

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

O.A. NO. 5 OF 2025

IN THE MATTER OF: -

**KARTAR SINGH
AND ANOTHER**

...APPLICANTS

VERSUS

**GOVT. OF NCT OF DELHI
AND OTHERS**

...RESPONDENTS

NDOH: 04.07.2025

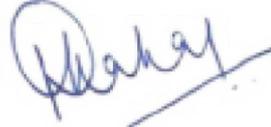
I N D E X

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RESPONDENT No.4/DDA

THROUGH



DEEKSHA L. KAKAR
COUNSEL FOR DDA

B-6/58, LGF, SAFDARJUNG ENCLAVE
NEW DELHI – 110029.

Ph. 9313119255 | deeksha.kakar@scladi.com

Enrol.No.D/1154/2008

Place: New Delhi

Dated: 03.07.2025

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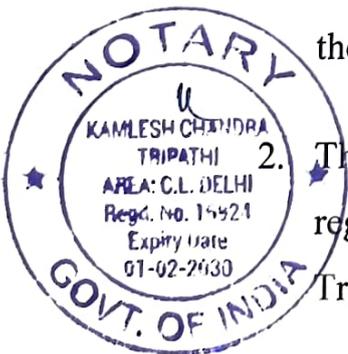
**GOVT. OF NCT OF DELHI
AND OTHERS**

...RESPONDENTS

**REPLY BY WAY OF AFFIDAVIT ON BEHALF OF
RESPONDENT NO. 4, DELHI DEVELOPMENT
AUTHORITY.**

I, Chohal Singh, S/o Late Shri Hari Lal Singh, aged about 53 years, currently posted as Deputy Director, Horticulture (Div.VIII) of the Delhi Development Authority, having office at Janakpuri, do hereby solemnly affirm and declare as under: -

1. That I am duly authorized and competent to affirm the present Affidavit on behalf of Respondent No. 4/Delhi Development Authority (“DDA”), which has been prepared under my instructions. I am fully conversant with the facts and circumstances of the present case on the basis of the records maintained in the office to enable me to file the present Affidavit on behalf of the Respondent.



2. The present Original Application (“OA”) has been registered on the grievance of the applicant that the Transport Department of Delhi has encroached upon the

water body, namely Johar, situated at Khasra Nos. 12/11, 12/12, 12/19, 23/5/1, 23/13/2 and 23/1 and is constructing the DTC terminal and multi-storey commercial building on Khasra Nos. 12/11 and 12/19 without taking a Change of Land Use Certificate and No-Objection Certificate from the forest department. The applicant further alleges that in the process of construction, they are cutting/shifting 39 trees.

3. As per the Land Records available with the answering Respondent, the land at Khasra Nos. 12/11, 12/12, 12/19, 23/5/1, 23/13/2, and 23/1 of Village Najafgarh was Gram Sabha Land. Pursuant thereto, vide Notification No. RNZ/526, dated 23.05.1963, issued under section 507 of the Delhi Municipal Corporation Act, 1957, Village Najafgarh has been declared urbanized land. A copy of the Notification No. RNZ/526, dated 23.05.1963, declaring Village Najafgarh as urban land is annexed hereto as **“Annexure R-1”**.

4. After the urbanization, the Gram Sabha Land of Village Najafgarh was placed at the disposal of DDA, vide S.O. 2190, dated 20.08.1974, issued under section 22(i) of the Delhi Development Act, 1957. The land in question was handed over to the Horticulture Department of DDA on 29.06.1981. A copy of the S.O. 2190 is annexed hereto as **“Annexure R-2”**; and a copy of the handing over/taking over of the land by the Horticulture Department is annexed hereto as **“Annexure R-3”**.



5. On 31.05.2016, the above-mentioned water body situated in Village Najafgarh, i.e., Water body near DTC terminal Najafgarh (1.36 acre) has been handed over to the South Delhi Municipal Corporation (“SDMC”), now Municipal Corporation of Delhi (“MCD”), by the Horticulture Department of the answering Respondent, along with 30 other parks (less than 3 acres) of Hort. Div.VIII, DDA. . A list containing the details and locations of the parks transferred to SDMC/MCD is is annexed hereto as **“Annexure R-4”**. A copy of the handing over/taking over of the said land by the SDMC/MCD is annexed hereto as **“Annexure R-5”**.
6. It is accordingly submitted that the upkeep, maintenance, care and preservation of the water body, namely Johar, situated at Khasra Nos. 12/11, 12/12, 12/19, 23/5/1, 23/13/2, and 23/1, is the responsibility of the SDMC (now MCD).
7. It is respectfully submitted that the present short reply has been to place on record the relevant facts pertaining to the land in question. The answering respondent craves leave of this Hon’ble Court to file a detailed reply to the OA, if so directed by this Hon’ble Tribunal.
8. The above information, documents and present Affidavit are submitted accordingly.



