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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
O.A. NO.311 OF 2022**

IN THE MATTER OF:

Dr. Jeet Singh Yadav

...Applicant

Versus

Govt. of NCT Delhi & Others

...Respondents

N.D.O.H.: 15.01.2026

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RESPONDENT No.3/DDA

THROUGH


DEEKSHA L. KAKAR
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NEW DELHI – 110029.

Ph. 9313119255 | deeksha.kakar@scladi.com

Enrol.No.D/1154/2008

Place: New Delhi
Dated: 09.12.2025

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

O.A. NO.311 OF 2022

IN THE MATTER OF:

Dr. Jeet Singh Yadav

...Applicant

Versus

Govt. of NCT Delhi & Others

...Respondents

**SIXTH STATUS REPORT ON BEHALF OF RESPONDENT
NO.3, DELHI DEVELOPMENT AUTHORITY, IN TERMS
OF THE ORDER DATED 18.11.2025.**

I, Kumar Rahul Dev Samtayan, S/o Sh. Ashok Kumar, aged about 38 years, presently posted as Superintending Engineer, DDA, having my office at Mangla Puri Office Complex ,Palam ,New Delhi , do hereby solemnly affirm and declare as under:

1. The Deponent is well conversant with the facts and circumstances of the present case based on the official records maintained by the Delhi Development Authority ("DDA") and is duly authorised and competent to swear and depose this Affidavit.
2. The answering Respondent has already placed on record comprehensive Affidavits/Status Reports dated 04.02.2023, 21.08.2023, 23.05.2025, 23.09.2025 and 01.11.2025, detailing the factual status of the water bodies/johads situated in Village Mundka, including the extent of encroachments, demarcation undertaken



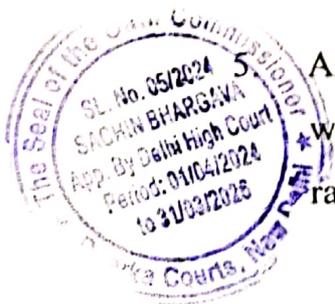
through Total Station Survey (TSS"), and the steps initiated for restoration/rejuvenation in accordance with law.

2

3. The present Status Report is being filed pursuant to and in furtherance of the directions issued by this Hon'ble Tribunal vide Order dated 18.11.2025, whereby this Hon'ble Bench after reviewing the earlier status reports, was pleased to direct the concerned land-owning agencies, including the DDA, to undertake effective and time-bound action for finalisation of demarcation and file specific demarcation reports mentioning the boundaries and measurements of the ponds in question with specific measurements of the areas encroached upon, names, parentage and address of the encroachers with details of the areas encroached upon and nature of encroachment made by them and measures taken/required to be taken for removal of encroachments with specific timelines.
4. The answering Respondent craves leave to refer to, rely upon and supplement the previously filed reports, and hereby places on record the updated status of action taken, in terms of the directions of this Hon'ble Tribunal under the Order dated 18.11.2025.

KHASRA NO. 142/(3-1)

As verified through the TSS and demarcation, the waterbody remains naturally filled with accumulated rainwater and sub-soil water and extends partly over



DDA land with no encroachment and partly over the adjoining privately owned land. Copy of the demarcation report dated 20.01.2025 along with the TSS drawing is annexed hereto as **Annexure R-1 (colly)**.

6. Access to the site, however, continues to be significantly hindered owing to the objections raised by adjoining private landowners, who are restraining the movement of departmental machinery through their lands. Previous attempts to commence the boundary-wall construction could not be materialised due to objections raised by the said private landowners.
7. The SHO of the concerned Police Station has once again been requested to provide requisite assistance for facilitating on-ground execution of rejuvenation works. Police assistance is presently being extended. The fresh work order issued on 10.11.2025 could be operationalised only from 27.11.2025 due to Graded Response Action Plan (“GRAP”) restrictions imposed from 11.11.2025 to 26.11.2025. Copy of the letter dated 09.09.2025 addressed to the concerned Police Station is annexed hereto as **Annexure R-2**. Copy of the Work Order dated 10.11.2025 is annexed hereto as **Annexure R-3**.
8. The site continues to experience substantial ingress of sub-soil water owing to the high water table of the area, resulting in natural submergence during excavation. Dewatering operations are also being undertaken



simultaneously to stabilise the site and enable uninterrupted progress of works.

9. Construction of the Boundary-wall for the water body has now commenced at site and is presently underway, subject to ground conditions and continued assistance from the concerned authorities. Photographs depicting the ongoing works are annexed hereto as **Annexure R-4 (colly)**.

KHASRA NO (178/1) (01-19)(1643.85SQM) BIGHA-BISWA

10. As per the verified demarcation record pertaining to Khasra No. 178/1, admeasuring 01-19 bigha-biswa (1643.85 sq. m.), the total on-site area comprises approximately 49.8% (818 sq. m.) of well-maintained park area and 50.2% (825 sq. m.) of vacant land. The complete demarcation plan, boundary details, measurements of the water body/pond area, extent of vacant land, and particulars relating to encroachment are annexed hereto as **Annexure R- 5**.

11. By the letter dated 04.11.2025, issued by the Executive Engineer, DPD-I, DDA, a formal request was made to the SHO, Police Station Mundka, seeking deployment of adequate police force comprising at least 100 police personnel including lady constables to facilitate the demolition programme for removal of encroachment in Khasra No. 178/1, Village Mundka. The said communication records that an unauthorised



construction had been raised on the water body land, and that demolition was to be undertaken under the joint supervision of the Engineering Department, Land Management Wing (West Zone), and the Revenue Department, GNCTD. A copy of the said letter dated 04.11.2025 is annexed hereto as **Annexure R-6**.

12. In furtherance of the demolition notices dated 04.11.2025, demolition proceedings were undertaken on 10.11.2025 for removal of encroachment from Khasra No. 178/1, Village Mundka. The said exercise was conducted under the supervision of the Kanoongo (LM/WZ/DDA), AE/DPD-I, JE/DPD-I, and with requisite police assistance provided by the Police Station, Mundka. As recorded in the Joint Demolition Report dated 10.11.2025, the operation was carried out peacefully, and the unauthorised construction raised on the water body land was duly removed.
13. Subsequently, on 11.11.2025, a follow-up demolition programme was again undertaken at the same location in continuation of the demolition notice dated 04.11.2025. The Joint Demolition Report dated 11.11.2025 confirms that the encroachment on Khasra No. 178/1 stood fully removed, It is further submitted that approximately 55% of the area stands developed and maintained as a park, while the remaining 45% comprises vacant land. Copies of the Joint Demolition Reports dated 10.11.2025 and 11.11.2025, along with the site photographs, are annexed hereto as **Annexure R-7**



(colly).

TAKIYA TALAB (373/1)(15-18 BIGHA-BISWA),
(13403.7SQM)

14. As per the verified demarcation drawings pertaining to Khasra No. 373/1 (Takiya Talab), admeasuring approximately 15–18 bigha/biswa (13403.70 sq. m), the detailed measurement of the water body, adjoining structures, encroached portions, and on-site amenities has been tabulated and mapped. The total area assessed on ground is approximately 16,557.492 sq. m., which includes the water-filled portion 8,622.411 sq. m., out of which 3,334.34 sq. m. lies outside the revenue boundary of Khasra No. 373/1. There is a well-maintained park area measuring around 3,480 sq. m.(approx.), road area measuring 2,020.25 sq. m.(approx.), temple area 349.231 sq. m. (approx.), MCD/Post Office structure 115 sq. m. (approx.), and approximately 1,970.6 sq. m. is under occupation of private encroachers. The complete demarcation plan, boundary details, pond measurements, extent of encroachment as verified on site, are annexed hereto as **Annexure R- 8**.

15. That as per the updated demarcation and inspection record, the total encroached portion of the water body situated in Khasra No. 373/1, Village Mundka, has been assessed at approximately 30.9% of the land area. The encroachments comprise permanent commercial and residential structures raised by private individuals, a



peripheral road (14.06%), a temple structure (2.6%), and the existing MCD/Post Office building (0.79%). The largest encroachment approximately 10.78% has been raised by Smt. Kamla Devi, consisting of multiple permanent built-up units and open vacant land. Demolition action is proposed in mid-December 2025. The detailed chart reflecting the category of encroachers, particulars of the encroachers, extent of encroachment, nature of construction, and proposed action is annexed hereto as **Annexure R-9**.

16. It is respectfully submitted that a Joint Inspection and on-site survey was conducted on 07.11.2025 in the presence of the concerned officers of DDA, and local residents of Village Mundka, for verification of the demarcation and physical condition of the water body situated in Khasra No. 373/1 (Takiya Talab). As recorded in the Joint Inspection Report, the survey drawing was prepared strictly on the basis of ground realities and inputs from the villagers. The jointly measured area of the pond was assessed as 13,397.59 sq.m., which corresponds closely with the revenue area of 13,403 sq. m, excluding encroachments. It was further observed that the khasra number pertaining to the pond premises is, however, enclosed by an RCC road and existing boundary wall from all four sides, with internal components comprising (i) the water-filled portion, (ii) Dr. B.R. Ambedkar Park, (iii) the Shiv Temple area, (iv) an additional temple structure, and (v) a transformer area.



17. The Joint Inspection further records that, as per the verified TSS drawings, the demarcation line presently excludes certain portions of the water-filled pond area and in some segments passes through the centre of the existing water body. The report also enumerates the list of encroachers along with the extent of occupied areas—including the claims of Smt. Kamla Devi (1,931.45 sq. m), Shri Meer Singh (various parcels allotted during the 1976–77 consolidation/Chakbandi process), occupants of Khasra No. 779/4, road encroachment (approx. 2,024 sq. m), the Post Office structure (115 sq. m), and the temple area (approx. 349.21 sq. m), presently under consideration of the Religious Committee for consideration whether the temple are to be considered encroachment or not. A copy of the Joint Inspection Report dated 07.11.2025 is annexed hereto as **Annexure R-10**.

18. That by the communication dated 14.11.2025, the Executive Engineer, DPD-I, DDA informed the Sub-Divisional Magistrate, Punjabi Bagh, regarding the demolition action proposed to be undertaken in respect of the encroachments identified on the water body situated in Khasra No. 373/1 (Takiya Talab), Village Mundka,. The said letter records that pursuant to the directions of the Hon'ble Tribunal, a joint meeting was convened by the office of the SDM, Punjabi Bagh, on 06.11.2025 for finalising the demarcation and inspection findings of the water body, and that a Joint Survey was



thereafter carried out on 07.11.2025. As noted therein, the Joint Inspection Report dated 07.11.2025 annexed with the communication details the encroachments and includes the list of encroachers as per the verified drawings, necessitating initiation of demolition proceedings in accordance with law. A copy of the said letter dated 14.11.2025 is annexed hereto as **Annexure R-11**.

19. In continuation of the earlier vacation and demolition notices, and pursuant to the directions of this Hon'ble Tribunal, fresh notices dated 18.11.2025 were issued by the DDA to all identified encroachers on the water body situated in Khasra No. 373/1 (Takiya Talab), Village Mundka, under Sections 30(1) and 31(1) of the Delhi Development Act, 1957. The said notices—served upon the concerned occupants including (i) HNOC (Kunwar Lal/ Bhim Singh)/Near Mandir, (ii) Smt. Kamla Devi, and (iii) Shri Meer Singh, Copies of the notices dated 18.11.2025 issued to the respective encroachers are annexed hereto as **Annexure R-12 (colly)**.
20. The SDM, Punjabi Bagh, vide Minutes of Meeting dated 24.11.2025, directed the DDA and Revenue Department to jointly identify the actual area of the water body in Khasra No. 373/1 (Takiya Talab) on the basis of revenue records and to conduct a joint field survey on 27.11.2025 for verification of encroachments. The Minutes further record that several private individuals have raised ownership claims over adjoining Khasra numbers and



that such claims may require a comprehensive TSS of the entire Village Mundka, which is a time-consuming exercise. A copy of the Minutes of Meeting dated 24.11.2025 is annexed hereto as **Annexure R-13**.

