The following conditions shall be fulfilled for considering successful plantation & release of Security Deposit by the Tree officer:**

- a. 100% Compensatory Plantation of 29400 saplings of native species shall be raised and maintained by User Agency for Seven years and monitored till its successful establishment as mentioned above.
- b. If the User Agency fails to successfully raise compensatory plantation. The User Agency shall also deposit extra site improvement expenses which may be required to make the site suitable for plantation as calculated by Tree Officer concerned (as deposits).
- c. 29400 tree saplings of indigenous species 6-8 feet height shall be planted as compensatory plantation in ratio of 1:10 on non-forest land in lieu of felling/ transplantation 2940 no. of trees. The plantation shall be done by following site specific plantation techniques with additional measures on identified land within three months of issue of tree removal permission and maintenance for next Seven (7) years shall be carried out there after by User Agency with their own funds.
- d. The User Agency shall ensure that the plan of this proposal shall not be changed.
- e. The land over which compensatory plantation/ Tree transplantation raised shall not be utilized for other purpose without the approval of the State Government.
- f. User Agency shall be responsible to arrange to maintain plantation journals as prescribed by Department of Forests and Wildlife, Govt. of NCT of Delhi and a copy of the same shall be submitted to the Tree Officer (North) at the end of every financial year.
- g. The User agency shall implement the improved soil moisture conservation activities on compensatory plantation/ transplantation site.
- h. Land Owning agency shall ensure that there is no encroachment in area proposed for compensatory plantation.

4. Permission for transplantation/ felling of 2940 trees is being granted at their own risk and without prejudice to the claim (s) of any other person/s who may be having any rights(s) over the land or the trees.

To,

**Sh. C.P. Singh, Chief Project Manager-2  
DMRC Ltd., 1<sup>st</sup> Floor, Haiderpur Badli Mor Metro Station,  
Shalimar Place, New Delhi-110088**

*(Signature)*

*Tree Officer and Deputy Conservator of Forest  
North Forest Division*

F.66/WFD/COT/19-20/ 4280 - 82

Dated:- 17/03/2022

*Copy submitted for information to:-*

1. The Principal Chief Conservator of Forests, Government of National Capital Territory of Delhi.
2. The Conservator of Forests, Government of National Capital Territory of Delhi.

*(Signature)*

*Tree Officer and Deputy Conservator of Forest  
North Forest Division*

ANNEXURE-5

**NORTH DELHI MUNICIPAL CORPORATION**  
ASSESSMENT AND COLLECTION DEPARTMENT  
ROHINI ZONE

No. TAX/RZ/2019-20/ 67Dated: 30/05/19

Property No.3, PSP, Institutional Area, Sector-14, Rohini, Delhi.

Name of Taxpayer : The Chairman, Health &amp; Education Society (Technia Institute of Advanced Studies)

"ASSESSMENT U/S 123D OF THE DMC ACT"

In this case, a notice under Section 123D of the DMC (Amendment), 2003 was issued 12.9.2018 on a/c of Wrong filling of PTR for the financial years 2004-05 to 2018-19. In order to finalize the assessment on merit, Ms. Sandhya Srivastava, General Secretary of the Institute filed a representation which was received in this office vide Dy.No. 2924 dated 23.3.2019. She filed photo copy of Allotment letter, Sanction letter of Bldg.Plan, Electricity Bill, Site Plan, Receipts of payment of property tax, Certificate of C.A. w.r.t. Expenditure on construction made from time to time, Affidavit dt. 26.3.2019 contending that the said property was constructed in phase manner i.e. during 2002 to May,2007 and during 2015-17 and additions were made on all floors. It has also been mentioned that part of G.F. measuring 1093.22 Sq.ft. or say 101.57 Sq.mtrs. has been let-out to State Bank of India w.e.f. 22.4.2017 and remaining floors/portion is being used as Educational Institute.

Site was got inspected by the Area Inspector and he reported that as per Observation of Audit Category of said area is 'C', presently property consists of 7 floors viz. and C.A of entire building is as per Covered Area Certificate dt. 11.4.2019 issued by an Architect M/s. Swait Arch. i.e. Basement -481.25 Sq.mtrs. G.F. - 447.44 Sq.mtrs (Inst.) G.F. - 101.57 Sq.mtrs. (State Bank of India), Mez. 549.01 Sq.mtrs., F.F. - 549.01 Sq.mtrs., S.F.- 549.01 Sq.mtrs., T.F.- 549.01 Sq.mtrs. and IVth floor - 303.70 Sq.mtrs. He also reported that presently part of Ground floor measuring 101.57 Sq.mtrs. is under letting of Bank and remaining floors/portion is being used as Educational Institute.