Chahal 03/07/2025
DEPONENT
Chahal Singh
Dy. Director (Hort.)
Hort. Div.-VIII, D.D.A.
82/8, Janak Puri, New Delhi-110008

VERIFICATION: -

Verified at New Delhi on this 03 JUL 2025 day of July, 2025 that the contents of the above affidavit are true and correct to my knowledge based on the records of the Delhi Development Authority. No part of it is false and nothing material has been concealed therefrom.

Handwritten signature
I identify the Executant/Deponent Who has signed in my Presence

Handwritten signature
DEPONENT

Chohal Singh
Dy. Director (Hort.)
Hort. Div.-VIII, D.D.A.
B2/B, Janak Puri, New Delhi-110050



CERTIFIED THAT THE DEPONENT
Shri/Smt/Km *C. Singh* Age *32* yrs
S/o, *W/O D.D. Sh. H. Singh*
Identified by Shri/*D. K. Singh*
has solemnly affirmed before me at Delhi
on *03 JUL 2025* that the contents of the affidavit which have
been read & explained to me are true and
correct to his knowledge. *214/264*

Handwritten signature
NOTARY



Delhi Gazette

DELHI ADMINISTRATION

PUBLISHED BY AUTHORITY

No. 24] **DELHI, THURSDAY, JUNE 13, 1963/JYAISTHA 23, 1885**

PART IV

Notifications of Departments of the Delhi Administration other than notifications included in Part I

DELHI ADMINISTRATION
 (Municipal Corporation of Delhi)
 NOTIFICATIONS

Delhi, the 25th May 1963

No. RNZ/526--In exercise of the powers conferred by clause (a) of Section 507 of the Delhi Municipal Corporation Act, 1957 (66 of 1957) the Corporation, with the previous approval of the Central Government, hereby declares that the following localities mentioned in the Schedule given below, hitherto forming part of the rural areas, shall cease to be rural areas :-

S. No.	Name of Zone	Name of the revenue Estate	Particulars of area proposed to be urbanised
1.	Shahdara Zone	Khureji Khas	The entire remaining area of the said revenue estate which has not so far been urbanised.
2.	Civil Lines Zone	Sadhora Khurd	Do.
3.	Do.	Sadhora Kalan	Do.
4.	Do.	Chaukri Mubarakabad	Do.
5.	Do.	Nemri	Do.
6.	Do.	Dhaka	Do.
7.	Do.	Salimpur Majora Madipur	Do.
8.	Do.	Azadpur	Do.
9.	Do.	Shakurpur	Do.
10.	West Zone	Madipur	Do.
11.	Do.	Khiala	Do.
12.	Do.	Keshopur	Do.
13.	Do.	Basaidarapur	Do.
14.	Do.	Najafgarh	Do.
15.	Do.	Masudabad	Do.
16.	Do.	Haibatpur	Do.
17.	South Zone	Mehrauli	Do.
18.	Do.	Ladha Sarai	Do.
19.	Do.	Khirki	Do.

Attested
 (मी.के. कैलाशा यादव)
 नियंत्रक प्राकारन
 प्रकाशन विभाग, दिल्ली हाइन्स,
 दिल्ली-110054

(Sd) Illegible,
 Commissioner,
 Delhi Municipal Corporation.

Asst. Director (Admin)
 U/M WEST ZONE
 DDA (301)

DELHI ADMINISTRATION
(MUNICIPAL CORPORATION OF DELHI)

N O T I F I C A T I O N S

Delhi, the 23rd May, 1963.

No. RNZ/526-In exercise of the powers conferred by clause (a) of Section 507 of the Delhi Municipal Corporation Act, 1957 (66 of 1957) the Corporation, with the previous approval of the Central Government, hereby declare that the following localities mentioned in the schedule given below, hitherto forming part of the rural areas, shall cease to be rural areas:-