21. That Vide letter dated 26.11.2025, the Executive Engineer, DPD-I, DDA requested the Deputy Director (LM), West Zone, to urgently examine the objections submitted by the encroachers in response to the notices issued for removal of encroachment from Khasra No. 373/1 (Takiya Talab), Village Mundka. The communication further sought clarification on the claims raised by the occupants and requested LM/WZ to undertake verification of documents and re-demarcation of the disputed Khasra numbers in coordination with the Revenue Department, wherever required, to prevent any further dispute before initiation of demolition proceedings. A copy of the said letter dated 26.11.2025 is annexed hereto as **Annexure R- 14**.

22. Further Joint Inspection was carried out on 27.11.2025 in the presence of the Kanoongo (GNCTD), Patwari (WZ/DDA), JE/DPD-I, and local residents to reassess the physical condition and extent of the water body in Khasra No. 373/1 (Takiya Talab), an encroachment of approximately 125 sq. m was noted in respect of the MCD/Post Office structure, for which a notice dated 27.11.2025 was issued granting three months for vacation or relocation. A copy of the Joint Inspection Report dated 27.11.2025 is annexed hereto as **Annexure**



23. It is respectfully submitted, that the one encroacher/occupant, namely Shri Meer Singh (represented by Smt. Rajbala Vats, W/o Late Shri Rajmal Vats), has asserted independent ownership over portions of Khasra Nos. 778/2/2 and 779/4., indicating that the property claimed by the appellant is distinct and separate from the water body 'Takiya Talab' forming part of Khasra No. 373/1. In view thereof, vide Order dated 02.12.2025 in Appeal No. 776/25, the Appellate Tribunal, MCD, has stayed the operation of the impugned notice dated 09.10.2025, and the matter has been listed for arguments on 13.03.2026. A copy of the Order dated 02.12.2025 is annexed herewith as **Annexure R- 16.**

24. It is further submitted that, in continuation of the earlier notices issued for removal of unauthorised encroachments from the water body situated in Khasra No. 373/1 (Takiya Talab), Village Mundka, a Final Notice dated 06.12.2025 has been issued to Smt. Kamla Devi, calling upon her to vacate and remove the illegal construction raised over Government waterbody land within 72 hours. The said notice records that despite multiple Show Cause Notices and reminders issued by this office, the encroacher has neither established any lawful title/authority nor complied with the directions to remove the encroachment, as the area under her occupation stands categorically identified as an



encroachment within the demarcated waterbody premises as per the verified record. The notice further states that failure to comply shall entail coercive demolition action without further notice, and that the cost of demolition and debris removal shall be recovered from the encroacher, in accordance with law. Demolition is proposed for 19.12.2025. A copy of the Final Notice dated 06.12.2025 issued to Smt. Kamla Devi is annexed herewith and marked as **Annexure R-17**.

KHASRA NO. 163/1)(04-16 BIGHA-BISWA)/ (4046.4 SQM) DADA DOBA TEMPLE

25. As per the verified demarcation in respect of Khasra No. 163, commonly known as “Dada Doba Temple”, admeasuring 04–16 bigha–biswa (4046.40 sq. m.), the site was already developed, prior to its handing over to the DDA, as a water body, park, and part of the Dada Doba Mandir. The present on-site measurements reflect approximately 1,147 sq. m. of water-filled area, 2,820 sq. m. of well-maintained park area, and about 73 sq. m. constituting the temple edge portion, along with an additional 200 sq. m. comprising an RCC common roof sitting area (without walls), out of the total revenue area of 4,096 sq. m. The complete demarcation plan, boundary details, pond measurements, and particulars relating to the existing structures have been compiled and are annexed herewith as **Annexure R-18**.

26. It is respectfully submitted that the verified demarcation identifies a single instance of structural occupation within



the water body area, namely an entry/exit gate portion of the existing temple admeasuring approximately 73 sq. m., constituting about 1.7% of the total area. The said structure is of a permanent nature and functions as the religious access gateway to the temple premises, the matter has already been referred to the Religious Committee, GNCTD, for appropriate guidance. The detailed encroachment particulars are annexed herewith as **Annexure R-19**.

27. It is further submitted that the process of de-silting of the existing water body will be commenced at site within a period of 30 days and is expected to be completed on or before 31st January, 2026, subject to ground conditions and continued administrative facilitation.
28. The answering Respondent respectfully places reliance upon the recent judgment of the Hon'ble Supreme Court in *Municipal Corporation of Greater Mumbai & Ors. v. Pankaj Babulal Kotecha & Ors.*, 2025 SCC OnLine SC 1263, wherein the Hon'ble Court has categorically observed that a recreational park presently delivering substantial public benefits cannot be overlooked, that such spaces provide an essential green space in an increasingly concretized urban environment, with trees and foliage contributing significantly to oxygen generation, air purification, and microclimate regulation. The Court further noted that even ornamental water features, though not equivalent to a natural water body, nonetheless contribute to biodiversity. The Hon'ble



Supreme Court thus emphasized that transformed public amenities which have evolved into vital recreational nuclei and ecological assets over time warrant careful consideration and cannot be subjected to mechanical demolition merely on account of their historic antecedents. In view of these findings, the Hon'ble Supreme Court allowed the appeal, set aside the impugned judgment of the High Court, with a view to ensuring ecological balance within the larger urban ecosystem and preserving the existing park. A copy of the judgment dated 30.05.2025 passed in *Municipal Corporation of Greater Mumbai* (supra) is annexed herewith as **Annexure R-20**.

29. The above principles, as enunciated by the Hon'ble Supreme Court, apply with equal force to the present matter, wherein the verified demarcation reflects that substantial portions of the sites in question, including areas in Khasra Nos. 373/1, 178/1 and 163, a significant portion of it is already developed as well-maintained parks, green zones, with mature vegetation, public roads, or temple precincts with public utility value.
30. The answering Respondent respectfully submits that it has been complying with all directions issued by this Hon'ble Tribunal in letter and spirit and shall continue to do so. The DDA further undertakes to abide by any further orders or directions that may be passed by this Hon'ble Tribunal.




DEPONENT

VERIFICATION:

Verified at New Delhi on this 09 DEC 2025 day of December, 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.


DEPONENT



Identified the deponent who has signed/put thumb impression in my presence.

09 DEC 2025

VERIFIED THAT THE DEPONENT
Shri/Smt. Kumari Rakul Devi Sawhney,
S/o. Mr. D.P. Khosla,
R/o. D.P.A. Mangroose, Palam Delhi
identified by Shri/Smt. Deekha K. Khosla
has solemnly affirmed that the contents of the affidavit which have
New Delhi on 09 DEC 2025 at 18
been read & explained to him are true and
correct to his knowledge



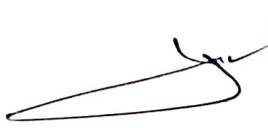

Oath Commissioner
New Delhi

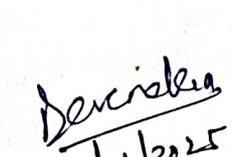
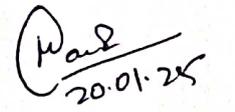
Annexure R-1 (Colly) 16

TSS Report Dated:- 20-01-2025

On the direction of Higher Authorities & as per schedule fixed vide report dated 18-01-2025, Today i.e 20-01-2025, Sh. Devendra Kr. Verma, Kanungo, LM/W2, DDA, Sh. Vijendra Datas, Kanungo, ofo SDM (PB), Sh. Shakti Singh, Halka Patwari ofo SDM (PB) with record, Sh. Meher Manish Verma, JE, RPD-III, DDA with Surveyor are present at site for marking at site as per TSS drawing.

The marking at site of Kch. No. 142 of village Mundka was started & the marking of the land bearing Kch. No. 142 of village Mundka (all side of Kch. No. 142 of village Mundka) was completed in presence of all above mentioned officials.


20/01/25
Sh. Meher Manish Verma
20-01-25
Flug / P. B


20/01/2025
Devendra Kr. Verma
20/01/2025
Kanungo / LM/W2 / DDA
Ammar
TSS Surveyor
20/1/2025

20.01.25
(JE / RPD.3)



दिल्ली विकास प्राधिकरण
कार्यालय अधिशासी अभियंता
रोहिणी परियोजना खण्ड-3
मधुबन चौक, सेक्टर-14,
रोहिणी, दिल्ली-110085

Email: eerpd3dda@gmail.com

No.F.1(83)/AE-II/RPD-3/DDA | 468

Date: 09/09/2025

To,

1) The Station House Officer
Police Station Kanjhawala,
Kanjhawala-Ghevra Road,
Delhi.

2) Station House Officer
Police Station Mundka
New PVC Market Tikri kalan
Delhi, 110041

Sub: Providing the police force for execution of work in water body at khasra no. 142, Village Mundka.

Ref :- 1) F1(83)AE-II/RPD-3/DDA/203 dated 05.05.2025

In reference to above cited subject, it is intimated that this office had awarded the work for protection and rejuvenation of the water body at Khasra no. 142 of Village Mundka on the direction of Hon'ble NGT Court. The scope of work include Construction of boundary wall around the water body of khasra no 142 near Satlok Ashram in Mundka. The land of water body is demarcated at site by concerned Revenue, GNCTD and LM branch of DDA. The land of water body is inside around 100 metres from main road. Some unknown persons claiming their land around the water body are obstructing the movement of machinery and material to the said water body and creating hinderance in execution of work. They have been requested to cooperate in government work and let the work be done but these persons are not allowing the work to start. This work holds immense importance as it is being monitored by Hon'ble NGT Court. The orders issued by Hon'ble NGT along with photographs are hereby enclosed for ready reference. The site coordinates are 28.691071N, 77.019142E. Hence, you are once again requested to provide necessary police force by considering your area jurisdictions for smooth execution of the work at the earliest as the next date of Hearing in Hon'ble NGT Court is 24.09.2025. For any kind of assistance, Sh. Meher Manish Verma, JE from this office may be contacted at Mob No. 8726246997.

Manish Verma
08/09/2025
Executive Engineer
RPD-3/DDA

Copy to:-

1. CE(RZ) for kind information please.
2. SE/RCC-3/DDA for kind information please.
3. ACP Nangloi Police Station Nangloi Delhi-110041 vide your office letter no 1/THE/PB/2025/6430-32 dated 13.08.2025 to again direct the concerned SHO for necessary assistance.
4. EE/DPD-1/DDA for kind information please in resect of NGT Court Case vide OA No. 311/2022 titled as Dr. Jeet Singh Yadav V/s GNCTD & ors.
5. AE-II for information and pursuance.
6. M/s Sunrise Enterprises A-69, Adhyapak Nagar, New Delhi-110041 for information and neccessry action.
7. Guard File.

/
Executive Engineer
RPD-3/DDA

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE EXECUTIVE ENGINEER
ROHINI PROJECT DIVISION - 3
4th FLOOR, D.D.A. OFFICE COMPLEX, SECTOR-14, ROHINI, DELHI-110085

No.F.1(17)/A/c/RPD-3/DDA/2025-26/ 589

Date: - 10/11/25

To,

Sh. Abhilash Kumar,
86, 1st Floor, Prahladpur Bangar,
New Delhi-110042.

Name of work : Conservation of water bodies in Rohini Zone.

SH : Desilting and maintenance of water body at Khasra no 142 of village Mundka, Delhi.

Reference: - 1) Performance Guarantee submitted by you vide your letter received through dairy no. 1619 dated 03.11.2025.2) This office letter of intent/acceptance of your tender issued vide No F.1(12)A/c/RPD-3/DDA/2025/26/564 dt. 31.10.2025.

Kind reference to above letters, your percentage rate tender for the above mentioned work has already been accepted on behalf of DDA at your tendered rates given as below: -

1.	Estimated cost	INR 22,47,828/- (Rupees Twenty Two Lakh Forty Seven Thousand Eight Hundred Twenty Eight only)
2.	Tendered Amount	INR 17,52,182/- (Rupees Seventeen Lakh Fifty Two Thousand One Hundred Eighty Two Only)
3.	Percentage	@ -22.05% (Twenty Two point Zero Five) below the Estimated Cost
4.	Time allowed	45 Days

The Gross total amount of work to be done should be strictly within the tendered cost.

You are therefore requested to attend the office of the undersigned to sign the formal agreement with a stamp paper (non-judicial) worth Rs.50/-within 15 (Fifteen) days from the stipulated date of start, failing which the acceptance of work in your favor is likely to be withdrawn and the entire amount of Performance Guarantee deposited by you for this work shall be forfeited absolutely to the DDA.