On the basis of information/documents provided by the PPO, it reveals that a plot measuring 1375 Sq.mtrs. was allotted by the DDA and possession was given on 3.2.1999. Further, as per information available on record i.e. as per A.O. dt. 31.3.2004, Basement - 337.13 Sq.mtrs., Ground floor 343.77 Sq.mtrs., Mez. Floor- 81.76 Sq.mtrs., F.F. - 338.19 Sq.mtrs., S.F. - 338.19 Sq.mtrs., T.F. - 294.71 Sq.mtrs. was constructed during December,2000 to April,2002 and additions were also made during December,2000 to December,2003. Since the said property is being used as Educational Institute and part of Basement and part of G.F. is under letting of Bank of Indore. Hence keeping in view the provisions of Unit Area method, the Annual Value of said property is being fixed w.e.f. 1.4.2004, as under :

Floor	Covered Area (In Sq.mtr.)	Unit Area Value (Per Sq.mtr.)	Age Factor	Structure factor	Occupancy Factor	Use Factor	Annual Value
-1 Basement	243.23	400	1	1	1	2	1,94,584/-
-1 Basement	93.90 (State Bank of Indore)	400	1	1	1	4	1,50,240/-
0 (Gr.floor)	242.20	400	1	1	1	2	1,93,760/-
0 (Gr.floor)	101.57 (State Bank of Indore)	400	1	1	1	4	1,62,512/-
Mez. floor	81.76	400	1	1	1	2	65,408/-
1 (1st floor)	338.19	400	1	1	1	2	2,70,552/-
2 (Second floor)	338.19	400	1	1	1	2	2,70,552/-
3 (Third floor)	294.71	400	1	1	1	2	2,35,768/-
Total Annual Value :							15,43,976/- p.a.

Subtotal

P.T.O.

Prepared  
24/5/19

P.T.O.

- R.O.L. -

Considering the observations of Audit, P.T.R. filed by the assessee, documents/information available on record, it reveals that the said property is being used as an Educational Institute under Affiliation with Guru Gobind Singh University.

Further, as per Information provided by the PPO, it reveals that the above named Bank vacated the Basement premises and portion of G.F. measuring 101.57 Sq.mtrs. which was under letting of State of Indore has been let out to State Bank of India w.e.f. 1.3.2017 and remaining floors/portion is being used as Educational Institute. Accordingly, under the provisions of Unit Area Method, Annual Value of said property is revised from 1.3.2017, as under

Floor	Covered Area (In Sq.mtr.)	Unit Area Value (Per Sq.mtr.)	Age Factor	Structure factor	Occupancy Factor	Use Factor	Annual Value
-1 Basement	481.25	400	1	1	1	2	3,85,000/-
0 (Gr.floor)	447.44	400	1	1	1	2	3,57,952/-
0 (Gr.floor)	101.57 (State Bank of India)	400	1	1	1	4	1,62,512/-
Mez./Green floor	549.01	400	1	1	1	2	4,39,208/-
1 (1st floor)	549.01	400	1	1	1	2	4,39,208/-
2 (2 <sup>nd</sup> floor)	549.01	400	1	1	1	2	4,39,208/-
3 (3 <sup>rd</sup> floor)	549.01	400	1	1	1	2	4,39,208/-
4 (4 <sup>th</sup> floor)	303.70	400	1	1	1	2	2,42,960/-
Total Annual Value :-							Rs.29,05,256/-

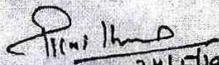
In short, Annual Value of Property No.3, PSP, Institutional Area, Sector-14, Rohini, Delhi are fixed as under:

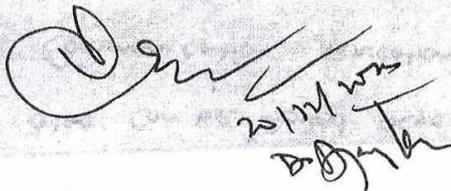
1. Rs. 15,43,376/- p.a. w.e.f. 1.4.2004 and
2. Rs.29,05,256/- p.a. w.e.f. 1.3.2017.

**NOTES :-**

1. The above A.Vs. are fixed on the basis of information/documents made available in this order. If any information/documents are found to be contrary in future, the assessment order shall be accordingly. This is subject to Audit.
2. If you are aggrieved by the above assessment order and intend to appeal against the levy or assessment or revision of assessment of tax, you may present an appeal as per provisions of Section 169 of the DMC Act, 1957 to the Municipal Taxation Tribunal within thirty days of the receipt of this assessment order.
3. Area Inspector is directed to prepare bill on the basis of above A.Vs. on prevailing tax rates during the assessment period and collect the difference of tax from the taxpayer, if any.
4. This interim order is passed in the light of the order passed by the Hon'ble High Court at New Delhi, judgement delivered on 23.08.2012 in W.P.No.(C)8030/2003 and similar cases and subject to final outcome of the Court case pending in the Hon'ble Supreme Court of India.

Announced.

  
24/5/19  
Joint Assessor & Collector  
North Delhi Municipal Corporation  
A&C, Department, Rohini Zone,  
Sector-17, Rohini, Delhi-110085

  
20/11/2019  
B. Singh