S C H E D U L E

Z			
S.No.	Name of Zone	Name of the Revenue Estates.	Particulars of area proposed to be urbanised.
(1)	(2)	(3)	(4)
1.	Shahdara Zone	Khuroji	The entire remaining area of the said revenue estate which has not so far been urbanised.
2.	Civil Lines Zone	Sadhora Khurd.	- do -
3.	- do -	Sadhora Kalan	- do -
4.	- do -	Chakri Mubarak-	- do -
5.	- do -	bad Nunri	- do -
6.	- do -	Dhaka	- do -
7.	- do -	Salimpur Majra Madipur	- do -
8.	- do -	Azadpur	- do -
9.	- do -	Shakurpur.	- do -
10.	<u>WEST ZONE.</u>	Madipur	- do -
11.	- do -	Khyala	- do -
12.	- do -	Keshopur	- do -
13.	- do -	Basaidarapur	- do -
14.	- do -	Najatgarh	- do -
15.	- do -	Masudabad.	- do -

Contd...2/-

initialed

PUBLISHED IN PART II, SECTION 3, SUB-SECTION (ii) OF THE GAZETTE OF INDIA ON SATURDAY, AUGUST, 24, 1974/BHADR. 2, 1896 ON PAGE 2333 (IN HINDI) and ON PAGE 2334 (IN ENGLISH).

MINISTRY OF WORKS & HOUSING

NEW DELHI, The 20th August, 1974.

S.O. 2190--- Whereas the terms and conditions upon which nazul lands specified in the schedule annexed below will be taken over the Delhi Development Authority have been agreed upon between the Central Government and the Authority.

Now, therefore, in exercise of the powers conferred by Sub-section (1) of section 22 of the Delhi Development Act, 1957 (61 of 1957), the Central Government hereby placed, with immediate effect, the lands which had vested in the Central Government on the urbanisation of the villages specified in the said Schedule at the disposal of the DDA for the purpose of development & maintenance of the said lands as green and for taking such steps as may be required to serve the said purpose, subject to the conditions that the Delhi Development Authority shall not make, or cause, or permit to be made any constructions on the said lands and shall when required by the Central Govt. so to do, replace the said lands of any portion thereof as may be so required, at the disposal of the Central Government.

SCHEDULE

S.No. Name of the Village.	S.No. Name of the Village.
1. Khureji Khas	25. Bor Sarai.
2. Sadhora Kalan.	26. Katwaria Sarai.
3. Chowari Mubarkabad.	27. Madangir.
4. Sadhora Khurd.	28. Badarpur.
5. Neemri.	29. Khanpur.
6. Dhaka.	30. Tughlakabad.
7. Salimpur Mazra Madipur.	31. Dhirpur.
8. Azadpur.	32. Bharola.
9. Shakurpur.	33. Peopal Thala.
10. Madipur.	34. Wazirpur.
11. Khiala.	35. Ghonda (4 Parts).
12. Keshopur.	36. Maujpur.
13. Basaidarapur.	37. Karkardooma.
14. Najafgarh.	38. Seolanpur.
15. Masudabad.	39. Ghondli.
16. Haibatpur.	40. Marwoli Fazalpur.
17. Mohrauli (Kishangarh).	41. Ghazipur.
18. Ladha Sarai.	42. Khichri Pur.
19. Khirki.	43. Hasan Pur.
20. Budhala.	44. Shakarpur Khas.
21. Jasola.	45. Sabali.
22. Madanpur Khadar.	46. Hastal (Partly urbanised).
23. Teh Khand.	47. Pitambura (Partly - urbanised).
24. Rauz Pani.	48. Mangolpur Kala (Partly - urbanised).

/Certified to be true copy / (P.No. 133024/3/70-LI).

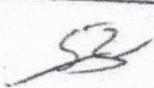
ASSTT. SETTLEMENT OFFICER-I
DELHI DEVELOPMENT AUTHORITY.

S. CHAUDHARY
JT. SECRETARY.

TEMSILDAR

DELHI DEVELOPMENT AUTHORITY

Agriculture Dept. File No F4(5)/79/95-5. 170 -13/c-

	No Km.	Area	No Km.	Area B-D	
	R5/23	5-3			 22-04 98-03 120-7
Najat Coarb.	21	4-16	42/6	4-16	
	25	4-16v	15	4-16v	
	R4/5/2in	4-3	16in	2-16v	
	R50/12in	6-0	49/5in	3-16v	
	R50/1/1	1-5v	15	6-0	
	R38/0/1/1	3-1			
	22/1	2-10			
	R42/2/1	2-9v			
	R49/1/1	1-5			
	R50/13	0-4v			
	R5/6/2	2-7			
	14/1	0-4v			
	14/2	4-16			
	15	4-16v			
	16	4-16v			
	17	6-15v			
	R41/1/2	0-10			
	R12/11	7-5v			
	12	6-12			
	19	1-3			
R23/5/1	6-9v				
13/2	1-16v				
23/1	2-0				
41/10	1-16				
11/3	3-6v				
				98-03	

Total area - B-B
120-03.