You are also directed to contact the AE-II/RPD-3 at site for taking possession of site and commence the work within ten days from the date of issue of this letter.

Handwritten signature
10/11/2025
EE/RPD-3/DDA

o/c

1138
DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE EXECUTIVE ENGINEER
ROHINI PROJECT DIVISION NO. 3
4TH FLOOR MADHUBAN CHOWK, SECTOR-14,
ROHINI, DELHI-110085

20

No. F.4(4)/AE(P)/RPD-3/DDA/ 727

Dated: 30/11/2024

Memorandum

The Detailed estimate for the following work amounting Rs.23,92,824.00 (Rupees Twenty Three Lakhs Ninety Two Thousand Eight Hundred Twenty Four Only including contingencies @5% is hereby technically sanctioned.

1. N.O.W : Conservation of Water Bodies in Rohini Zone.
2. Sub-Head : Desilting and maintenance of water body at Khasra no 142 of village Mundka, Delhi.
3. Estimated cost : Rs. 22,78,880.00/-
4. A/A &E/S :
5. A/R &M/O No. :
6. T.S No. : 24/EE/RPD-3/DDA/2024-25
7. Amt. of A/R & M/O Estimate :
8. Time Allowed : 45 days

Handwritten signature
30/11/2024

**EXECUTIVE ENGINEER
RPD-3/DDA**

Copy to:-

1. SE/RCC-3/DDA for information.
2. AE-I&III/RPD-3 for information & n.a.
3. AAO/RPD-3 for information & n.a.

or

Handwritten signature
30/11/2024

**EXECUTIVE ENGINEER
RPD-3/DDA**

DELHI DEVELOPMENT AUTHORITY

N.O.W. :- Conservation of water Bodies in Rohini Zone.
 Sub Head :- Desilting and maintenance of water body at Khasra no 142 of village Mundka, Delhi.
 Major-Head: - Nazul A/C-II
 Estt. Cost:- Rs.20,60,968/-

HISTORY

An estimate amounting to for Rs. 21,64, 016/- (Rupees Twenty one Lakhs Sixty-four Thousand Sixteen only) including 5% contingencies has been prepared to cover the probable cost of the above cited work.

Khasra No. 142 of village Mundka is a Gram Sabha land (Gair Mumkin Johad) which was handed over to LM, DDA by BDO (West), GNCTD on 12-10-2020. Further said land has been transferred to Engineering Wing i.e., RMD- 6, DDA on 20-10-2021.

At present said land is under Jurisdiction and watch & ward of EE(RPD-3) DDA. TSS drawing of the water body in khasra no. 142 is enclosed. A matter titled as "Dr. Jeet Singh Yadav vs. GNCTD & Ors.", O.A No. 311/2022 pending before the Hon'ble National green Tribunal. The last date of hearing was 25.10.2024. According to Hon'ble National green Tribunal since it is an admitted position that Khasra Nos in question where water bodies existed are now with the DDA, the whole and sole responsibility to rejuvenate water bodies is on DDA. The Hon'ble NGT gave one months' time to report progress in the matter.

In view of the above, this estimate of maintenance of water body in khasra no. 142 of Mundka, this estimate has been prepared. Most of the area of Khasra no. 142 is water logged. This water logging is also in adjacent khasras i.e. 15/1 & 15/2 of village Mundka. Three side boundary wall with SFRC grills, Toe wall along water body and path with 60mm paver blocks is considered in this estimate. As the area beyond khasra no. 142 is water logged therefore the 4th side of water body couldn't be boundary walled without filling the water logged area.

Design & Scope: - The included provisions are briefed below:

1. Boundary wall & toe wall with non modular fly ash bricks
2. Path with 60mm thick paver blocks

Rate: - Based on CPWD DSR-2023.
Specification: - CPWD specifications 2021 Vol.-I&II with up-to-date correction slips/amendments.
Method: - By call of E-Tenders.
Land: - Available.
T & P: - To be arranged by the contractor.
W/C Estt: - To be met out from 5% contingences.
Time Allowed: - 45 days

Signature
30/11/2024

Executive Engineer
Rohini Project Division-3

: Cleaning and maintenance of water body at Khasra no 142 of village Mundka, Delhi.

S.No.	Description of Items	Qty.	Unit	Rate	Amount	DSR-23, ITEM NO.
1	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan), including dressing of sides and ramming of bottoms, lift upto 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m All kinds of soil.	155.86	cum	260.30	40570.62	2.8
2	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and for all lift, as directed by Engineer-in-charge. All kinds of soil	563.63	cum	177.5	₹ 1,00,044.33	2.6.1
3	Extra rates for quantities of works, executed: In or under water and/or liquid mud, including pumping out water as required	563.63	cum	35.50	₹ 20,008.87	2.24.1
4	Surface dressing of the ground including removing vegetation and inequalities not exceeding 15 cm deep and disposal of rubbish, lead up to 50 m and lift up to 1.5 m. All kinds of soil	1500.00	sqm	34.15	₹ 51,225.00	2.28
5	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering. All work up to plinth level 1:2:4 (1 cement : 2 coarse sand (zone-III) including manufactured sand derived from Recycled Concrete Aggregate (RCA) upto 25% : 4 graded stone aggregate 20 mm nominal size including Recycled Concrete Aggregate (RCA) upto 25%)	7.80	cum	7654.85	₹ 59,707.83	4.1.3A
6	1:5:10 (1 cement : 5 manufactured sand derived from Recycled Concrete Aggregate (RCA) : 10 graded stone aggregate 40 mm nominal size Recycled Aggregate (RA))	49.43	cum	4911.85	₹ 2,42,792.75	4.1.10A
7	Brick work with non modular fly ash bricks conforming to IS:12894, class designation 7.5 average compressive strength in foundation and plinth in: Cement mortar 1:6 (1 cement : 6 Coarse sand)	158.38	cum	5837.45	₹ 9,24,535.33	AOR
8	12 mm cement plaster of mix : 1:6 (1 cement: 4 coarse sand)	362.71	sqm	343.65	₹ 1,24,645.29	13.4.2
9	15 mm cement plaster on the rough side of single or half brick wall of mix : 1:6 (1 cement: 4 coarse sand)	237.42	sqm	395.35	₹ 93,864.00	13.5.2
10	Finishing walls with water proofing cement paint of required shade : New work (Two or more coats applied @ 3.84 kg/10 sqm)	600.13	sqm	113.75	₹ 68,264.79	13.44.1
11	Providing and laying 60mm thick factory made cement concrete interlocking paver block of M -30 grade made by block making machine with strong vibratory compaction, of approved size, design & shape, laid in required colour and pattern over and including 50mm thick compacted bed of coarse sand, filling the joints with line sand etc. all complete as per the direction of Engineer-in-charge.	291.60	sqm	972.00	₹ 2,83,435.20	16.68
12	P/F SFRC Fence V Shape railing of size 1000x1000x50 mm of M-30 grade concrete suitability reinforced using vibrio compaction process using jointless FRP moulds and fixed in a block of mix 1:2:4 (1 cement : 2 coarse sand: 4 graded stone aggregate 20 mm nominal size)(Cost of CC 1:2:4 will be paid separately).	158.00	Each	862.75	₹ 1,36,314.50	AOR
13	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required. In gratings, frames, guard bar, ladder, railings, brackets, gates and similar works	321.00	kg	172.60	₹ 55,404.60	10.25.2
14	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade : Two or more coats on new work	21.60	sqm	226.25	₹ 4,887.00	13.62
15	Dry brick pitching half brick thick over side slopes of the pond including supply of bricks and preparing the surface complete : (a) With common burnt clay F.P.S. (non modular) bricks of class designation 7.5	105.00	sqm	647.35	₹ 67,971.75	AOR
16	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift upto 1.5 m	20.51	cum	253.95	₹ 5,208.51	2.25
			Total		₹ 22,78,880.37	
			Correction factor=0.973 except for the item No 7, 12 15		₹ 11,19,007.20	
			Estimated cost		₹ 22,47,828.00	
			contingencies @ 5%		₹ 1,12,391.00	
			Total		₹ 23,60,219.00	

The estimate amounting to Rs. 23,60,219.00 I/c 5% contingencies is hereby sanctioned.

tohan
AE(P)/RPD-3 30/11/24

AE(P)

Sharan
30/11/24
EE(PD-3)

Details of Quantity For Khasra NO 142 Mundka

Sr. No.	Description	No.	Length	Width	H/D	Qty	Unit
1	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains						
	For boundary wall and toe wall Length of boundary wall=(12.0+42.7+60.4+42.7+3.0)-3m gate=157.80m	1	157.8	0.6	0.7	66.28	cum
	Toe wall along water body length=25.50+38.0+25.50=89.0m	1	89.00	0.46	0.55	22.52	cum
	Toe wall along path	2	145.80	0.46	0.50	67.07	cum
					Total	155.86	cum
2	Earthwork in excavation.....						
	For Desilting/levelling of of Water body, area 45% of water logged area i. E. 835 sqm as per available TSS	45%	835		1.50	563.625	cum
					Total	563.63	cum
3	Extra rates for quantities of works, executed: In or under water and/or liquid mud, including pumping out water as required.....						
	45% of water logged area small islands i. E. 835 sqm as per available TSS	45%	835.0		1.5	563.625	cum
					Total	563.63	cum
4	Surface dressing of the ground including removing vegetation and inequalities not exceeding 15 cm deep and disposal of rubbish, lead up to 50 m and lift up to 1.5 m. All kinds of soil measured by autocad from available TSS DRAWING i.e.-1500.0 sqm	1	1500			1500.00	sqm
5	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level : 1:2:4 (1 cement : 2 coarse sand (zone-III)						
	copling over wall	1	157.8	0.23	0.04	1.45	cum
	copling over toe wall		89	0.23	0.04	0.82	cum
	For 160 nos of Sfrc fencing	159	0.3	0.23	0.3	3.29	cum
	copling over toe wall along path	2	145.8	0.23	0.04	2.68	cum
	less for sfrc blocks	-159	0.3	0.23	0.04	-0.44	cum
					Total	7.80	cum
6	1:5:10 (1 cement : 5 coarse sand (zone-III):10						
	Below B/w		157.8	0.6	0.10	9.47	cum
	Below paver of 2.0 m width for 145.8mtr length		145.8	2	0.10	29.16	cum
	Below toe wall		89	0.46	0.10	4.09	cum
	Below toe wall along path	2	145.8	0.46	0.10	6.71	cum
	Total					49.431	cum
					SAY	49.430	cum
7	Brick work with Fly ash Bricks conforming to IS: 12894 in foundation and plinth in: Cement mortar 1:4 (1 cement : 4 coarse sand) Qty same as Item No 7						
	Boundary wall		157.8	0.345	0.30	16.33	cum
			157.8	0.46	0.15	10.89	cum
			157.8	0.575	0.15	13.61	cum
			157.8	0.23	1.16	42.1	cum
	Toe wall along water body		89.00	0.345	0.30	9.21	cum
			89.00	0.46	0.15	6.14	cum
			89.00	0.23	0.50	10.24	cum
	Toe wall path	2	145.8	0.23	0.30	20.12	cum
		2	145.8	0.34	0.3	29.74	cum
	Total					158.38	cum

8	12mm plaster in 1:6 in coarse sand						
	Boundary wall						
	Toe wall along water body	1	157.8	1.16	183.05	sqm	
	coping	1	89.00	0.5	44.50	sqm	
		1	157.8	0.27	42.61	sqm	
		1	89.0	0.27	24.03	sqm	
	B/w toe wall along path	2	145.8	0.27	39.37	sqm	
	Total	2	145.8	0.20	29.16	sqm	
					362.71	sqm	
				SAY	362.71	sqm	
9	15mm plaster in 1:6 in coarse sand For boundry wall,						
	Boundary wall	1	157.8	1.2	189.36	sqm	
	Toe wall along water body	1	89.00	0.54	48.06	sqm	
	Total				237.42	sqm	
				SAY	237.42	sqm	
10	Finishing walls with water proofing cement paint of required shade :						
	Qty same as 12mm plaster				362.71	sqm	
	Qty same as 15mm plaster				237.42	sqm	
	Total Qty				600.13	sqm	
11	Providing and laying 60mm thick factory made cement concrete.....						
			145.8	2	291.60	sqm	
12	Providing /Fixing Fence V Shape SFRC Grill....						
	Qty=	1	158		158	Each	
	say				158	Each	
13	Steelwork in builtup section	1			321	kg	
	For providing gates in vacant plots						
14	synthetic enamel paint new work	1.00	4.00	3.00	1.80	21.60	sqm
	For providing gates in vacant plots						
15	Dry brick pitching half brick thick over side slopes	1.00	7.00	15.00		105.00	sqm
16	Filling available excavated earth (excluding rock) in trenches, plinth,sides of foundations etc.						
	(Total excavatIOn					155.86	cum
	less foundation brickwork	16.33	10.89	13.61	9.21	85.92	cum
		6.14	29.74				
	less PCC					49.430	cum
					filling qty	20.510	cum

[Signature]
JE/RPD-3

[Signature]
AE/RPD-3

EE/RPD-3

DOG checked

[Signature]
29/11/24
AE(P)/RPD-3

[Signature]
EB/RPD-3

Measurements of Gate

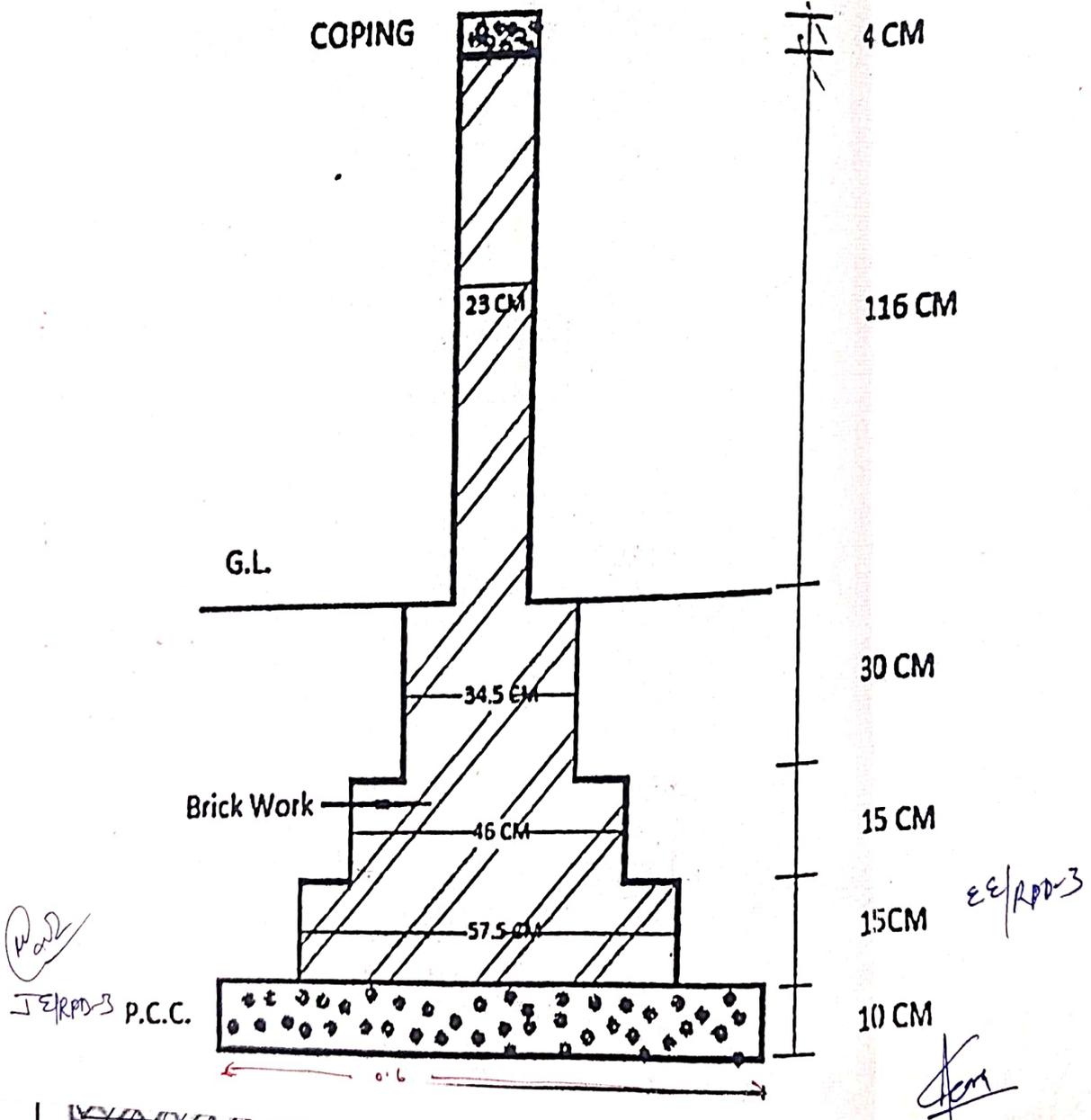
Sr No	Description	Nos	Length(mtr)	Width	Depth	Wt/Mtr	Total Weight(in Kg)	Remarks
1	Post							
	Channel Section 150x75x6 MM	4	2.4			16.8	161.28	
2	Peripheral Angle 60x60x6 MM							
	Horizontal Angle	2	2.5			5.44	27.2	As per IS
	Vertical Angle	4	1.8			5.44	39.17	808 : 2021
3	Flats, In Middle 50x6 MM	2	2.5			2.36	11.8	
4	Holdfast 4 Nos, Lum Sum					10	10	
5	Locking Arrangement					10	10	
	Square Bars 12 MM							
	No Of Bar=							
6	$2x\{[(1.25-0.12)/0.08]+1\}$	30	1.8			1.13	61.02	
	Total Weight						320.47	
						Say	321	

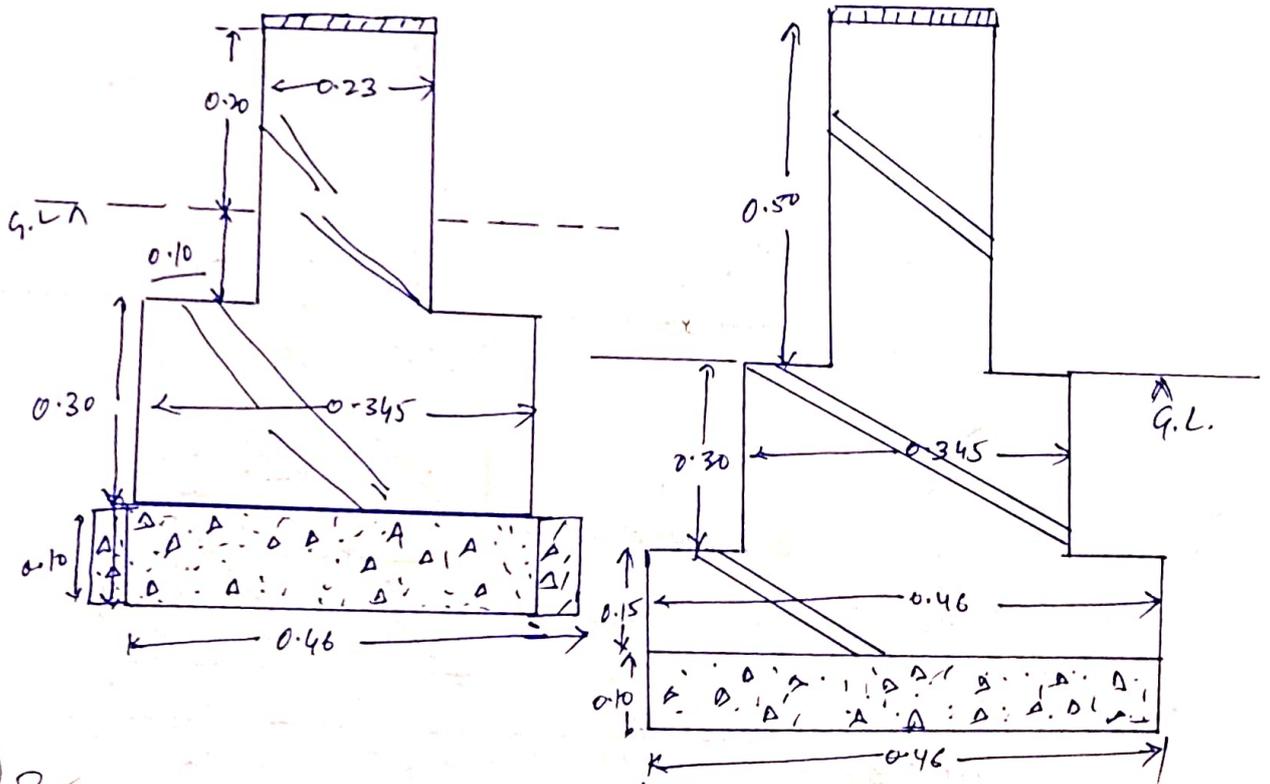
Note : 1. Average width of Gate is 3.00 m.

2. Average height of gate 1.8 m.


JE/RPD-3


AE-H/RPD-3

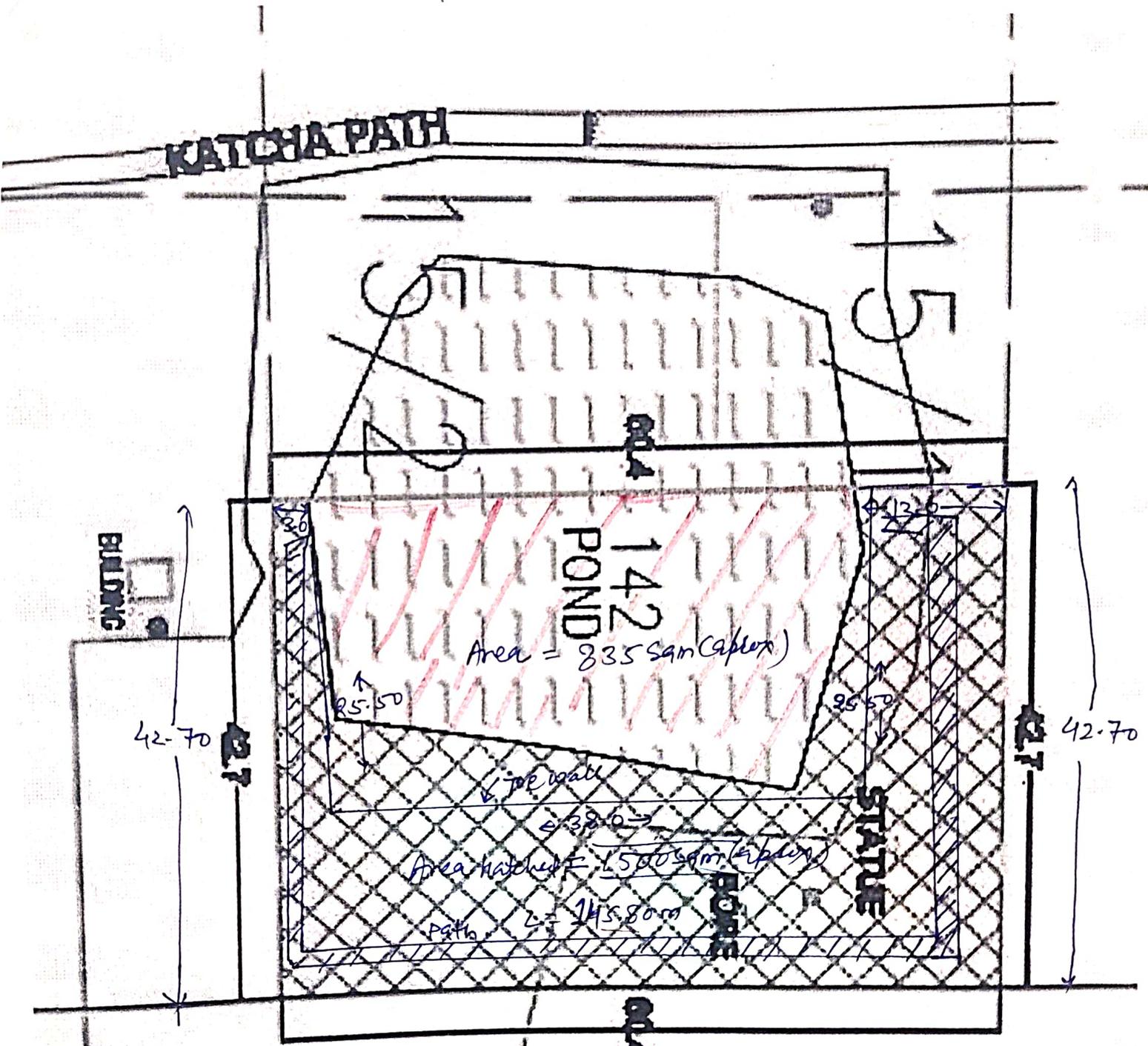




Wor
TE/RPD-2

Wor
TE/RPD-3

TSS



Boundary well = $L = 42.70 + 42.70 + 60.40 + 12.0 + 3.0 = 160.80 \text{ mtr.}$

JE/RPD-3

Aeara
AE-II/RPD-3

EE/RPD-3

94W

Copy to: -

1. CE (Rohini) DDA - *for kind information.*
2. SE/RCC -1 &3 Rohini, DDA.
3. F. O. to CE (Rohini), DDA
4. Sr.AO/CAU (Rohini), DDA
5. EE/QAC-V, DDA.
6. All EE's Rohini Zone.
7. Labour Commissioner, 15, Rajpur road, Delhi.
8. AO(W)- III, DDA.
9. Secretary, CRB, VikasMinar.
10. All AEs &AE(P), AAO/ ASO, RPD-3/DDA.
11. Notice Board RPD-3/DDA.
12. NIC, New Delhi for information and necessary action.
13. Agreement Copy - *forming part of the Agreement.*
14. Director (System) for uploading on DDA website.