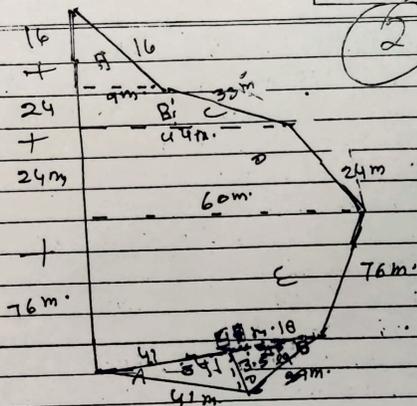
Handed over
 887/111
 - P1/5024/6/01
 SSSB
 Taken over
 Boharjee - S
 N.T.
 29/6/80

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY. DIRECTOR HORT. VIII
B2-B JANAKPURI NEW DELHI

Detail List of parks Under Hort. Div. VIII handed over to SDMC (less then 3 acre)

S.No.	Name of Schemes	Area in Acres	No Of Park		Year
1	M/o NHP C-2 (Model Park) Janak Puri	2.65	1	SDMC	2016
2	M/o NHP (Veer Haqikat Vatika) at C-2 Janak Puri	1.79	1	SDMC	2016
3	M/o Green Belt C-3A at Janak Puri	2.66	1(Six piece)	SDMC	2016
4	M/o NHP (Near Petro Pump) at Janak Puri	0.27	1	SDMC	2016
5	M/O NHP B-3 (Kamla Malhotra) at Janakpuri	2.31	1	SDMC	2016
6	M/O NHP B-2 (Model Park) at Janakpuri	2.53	1	SDMC	2016
7	M/o Water Body near DTC Terminal, Najafgarh	1.36	1	SDMC	2016
8	M/o Water Body Senior Sec. School at Najafgarh	1.03	1	SDMC	2016
9	M/O NHP A-4 C at Janakpuri	1.00	1	SDMC	2016
10	M/O Park A-3/97 at Janakpuri	1.40	1	SDMC	2016
11	M/O Park NHP A-2/90 at Janakpuri	0.41	1	SDMC	2016
12	M/O Park A-1 B at Janakpuri (Gim wala)	1.92	1	SDMC	2016
13	M/O Park A-1 /248 at Janakpuri (opp. Gim) L-Shape	1.28	1	SDMC	2016
14	M/O Park A-1 /314 at Janakpuri (Battak wala).	0.81	1	SDMC	2016
15	M/o A-1 Green belt near Pankha Road	0.24	1	SDMC	2016
16	M/o NHP near Asalat Pur Village	0.61	1	SDMC	2016
17	M/o NHP near DTC Colony at Hari Nagar	2.44	1	SDMC	2016
18	M/o NHP at Partap Nagar	2.66	1	SDMC	2016
19	M/O NHP Chanchal Park D-Block at Janakpuri	0.95	1	SDMC	2016
20	M/O NHP Park No. 38 D-Block at Janakpuri	1.07	1	SDMC	2016
21	M/O NHP Park No. 27 D-Block at Janakpuri	1.00	1	SDMC	2016
22	M/O MP green area Todapur	2.39	1(Two Piece)	N MCD	2016
23	M/o Green belt MS Block (Kanhiya Park) at Hari Nagar	0.99	1	SDMC	2016
24	M/o Green belt MS Block (Ekta Park Park) at Hari Nagar	2.03	1	SDMC	2016
25	M/O Shyan Vihar (NearMetro Station) at Najafgarh	1.19	1	SDMC	2016
26	M/O Park and green belt RSP/NHP at A Block Bakkarwala	2.01	1	SDMC	2016
27	M/O Park and green belt and RSP at C Block Bakkarwala	1.20	1	SDMC	2016
28	M/O Shastri Park at Inderpuri	2.72	1	N MCD	2016
29	M/o Park at site No.-1 Shankar Road	1.08	1	N MCD	2016
30	M/o NHP (Near Varinder Nagar) at Janak Puri	0.55	1	SDMC	2017
31	M/O Park near CRPF Colony at Najafgarh (North side)	2.05	1	SDMC	2018
	Total	46.60			

Dy. Director(Hort.)-VIII
DDA



$area = A = 16 \times 9 / 2 = 72 m^2$
 $B = 24 \times 9 = 216 m^2$
 $C = 1/2 (S-A)(S-B)(S-C) \quad S = (A+B+C) / 2$
 $S = (35 + 33 + 24) / 2 = 46$
 $S(46-35)(46-33)(46-24)$
 $1/2 \times 46 \times 11 \times 13 \times 22 = 144716$
 $= 380.41 m^2$
 $D = (44 + 6) / 2 \times 24 = 1248 m^2$
 $E = 76 \times (41 + 18) / 2 = 59 \times 60 / 2 = 59.5 m$
 $= 3570 m^2$
 $G = 41 \times 3.5 / 2 = 71.5 m^2 = 18 \times 3.5 / 2 = 31.5 m^2$

Total = $3517.91 m^2 = 5.3634 A cars$
 Periphery = 359 m.