Sharma 10/11/2025
EE/RPD-3/DDA

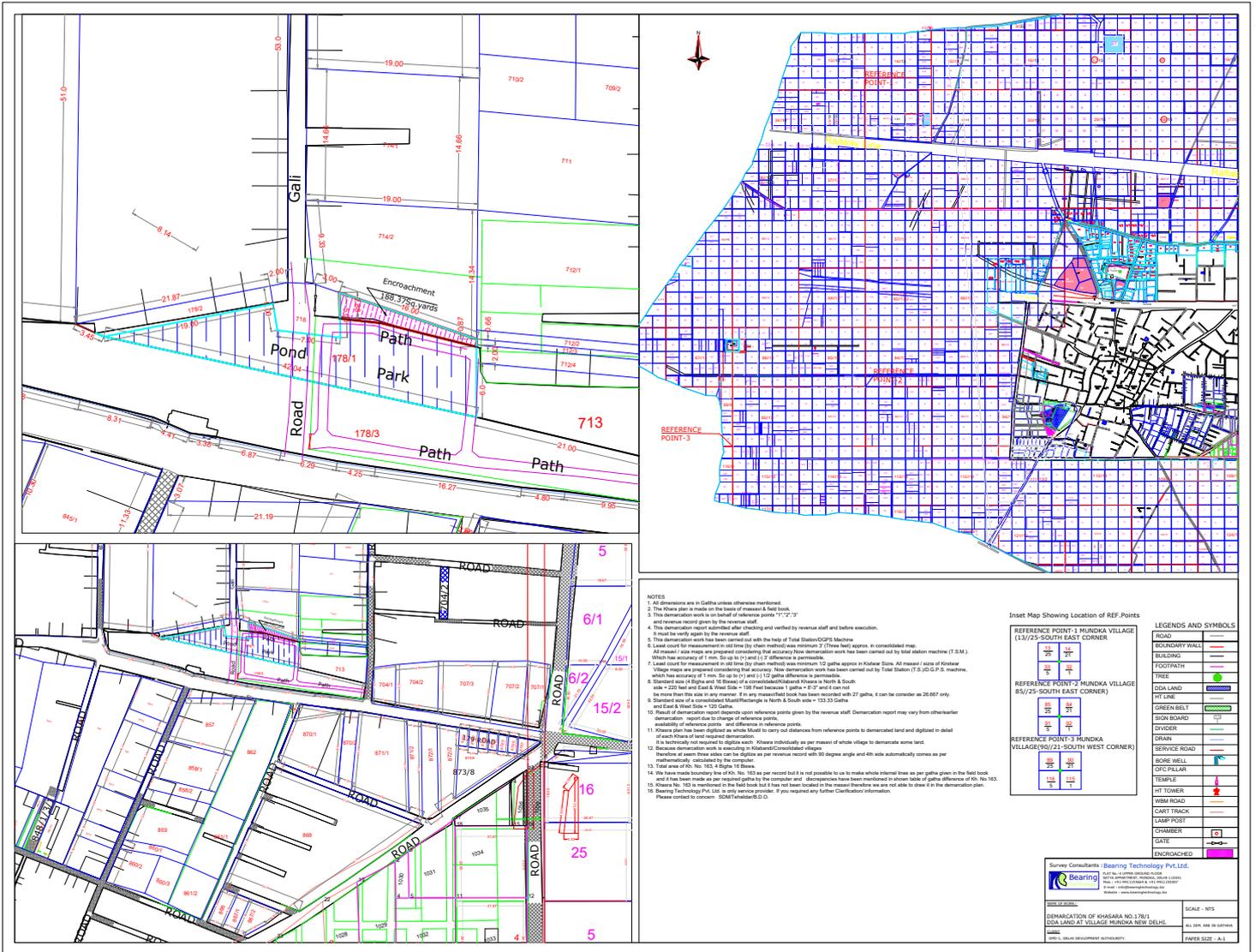
o/c







Annexure R-5



- NOTES**
- All dimensions are in Galle unless otherwise mentioned.
 - The shape plan is made on the basis of measured & field book.
 - The demarcation report is based on reference points "11/21/3" and reverse record given by the revenue staff.
 - This demarcation report is based on the original and verified by revenue staff and before execution.
 - It must be verified again by the revenue staff.
 - The demarcation work has been carried out with the help of Total Station/DGPS Machine.
 - Level book for measurement is not done by chain method, the instrument is Total Station/DGPS Machine.
 - All measured data were prepared considering that accuracy of total station machine (T.S.M.) which has accuracy of 1 mm up to 1/2 and 1/2" difference is permissible.
 - Level book for measurement is not done by chain method, the instrument is Total Station/DGPS Machine, which has accuracy of 1 mm. So up to 1/2 and 1/2" difference is permissible.
 - Standard size of Right and Left Side = 150 Feet between 1 gatha = 80' and 100' and can not be more than this size in any corner. If any measured book has been recorded with 27 gatha, it can be considered as 20.667 only.
 - Standard size of a consolidated measurement in North & South side = 133.33 Gatha and East & West side = 120 Gatha.
 - Final of demarcation report depends upon reference points given by the revenue staff. Demarcation report may vary from other earlier demarcation report due to change of reference points, availability of reference points, and difference in reference points.
 - It is mentioned that required to digitize each. Kharsara includes all per measure of whole village to demarcate some land.
 - Because demarcation work is matching in Kharsara/Consolidated village.
 - Reference of some lines are not to digitize as per revenue record with 90 degree angle and 45 side automatically corner as per mathematically calculated by the computer.
 - Total area of Kh. No. 178 is 4.96 Hectare.
 - We have made boundary line of Kh. No. 178 as per record but it is not possible to use to make whole internal lines as per gatha given in the field book and it has been made as per required gatha by the computer and discrepancy has been mentioned in brown side of gatha difference of Kh. No. 178.
 - Kharsara No. 178 is mentioned in the field book but has not been located in the present therefore we are not able to draw it in the demarcation plan.
 - Survey Technology Pvt. Ltd. is only service provider. If you require any further Clarification/Information Please contact to concern. SGT/Training@S.T.L

Inset Map Showing Location of REF. Points

REFERENCE POINT-1 MUNDKA VILLAGE (11/25-SOUTH EAST CORNER)

REFERENCE POINT-2 MUNDKA VILLAGE (51/25-SOUTH EAST CORNER)

REFERENCE POINT-3 MUNDKA VILLAGE (90/21-SOUTH WEST CORNER)

LEGENDS AND SYMBOLS

ROAD	—
BOUNDARY WALL	—
ENCLOSURE	—
FOOTPATH	—
TREE	—
DAK LAND	—
HT LINE	—
GREEN BELT	—
SIGN BOARD	—
DIVIDER	—
CRAN	—
SERVICE ROAD	—
BORE WELL	—
DIP/PLANK	—
TELESCOPE	—
HT TOWER	—
WBM ROAD	—
CART TRACK	—
LAMP POST	—
CHAMBER	—
GATE	—
ENCROACHED	—

Survey Consultant: **Survey Technology Pvt. Ltd.**
 110/11, Laxmi Nagar, Sector-14, Gurgaon, Haryana
 Phone: +91 9910228888 & +91 9910228887
 Email: info@surgatech.com
 Website: www.surgatech.com

DATE OF ISSUE: 11/05/2024
 DEMARCATION OF KHARSARA NO. 178/1
 DDA LAND AT VILLAGE MUNDKA NEW DELHI
 SCALE: NTS
 ALL DIM. ARE IN GATHAS
 PAPER SIZE: A-1

DEMARCATON REPORT OF WATER BODIES EARMARKED LAND OF MUNDKA**KHASRA NO (178/1) (01-19)(1643.85SQM) BIGHA-BISWA**

S.No.	Building/Park/Waterbody	Area	Remarks
1.	Park Area (Approx) (49.8%)(well maintained)	818sqm	
2.	Vacant Land Area (Approx) (50.2%)	825sqm	
	Total	1643sqm	

DETAILS OF ENCROACHMENTS ON WATER BODY LAND HAVING KHASRA NO. 178/1, MUNDKA

S.No	Name of Encroacher	Area of Encroachment	%age of encroachment	Type of Encroachment			Action proposed	Remarks
				Type of built-up	Area Used as	Floors		
1 .	Mahender Lakra	157 sqm	9.55%	Temporary	Kabadi purpose		Demolition done on 10/11/2025	No encroachment at site
	Total Encroachment		9.55% (Encroachment removed)					

1153

Annexure R-6

35



दिल्ली विकास प्राधिकरण,
DELHI DEVELOPMENT AUTHORITY

द्वारका परियोजना खंड-1
DWARKA PROJECT DIVISION-1

केंद्रीय नर्सरी, सेक्टर -5, द्वारका, नई दिल्ली

CENTRAL NURSERY, SECTOR-5, DWARKA, NEW DELHI

Email - eedpd1@dda.org.in

No.F.4(20)AE(P)/DPD-I/DDA/2025-26/ 706

Dated: 04/11/25

To

The SHO,
Police Station (Outer District),
Mundka, New Delhi-110034

Sub:- Request for providing police force for demolition programme for removal of encroachment on DDA Gram Sabha Land land earmarked as Water Body land (near Subhash Chandra Bose Park) Kh No. 178/1, Village Mundka, Delhi.

A demolition programme has been fixed for removal of encroachment of an illegal construction being carried out on Gram Sabha Land earmarked as Water Body (near Subhash Chandra Bose Park) Kh No. 178/1, Village Mundka, it is noticed that some public entity has erected a beam column structure and an old built-up, The demolition programme for the aforesaid structure has been fixed on date 10.11.2025 at 9.00 AM, Under the supervision of Engineering Department & Land Management Department, WZ /DDA and Revenue Department, GNCTD, Punjabi Bagh.

It is therefore, requested to provide adequate police force (at least 100 police personnel) including lady police personnel for the aforesaid demolition programme.

The meeting point is at Subhash Chandra Bose Park (Kh No. 178/1), Village Mundka and for any query related to above mentioned subject, contact to Sh. Vishal Aswal, JE(DDA)(8077762695).

This matter is most urgent.

Executive Engineer/DPD-1,DDA

Copy to:-

1. CE(DWK), DDA, for kind information.
2. SE(DCC-1), DDA, for kind information.
3. DC/MCD, West Zone, Near DM Office, Shivaji Palace, Raja Garden, New Delhi, Delhi for kind information.
4. DCP, Outer District, Pushpanjali, Pitampura for kind information
5. EE(DMD-2), DDA, for providing Tools, Machinery and Labour (Minimum 1 JCB, 1 Dumper, 10Labour)
6. SDM, Punjabi Bagh, GNCTD of Delhi for kind information &with request to depute officials on above mentioned date and time for execution of demolition program.
7. Dy. Director/LM (West Zone), DDA with request to depute officials on above mentioned date and time for execution of demolition program.
8. AE(QRT) HQ/DWK/DDA, for information
9. AE-II, DPD-1/DDA, for necessary action.

Executive Engineer/DPD-1,DDA

01c 104

01c 104

1154
Annexure R-7 (Colly)

File No. ENG/CEDZ/0045/2025/DCC1/DPD1-EE(DPD-I) (Computer No. 103387)
922861/2025/O/o EE (DPD-I)

36

Joint Demolition Report

Today i.e. on 10/11/2025, with reference to the Demolition notice F.4(20)AE(P)/DPD-1/DDA/2025-26/706 dated 04/11/2025, a demolition programme was conducted in the presence of Sh. Devendra Sharma(Kanungo/LM/WZ/DDA), Sh. Vishal Aswal(JE/DPD-1/DDA), Sh. Navneet Kumar(AE/DPD-1/DDA) and Police force from Mundka outer district Police Station for removal of encroachment from water body having Khasra No. 178/1 in Village Mundka.

The programme was conducted successfully and the encroachment from the water body having Khasra No. 178/1 in Village Mundka has been removed.

Devendra
10/11/25

Sh. Devendra(Kanungo/LM/WZ/DDA)

Navneet
10/11/25

Sh. Navneet Kr(AE/DDA)

Vishal
10/11/2025

Sh. Vishal(JE/DPD-1)

Joint Demolition Report

Today i.e. on 11/11/2025, with reference to the Demolition notice F.4(20)AE(P)/DPD-1/DDA/2025-26/706 dated 04/11/2025, a demolition programme was conducted in the presence of Sh. Devendra Sharma(Kanungo/LM/WZ/DDA), Sh. Vishal Aswal(JE/DPD-1/DDA), Sh. Navneet Kumar(AE/DPD-1/DDA) and Police force from Mundka outer district Police Station for removal of encroachment from water body having Khasra No. 178/1 in Village Mundka.

The programme was conducted successfully and the encroachment from the water body having Khasra No. 178/1 in Village Mundka has been removed.

Photographs Enclosed.

Before Demolition



After Demolition



DEMARICATION REPORT OF WATER BODIES EARMARKED LAND OF MUNDKA**TAKIYA TALAB(373/1)(15-18 BIGHA-BISWA),(13403.7SQM) AS PER VERIFIED DRAWINGS**

S.No.	Building/Park	Area(approx.)	Remarks
1.	Water Filled Area (Approx)	8622.411sqm	3334.34sqm-Outside revenue area of 373/1. Falls in other Khasra
2.	Park Area (Approx) (well maintained)	3480sqm	
3.	Road Area (Approx)	2020.25sqm	
4.	Temple Area (Approx)	349.231sqm	
5.	MCD+Post office	115sqm	
6.	Private Occupants(Encroached)	1970.6sqm	
	Total	16557.492sqm	

Annexure R-9

DETAILS OF ENCROACHMENTS ON WATER BODY HAVING KHASRA NO. 373/1, MUNDKA

S.No	Name of Encroacher	Area of Encroachment	%age of encroachment	Type of Encroachment			Action proposed	Remarks
				Type of builtup	Area Used as	Floors		
1.	Kamla Devi W/o Late Sh. Mahveer	1553sqm	10.78 %	Permanent	Shop 1	Ground Floor	Demolition to be proposed in mid of Dec 2025	
				Permanent	Shop 2	Ground Floor		
				Permanent	Shop 3	Ground Floor		
				Permanent	House	Ground Floor		
				Permanent	Structure	Ground Floor		
		Vacant area	Vacant(1200 sqm)					
2.	Meer singh (Rajbala vats W/o late Rajmal Vats) (778/2/2, 779/4)	377sqm	2.6 %	Permanent	House	G+1	No action - Under litigation , Stay under process	
				Permanent	Vacant room	Ground floor		
				Open	Road 6 mtr Wide			
3.	Kunwar Lal & Bhim Singh S/o Hukmi Jai Prakash S/o Bhim Singh (Kh. No. 779/4)	40sqm	0.27%	Permanent	Part of Factory	Ground floor	Demolition Will takenup after clarification	
4.	Post office, MCD site office,	115 Sqm	0.79 %	Permanent	Govt Services	Ground Floor	No action	Being a essential Govt. Services. 3 months time given i.e upto Feb 2026 for finding

								alternate accomodation
5.	Pheripheral Road area	2024 sqm	14.06%	Permanent	Peripheral Road around takiya talab		No action	
6 .	Temple area	349.21 sqm	2.4%	Permanent	Religious temple purpose	Ground floor	No action	Letter sent to the religious committee for clarification
Total Encroachment			30.9%					

Note : It is also mentioned that As per survey report , area of water body confined by boundry wall and RCC concrete road is having area of 13397 sqm i.e. nearly equal to the Revenue area of 13404 Sqm.

Annexure R-10

1162

JOINT INSPECTION REPORT

A joint survey was conducted in the presence of KGO/GNCTD, Patwari/WZ/DDA, AE/DPD-1/DDA, JE/DPD-1/DDA and local nearby residents of water body 373/1 (Takiya Talab) on the 7th November 2025. The following points are mentioned below:-

(1) As per current site condition and Joint Survey with Villagers:

1). (a) The survey drawing has been prepared as per on-site conditions as per the survey done with the local residents **the area of the Pond exists at site is 13397.59sqm which is approximately equal to Revenue area i.e. 13403sqm (without encroachment)**, The premises was confined by RCC concrete road and erected by boundary wall from all four sides. The amenities inside the boundary wall is as under:-

S.No.	On site Details/Description	Area(Sq. Meter)
1.	Takia Talab (Water filled area)	8622.41
2.	Takia Talab (Dr. B.R. Ambedkar Park exists)	6970.57
3.	Shiv Temple Area	824.08
4.	Temple Area	349.23
5.	Transformer Area	87.30
Khasra not part of water body as per Revenue record (371(shiv Temple), 372, 373/4,373/3,373/2)		(-) 3456.00
Total Area of Pond (373/1) area exists at site		= 13397.59 sqm

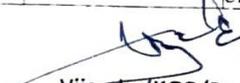
(2) As Per TSS Verified Drawing with list of Encroachers

As per the TSS verified drawings pertaining to Khasra No. 373/1, Some portion of the existing water body has been excluded from the said demarcation and demarcated line passes through the center of existing pond water filled area.

However, the list of encroachers reflected in Khasra No. 373/1 is presented below:

S. No.	Name	Area(in sqm) Encroachment	Remarks from Enchroachers/occupants
(i)	Smt. Kamla Devi	1931.45 1553.33	Claiming possession for 50 years and have Electricity connection. No documents founds attached in representation.
(ii)	Shri Meer Singh(Kh No. 778/2/3 ,778/2/2)	504.23 377.11 (i/c internal road area)	1. KhNo.778/2/2: 1031 sq Yards (Possession) out of 1208(land Alotted as per revenue records). 2. KhNo.778/2/3: 1109.09 sq Yards(Possession) out of 1158 (land Alotted as per revenue records) These plots were duly allotted by the Government during the land consolidation (Chakbandi) process of Village Mundka in the year 1976-77.
(iii)	1.Kunwar Lal & Bhim Singh S/o Hukmi 2.Jai Prakash S/o Bhim Singh (Kh No. 779/4)	40.13sqm	No reply received. 1. Kh No 779/4: 927.3sqm(Possession) (land Alotted as per revenue records).
(iv)	Road Area (Approx)	2024(aprox)	Road surrounds the Talab from west & South side
(v)	MCD office , Post Office Area (Approx)	115	Post office requested that no coercive or demolition action may kindly be initiated until the alternative accommodation can be found, as the functioning of this Post Office is essential for public services.
(vi)	Temple Area (Approx)	349.21	Matter is under consideration, letter sent to religious committee for consideration whether the temple are to be considered encroachment or not


Sahil(Patwari /WZ/DDA)


Vijender(KGO/Punb Bgh/GNCTD)


Navneet Kr(AE/DDA)


Vishal (JE/DPD-1)

1163
Annexure R-11

45



दिल्ली विकास प्राधिकरण,
DELHI DEVELOPMENT AUTHORITY
द्वारका परियोजना खंड-1
DWARKA PROJECT DIVISION-1
केंद्रीय नर्सरी, सेक्टर -5, द्वारका, नई दिल्ली
CENTRAL NURSERY, SECTOR-5, DWARKA, NEW DELHI
Email - cedpd1@dda.org.in

No. F.4(20)AE(P)/DPD-1/DDA/2025-26/ 734

Dated: 14/11/25

To

The SDM
Punjabi Bagh
Main Rohtak Road Nangloi,
New Delhi - 110041,

**Sub:- Regarding intimation of demolition proceeding in reference of 373/1
(Takiya Talab) Mundka.**

(O.A. No. 311/2022) Before Hon'ble National Green Tribunal
IN THE MATTER OF

Dr. Jeet Singh Yadav..... Applicant

v/s

GNCTD &Ors..... Respondent

With reference to above mentioned matter, a joint meeting was conveyed by the office of the SDM, Punjabi Bagh, 06.11.2025 for Joint meeting on 07.11.2025 to finalize the demarcation/ Inspection report of water body having kh. No. 373/1. The Joint Survey Report dated 07.11.2025 has been annexed. As per report, the encroachment details has been mentioned in the details along with the list of encroachers as per TSS verified Drawing. This office may have to initiate the demolition proceedings on the encroachers as per list. This is for information and necessary action from your office.

Encl:- Joint Inspection report dated 07.11.2025 (backside)

Executive Engineer
DPD-1/DDA

Copy to:-

1. CE/Dwk, DDA for kind information.
2. SE/DCC-1, for kind information.
3. Dy. Dir(LM/WZ) DDA for ~~kind~~ information *a.n.a*
4. AE-II/DPD-1, for information and the matter pursue with LM/DDA and SDM Office.
5. Guard File.

[Signature]
14/11/25
Executive Engineer
DPD-1/DDA

Annexure R-12 (Colly) 46



दिल्ली विकास प्राधिकरण,
DELHI DEVELOPMENT AUTHORITY
द्वारका परियोजना खंड-1
DWARKA PROJECT DIVISION-1
केंद्रीय नर्सरी, सेक्टर -5, द्वारका, नई दिल्ली
CENTRAL NURSERY, SECTOR-5, DWARKA, NEW DELHI
Email – eedpd1@dda.org.in

No.F.4(20)AE(P)/DPD-I/DDA/2025-26/ 747

Dated: 18/11/25

To,

HNOG,
Near Mandir,
Takiya Talab (Kh No 373/1), Mundka Village.

Sub: NOTICE for removal of encroachment under Delhi Development Act-1957. In respect of encroachment on water body Takiya Talab, Mundka Village.

Ref: Letter Issues to you by this office as under:

1. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/34
2. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/57

Dated:18.08.2025

Dated:28.10.2025

This is with reference to the above mentioned notices that were served to you regarding vacation of the said land and demolish the said erection/built up, on water body area. Encroachment in the above said area within the development area declared under section 12(1) of DDA Act 1957. The encroachment, done by you are in contravention of the master plan, Zonal development plan and in violation of the permission, approval and sanction accorded in term of section -12 of the DDA Act-1957.

Upon carefully considering the reports of the field staff of this office and various related complaints and papers. I hold that the development made by you at said land is illegal and unauthorized and is liable to be removed.

The property in question is a part urbanized village and, therefore, being an officer of the Delhi Development Authority duly empowered by it on this behalf, I am competent to pass an order under section 30(1) and U/S 31(1) of Delhi Development Act for removal of this encroachment, which have been mentioned unauthorized encroachment.

You are hereby required to remove the said encroachment which has been completed in contravention of the permission, approval or sanction referred to in Section-12 of Delhi Development Act, by demolition or otherwise, **within a period of 10 (Ten) days** from the date of issue of this order.