15/3/16
 Hand over by
 @Omveer Singh
 C.A.M.D.D.A

- 1 Location - water body N - D.T.C Terminal
- Net of garh.
- 2 area - 1.36 A cars - 5517.91 m²
- 3.1 Periphery - 359 m
- 4 Block exist or not exist
- 5 Broken B wall
6. Exist grill or not 175 No
7. Required grill or not - 6 No
8. Pipeline exist or not - Nil
9. Required pipeline - 238 m.
10. C.B. exist or not - 3 No
11. Bench exist or not - 9 No
12. Tube Well exist or not. 1 No
13. Exist plant Tree - Nil
Shrub - Nil
14. Required plant Tree 59 No
Shrub - 359 No
15. Sign board - 2 No
16. area of grassing or not
17. Required good earth
18. Required manure
19. Exist Gash bin - 4 No
- 20.

Taken over by
 Omveer Singh
 S.O.M.S.D.M.C

Hand over by
 Omveer Singh
 S.O.M.S.D.M.C
 Sarvjit report
 Harveer Singh
 Socy



POWER OF ATTORNEY

IN THIS COURT OF NCT

OA No. 05 of 2025

Kaartar Singh & Ans. in re- Pfff/App./Petitioner/Complainant
VERSUS

Defdt. of Resdt.

G.NCTD & ORS.

KNOW ALL to Whom these presents shall come that I/we S.N. Meena (DD/LM/SWZ)
Delhi Development Authority on behalf of Delhi Development Authority the above named

do hereby appoint Deeksha Ladi Kakkar **DEEKSHA LADI KAKAR**
D/1154/08 Advocate
B-6/58 UGF
hereafter called the Advocate(s) to be my/our Advocate(s)
in the above noted case and authorise him/them :- Sardarjung Enclave M-9313419255
New Delhi-110029 E-deeksha.kakkar@sciladi.com

To act, appear and plead in the above noted case in this Court or in any other Court in which the same may be tried or heard and also in the appellate Courts.

To sign, file, verify and present pleading, replications, appeals cross-objections, or petitions for executions, revision restoration, withdrawal, compromise or other petitions, replies, objections written statements, affidavits or other documents as may be deemed necessary or proper for the prosecution of the case in all its stages.

To file and take back documents and also withdraw unspent diet money or printing charges that may arise touching or in any manner relating to the said case.

To take out execution proceedings.

To deposit draw and receive : money cheques, and grant receipts therefor and to do all other acts and things which may be necessary to be done for the progress and in the course of the prosecution of the said case.

To appoint and instruct any other Legal Practitioner authorising him to exercise the Powers and authorities hereby conferred unto the Advocates whenever they think fit to do so and to sign the power of attorney on my/our behalf.

And I/we the undersigned do hereby agreed to ratify and confirm to acts done by the Advocates of their substitutes in the matter as my/our own acts, as if done me/us to all intents and purposes.

And I/we undertake that I/we or my duly authorised agent would appear in the court on all hearings and will inform the Advocates for appearance, when the case is called.

And I/we undersigned to hereby agree to hold the Advocate or their substitutes responsible for the result of the said case in consequence of their absence from the Court when the said case is called up for hearing, or for any negligence of the said Advocates or their substitutes.

And I/we the undersigned do hereby agree that in the event of the whole or any part of the fee agreed by me/us to be paid to the Advocate remaining unpaid, he shall be entitled to withdraw from the prosecution of the said case until the same is paid up.

IN WITNESS WHEREOF I/we do here unto set my/our hand to these present the contents of which have been understood by me/us this day of 2025

Accepted,
Advocate(s) [Signature]
D/1154/08

DELHI DEVELOPMENT AUTHORITY
Vikas Sadan, New Delhi-23

[Signature]
Deputy Director(LM)SWZ
for DELHI DEVELOPMENT AUTHORITY
Delhi Development Authority
Dwarka, New Delhi-110075