PLEASE TAKE NOTICE THAT IF you fail to comply with this order within the time specified above, the undersigned shall remove or cause to be removed the encroachment and the expenditure of such removal shall be recovered from you.

In case you fail to comply with the above orders within 10 (Ten) days of the issue of this orders. so that provisions of Delhi Development Act-1957 including demolition of the aforesaid encroachment may be carried out smoothly, and any dispute to the extent and nature of aforesaid unauthorized development prevented.


Executive Engineer
DPD-1/DDA

Copy To:-

1. CE/DWARKA for kind information.
2. DM (West) for kind information.
3. SE/DCC-1 for Kind information.
4. SDM (Punjabi Bagh) for information & n.a.
5. DD/LM/West Zone for information & n.a.
6. AE (QRT) HQ/DDA /Dwarka for information & n.a.
7. AE(QRT)/DMD-2 for necessary action.
8. AE-II w.r.t. his report & necessary action.
9. Guard file


Executive Engineer
DPD-1/DDA



दिल्ली विकास प्राधिकरण,
DELHI DEVELOPMENT AUTHORITY
द्वारका परियोजना खंड-1
DWARKA PROJECT DIVISION-1
केंद्रीय नर्सरी, सेक्टर -5, द्वारका, नई दिल्ली
CENTRAL NURSERY, SECTOR-5, DWARKA, NEW DELHI
Email – eedpd1@dda.org.in

No.F.4(20)AE(P)/DPD-I/DDA/2025-26/ 748

Dated: 18/11/25

To,

Kamla Devi,
Near Takiya Talab (Kh No 373/1),
Mundka Village.

Sub: NOTICE for removal of encroachment under Delhi Development Act-1957. In respect of encroachment on water body Takiya Talab, Mundka Village.

Ref: Letter issued to you by this office as under.

- | | |
|---|------------------|
| 1. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/28 | Dated:18.08.2025 |
| 2. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/29 | Dated:18.08.2025 |
| 3. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/33 | Dated:18.08.2025 |
| 4. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/41 | Dated:04.09.2025 |
| 5. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/40 | Dated:04.09.2025 |
| 6. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/38 | Dated:04.09.2025 |
| 7. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/660 | Dated:09.10.2025 |

This is with reference to the above mentioned notices that were served to you regarding vacation of the said land and demolish the said erection/built up, on water body area. Encroachment in the above said area within the development area declared under section 12(1) of DDA Act 1957. The encroachment, done by you are in contravention of the master plan. Zonal development plan and in violation of the permission, approval and sanction accorded in term of section -12 of the DDA Act-1957.

Upon carefully considering the reports of the field staff of this office and various related complaints and papers. I hold that the development made by you at said land is illegal and unauthorized and is liable to be removed.

The property in question is a part urbanized village and, therefore; being an officer of the Delhi Development Authority duly empowered by it on this behalf, I am competent to pass an order under section 30(1) and U/S 31(1) of Delhi Development Act for removal of this encroachment, which have been mentioned unauthorized encroachment.

You are hereby required to remove the said encroachment which has been completed in contravention of the permission, approval or sanction referred to in Section-12 of Delhi Development Act, by demolition or otherwise, **within a period of 10 (Ten) days** from the date of issue of this order.

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**Executive Engineer
DPD-1/DDA**

Copy To:-

1. CE/DWARKA for kind information.
2. DM (West) for kind information.
3. SE/DCC-1 for Kind information.
4. SDM (Punjabi Bagh) for information & n.a.
5. DD/LM/West Zone for information & n.a.
6. AE (QRT) HQ/DDA /Dwarka for information & n.a.
7. AE(QRT)/DMD-2 for necessary action.
8. AE-II w.r.t. his report & necessary action.
9. Guard file


**Executive Engineer
DPD-1/DDA**



दिल्ली विकास प्राधिकरण,
DELHI DEVELOPMENT AUTHORITY
द्वारका परियोजना खंड-1
DWARKA PROJECT DIVISION-1
केंद्रीय नर्सरी, सेक्टर -5, द्वारका, नई दिल्ली
CENTRAL NURSERY, SECTOR-5, DWARKA, NEW DELHI
Email – eedpd1@dda.org.in

No.F.4(20)AE(P)/DPD-I/DDA/2025-26/ 749

Dated: 18/11/25

To,

Meer Singh Ji,
Takiya Talab (Kh No 373/1),
Mundka Village.

Sub: NOTICE for removal of encroachment under Delhi Development Act-1957. In respect of encroachment on water body Takiya Talab, Mundka Village.

Ref: Letter issued to you by this office as under.

1. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/31
2. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/34
4. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/42
5. Ref F.2(1)/AE-II/DPD-I/DDA/2025-26/39
6. Ref F.4(20)/AE(P)/DPD-I/DDA/2025-26/659

Dated:18.08.2025

Dated:18.08.2025

Dated:04.09.2025

Dated:04.09.2025

Dated:09.10.2025

This is with reference to the above mentioned notices that were served to you regarding vacation of the said land and demolish the said erection/built up, on water body area. Encroachment in the above said area within the development area declared under section 12(1) of DDA Act 1957. The encroachment, done by you are in contravention of the master plan, Zonal development plan and in violation of the permission, approval and sanction accorded in term of section -12 of the DDA Act-1957.

Upon carefully considering the reports of the field staff of this office and various related complaints and papers. I hold that the development made by you at said land is illegal and unauthorized and is liable to be removed.

The property in question is a part urbanized village and, therefore; being an officer of the Delhi Development Authority duly empowered by it on this behalf, I am competent to pass an order under section 30(1) and U/S 31(1) of Delhi Development Act for removal of this encroachment, which have been mentioned unauthorized encroachment.

You are hereby required to remove the said encroachment which has been completed in contravention of the permission, approval or sanction referred to in Section-12 of Delhi Development Act, by demolition or otherwise, **within a period of 10 (Ten) days** from the date of issue of this order.

PLEASE TAKE NOTICE THAT IF you fail to comply with this order within the time specified above, the undersigned shall remove or cause to be removed the encroachment and the expenditure of such removal shall be recovered from you.

In case you fail to comply with the above orders within 10 (Ten) days of the issue of this orders, so that provisions of Delhi Development Act-1957 including demolition of the aforesaid encroachment may be carried out smoothly, and any dispute to the extent and nature of aforesaid unauthorized development prevented.


Executive Engineer
DPD-1/DDA

Copy To:-

1. CE/DWARKA for kind information.
2. DM (West) for kind information.
3. SE/DCC-1 for Kind information.
4. SDM (Punjabi Bagh) for information & n.a.
5. DD/LM/West Zone for information & n.a.
6. AE (QRT) HQ/DDA /Dwarka for information & n.a.
7. AE(QRT)/DMD-2 for necessary action.
8. AE-II w.r.t. his report & necessary action.
9. Guard file


Executive Engineer
DPD-1/DDA

1170

Annexure R-13

52



OFFICE OF THE SUB-DIVISIONAL MAGISTRATE: PUNJABI BAGH
GOVERNMENT OF N.C.T. OF DELHI
MAIN ROHTAK ROAD, NANGLOI, DELHI-110041

No. F.1 (1)/SDM(PB)/STF/2025/ 8396-99

Dated: 24/11/2025

MINUTES OF THE MEETING

A meeting of STF, Punjabi Bagh was held on 24.11.2025 at 04:30 PM in the chamber of undersigned to discuss the issue regarding removal of illegal encroachment from water bodies in Mundka village of Sub Division Punjabi Bagh in compliance of directions issued by Hon'ble NGT in matter of Dr. Jeet Singh Yadav v/s GNCTD and Ors. The meeting was attended by officials from Engineering Wing, DDA and Revenue staff of Sub-Division, Punjabi Bagh. Discussion was carried out on the agenda and instructions were given to concerned officers:-

The order on the agenda is as under:-

Subject: Reg. Kh. No. 373/1, Pond known as Taqiya Talab.

Several representations have been received from private individuals regarding ownership claims of land falling in Kh. No. 778/2/2, 778/2/3, 779/4 near Kh. No. 373/1 of water body known as Taqiya Talab.

In this regard, for the matter regarding rejuvenation of water bodies pending in Hon'ble NGT, officials of DDA and Revenue Department may identify the actual area of the water body on ground as per the available area in Revenue records. A joint field survey in this regard may be carried out on 27.11.2025. Any encroachments within such water body may be identified and joint field report in this regard may be submitted. However, claims regarding ownership of property of private individuals require TSS of entire Mundka Village which is time taking process. Therefore, officials of DDA may conduct such TSS in future to ascertain such claims.

The Action Taken Report alongwith photographs with respect to joint field survey shall also be submitted.



Quicker
24/11/25
(CONVENER STF/SDM)
PUNJABI BAGH: DISTT. WEST

Copy to:-

1. PA to DM (West) for kind information please.
2. Dy. Director, LM/WZ, Subhash Nagar crossing, Subhash Nagar, Delhi
3. SHO -P.S Mundka for compliance.



Annexure R-14

दिल्लीविकासप्राधिकरण,
DELHI DEVELOPMENT AUTHORITY
द्वारकापरियोजनाखंड-1
DWARKA PROJECT DIVISION-1
केंद्रीयनर्सरी, सेक्टर -5, द्वारका, नईदिल्ली
CENTRAL NURSERY, SECTOR-5, DWARKA, NEW DELHI
Email – eedpd1@dda.org.in

No.F.4(20)AE(P)/DPD-I/DDA/2025-26/ 760

Dated 26-11-2025

To,

The Dy. Dir. (LM) WZ,
Subhash Nagar Mor,
Subhash Nagar, New Delhi- 110027

Sub:- Regarding the objection raised by the encroachers on the Notice served for removal of encroachment of Takiya Talab, Mundka

Ref:- i)	F.4(20)/AE(P)/DPD-1/DDA/2025-26/678	dt.17.10.2025
ii)	F.4(20)/AE(P)/DPD-1/DDA/2025-26/614	dt 15.09.2025
iii)	F7(49)2025/LM/WZ/DDA/556	dt 26.09.2025
iv)	F.1SDM/PB/Misc./2025/7821	dt 28.10.2025
v)	F.4(20)/AE(P)/DPD-1/DDA/2025-26/747	dt 18.11.2025
	F.4(20)/AE(P)/DPD-1/DDA/2025-26/748	dt 18.11.2025
	F.4(20)/AE(P)/DPD-1/DDA/2025-26/749	dt 18.11.2025

Sir,

With reference to the above subject and in compliance with the directions of the Hon'ble NGT in OA No. 311, this office has received several representations from the encroachers/occupants in response to the notices issued for removal of encroachment from the aforesaid water body. These representations have already been forwarded to your good office (LM/WZ/DDA) for verification of the claims, subsequently clarification were sought from revenue department by your good office (Ref iii). Further, SDM(PB) requested re-demarcation (Ref iv) considering the claims/representation by occupant/encroacher. Also the same was filed in the status report in the last hearing of NGT Court Case OA 311/2022, which got concluded with joint site demarcation report dated 07/11/2025 as verified by the Kanungo(GNCTD), Patwari(LM/WZ/DDA), the list of previous encroachers of water body 373/1 stands still. A vacation order has been issued in continuation to aforesaid with notice period of 10 days with demolition proceedings (Ref v) to follow in coming time. However, validity of the documents needs to be verified by the concerned revenue department. It is requested to kindly take up the matter on urgent basis.

In view of the above, you are once again requested to kindly examine and clarify the representations submitted by the occupants/encroachers, and Conduct demarcation of the Khasra numbers claimed by them. In case any of the Khasra numbers under dispute do not pertain to DDA, it is further requested that LM Department must coordinate with Revenue Department to initiate the proceedings of demarcation of such private land, to avoid any dispute. Any assistance if required, will be provided by this office.

This may be treated as most urgent.


26/11/25
Executive Engineer
DPD-I/DDA

Copy to:-

1. CE/Dwk, for kind information
2. SE/DCC-1, for kind information.
3. SDM(PB), Nangloi for necessary action.
4. AE-II/DPD-1, w.r.t. report.

106 Executive Engineer
DPD-I/DDA

1172

JOINT INSPECTION REPORT Annexure R-15

A joint survey was conducted in the presence of KGO/GNCTD, Patwari/WZ/DDA, JE/DPD-1/DDA and local nearby residents of water body 373/1(Takiya Talab) on the 27th November 2025. The following points are mentioned below:-

(1) As per current site condition and Joint Survey with Villagers:

The survey drawing has been prepared as per on-site conditions and as per the survey done with the local residents and concerned departments. **The area of the Pond at site is 13397.59 sqm which is approximately equal to area of pond in Revenue record i.e. 13403 Sqm(without encroachment)**, The premises is confined by RCC concrete Road and bounded by boundary wall from all four sides. The amenities inside the boundary wall are as under :-

<u>S.No.</u>	<u>OnsiteDetails/Description</u>	<u>Area(Sq.Meter)</u>
1.	Takia Talab(Water filled area)	8622.41
2.	Takia Talab(Dr.B.R.Ambedkar Park exists)	6970.57
3.	Shiv Temple Area	824.08
4.	TempleArea	349.23
5.	Transformer Area	87.30

Khasra not part of water body as per Revenue record
(371(shiv Temple), 372, 373/4)

(-) 3456.00

Total Area of Pond (373/1) area exists at site = **13397.29 sqm**

(2) List of Encroachers

<u>S. No</u>	<u>Name</u>	<u>Area(in sqm) Encroachment</u>	<u>Remarks from Enchroachers/occupants</u>
(i)	MCD office , Post Office Area (Approx) (Not mentioned in Revenue Record)	125(Approx.)	Post office requested that no coercive or demolition action may kindly be initiated until the alternative accommodation can be found, as the functioning of this Post Office is essential for public services. Hence, a notice has been served dated 27.11.2025 to MCD office & Post Office for vacation/re-location within a period of 03 Months


27/11/25
Vijender(KGO/PunBgh/GNCTD)


27/11/25
Sahil(Patwari /WZ/DDA)


27/11/25
Vishal (JE/DPD-1)

A.No. 776/25

02.12.2025

Present : Sh. Manuj Agarwal , Ld counsel for the appellant.
Sh. K.D. Sharma , Ld counsel for the respondent/DDA.

Memo of appearance filed for the DDA.

Ld. counsel for the appellant has placed on record the copy of the minutes dated 24.11.2025 and Joint Inspection Report dated 27.11.2025, which show that the property of the appellant is separate from the '*Takiya Talab*' which is part of khasra no. 373/1. Copy of the same supplied.

Ld. counsel for the DDA seeks time to verify and file the report.

In view of this Joint Inspection Report, the impugned order dated 09.10.2025 bearing no. F/4(20)/AE(P)/DPD-I/DDA/2025-26/659 is stayed till next date of hearing.

Put up for arguments on **13.03.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
02.12.2025



1174

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

द्वारका परियोजना खंड-1

DWARKA PROJECT DIVISION-1

केंद्रीय नर्सरी, सेक्टर -5, द्वारका, नई दिल्ली

CENTRAL NURSERY, SECTOR-5, DWARKA, NEW DELHI

Email – eedpd1@dda.org.in

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No. F.4(20)/AE(P)/DPD-I/DDA/2025-26/ 777

Dated: 06-12-2025

To

Kamla Devi
Kh no. 373/1
Mundka, New Delhi

Annexure R-17

**Subject: Final Notice for Vacation/Demolition of Encroachment on Government Waterbody Land –
Khasra No. 373/1, Village Mundka.**

Ref: i)F.2(1)/AE-II/DPD-1/DDA/2025-26/33	dated 18.08.2025
ii)F.2(1)/AE-II/DPD-1/DDA/2025-26/28	dated 18.08.2025
iii)F.2(1)/AE-II/DPD-1/DDA/2025-26/29	dated 18.08.2025
iv)F.2(1)/AE-II/DPD-1/DDA/2025-26/41	dated 04.09.2025
v)F.2(1)/AE-II/DPD-1/DDA/2025-26/40	dated 04.09.2025
vi)F.2(1)/AE-II/DPD-1/DDA/2025-26/38	dated 04.09.2025
vii)F.2(1)/AE-II/DPD-1/DDA/2025-26/41	dated 04.09.2025
viii)F.4(20)/AE(P)/DPD-I/DDA/2025-26/660	dated 09.10.2025.
ix) F.4(20)/AE(P)/DPD-I/DDA/2025-26/748	dated 18.11.2025

With reference to above show notices and reminder notices were served to you regarding unauthorized construction / encroachment has been identified on the Government waterbody land falling under Khasra No. 373/1, Village Mundka, which is under the ownership and control of the DDA. Demarcation of the said land has already been carried out by the Revenue Dept and Land Management DDA, and the area under your possession has been categorically identified as encroachment within the waterbody (Talab) premises. Multiple Show Cause Notices and Reminder Notices were issued to you earlier by this office. However, you neither satisfactorily responded nor removed the encroachment or been able to establish or clarify any lawful title/permission/authority for occupying the Government waterbody land.

It is further informed that the matter is under consideration before the Hon'ble National Green Tribunal (NGT) and this office is duty-bound to ensure protection and rejuvenation of the waterbody and removal of illegal encroachments, in compliance with directions of the Hon'ble Tribunal and applicable statutory provisions.

Therefore, through this notice, you are hereby given a FINAL opportunity to remove the unauthorized encroachment at your own risk and cost within 72 hours from the date of issuance of this notice. Failing to comply within the stipulated period, the undersigned shall initiate demolition proceedings without any further notice, and the cost of demolition and removal of debris will be recovered from you, as permissible under law.

You shall be solely responsible for any loss/damage incurred during the enforcement action, and no claim or objection shall be entertained thereafter.

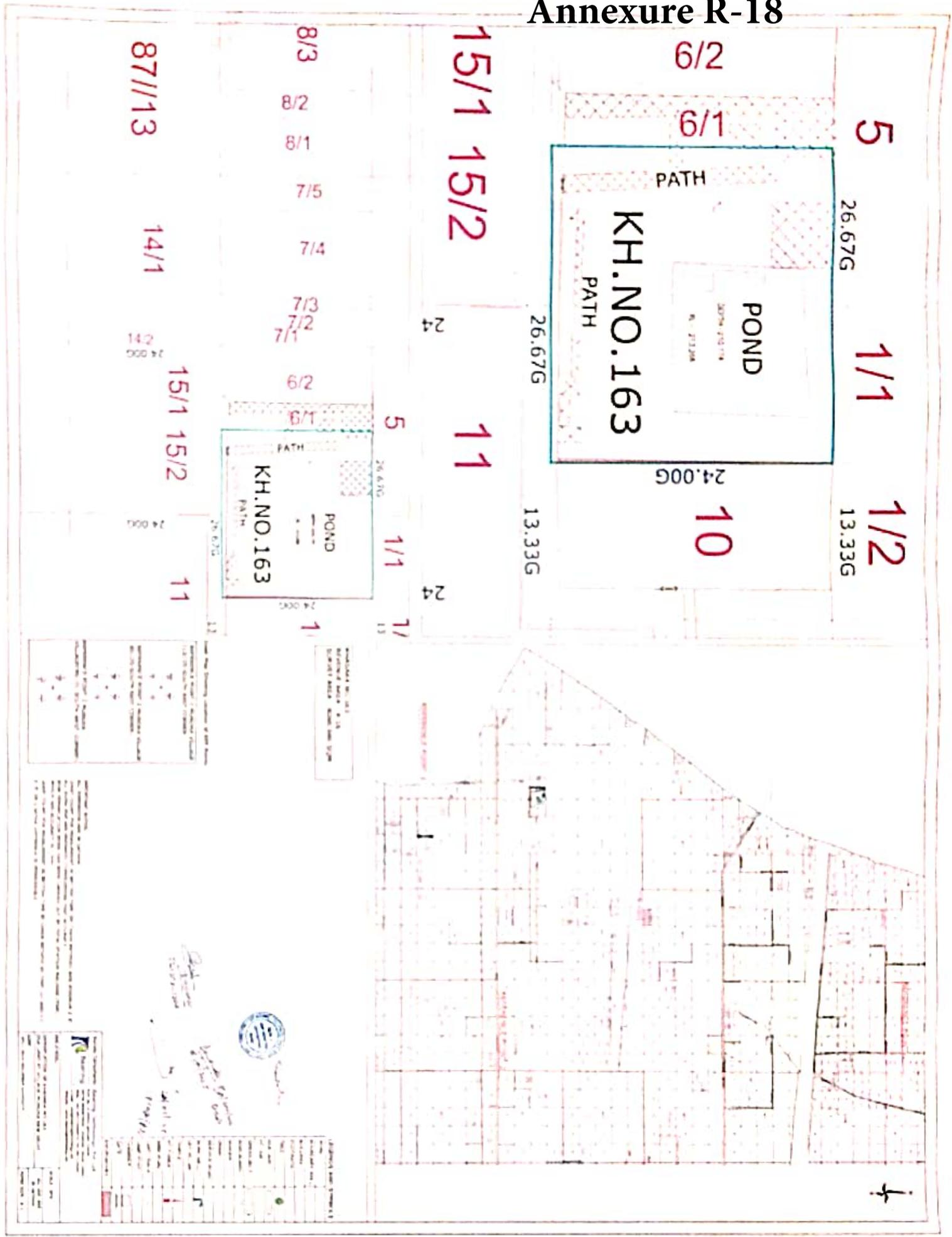
You are therefore advised to comply with this notice immediately to avoid coercive action.

Executive Engineer
DPD-I/DDA

Copy to:

- ✓ 1. Commissioner(LM) DDA, for kind information.
2. CE/Dwk, DDA, for kind information.
3. SE/DCC-1, for kind information.
4. Dir/LM-1, DDA for kind information.
5. SDM, Punjabi Bagh, for kind information and further any direction/order on demarcation of Khasra No 373/1.
6. Dy.Dir/LM, DDA, for kind information and further any direction/order on demarcation of Khasra No 373/1.
7. AE-II/DPD-1, w.r.t. the report and pursue the matter.
8. Guard File.

Executive Engineer
DPD-I/DDA



87//13
14/1
15/1 15/2
11

8/3
8/2
8/1
7/5
7/4
7/3
7/2
7/1
6/2
6/1
KH.NO. 163
POND
PATH

15/1 15/2
11

6/2
6/1
5
26.67G
1/1
11/2
13.33G
10
24.00G
13.33G
26.67G
24
24
24
11
11
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Scale: 1:1000
Date: 10/10/2011
Author: [Signature]

Sl. No.	Description	Area (sq. m)
1	Plot 1	24.00
2	Plot 2	24.00
3	Plot 3	24.00
4	Plot 4	24.00
5	Plot 5	24.00
6	Plot 6	24.00
7	Plot 7	24.00
8	Plot 8	24.00
9	Plot 9	24.00
10	Plot 10	24.00
11	Plot 11	24.00
12	Plot 12	24.00
13	Plot 13	24.00
14	Plot 14	24.00
15	Plot 15	24.00
16	Plot 16	24.00
17	Plot 17	24.00
18	Plot 18	24.00
19	Plot 19	24.00
20	Plot 20	24.00
21	Plot 21	24.00
22	Plot 22	24.00
23	Plot 23	24.00
24	Plot 24	24.00
25	Plot 25	24.00
26	Plot 26	24.00
27	Plot 27	24.00
28	Plot 28	24.00
29	Plot 29	24.00
30	Plot 30	24.00
31	Plot 31	24.00
32	Plot 32	24.00
33	Plot 33	24.00
34	Plot 34	24.00
35	Plot 35	24.00
36	Plot 36	24.00
37	Plot 37	24.00
38	Plot 38	24.00
39	Plot 39	24.00
40	Plot 40	24.00
41	Plot 41	24.00
42	Plot 42	24.00
43	Plot 43	24.00
44	Plot 44	24.00
45	Plot 45	24.00
46	Plot 46	24.00
47	Plot 47	24.00
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49	Plot 49	24.00
50	Plot 50	24.00

Author: [Signature]
Date: 10/10/2011
Scale: 1:1000



Sl. No.	Description	Area (sq. m)
1	Plot 1	24.00
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42	Plot 42	24.00
43	Plot 43	24.00
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50	Plot 50	24.00

DEMARCATION REPORT OF WATER BODIES EARMARKED LAND OF MUNDKA**DADA DOBA TEMPLE (163). (04-16 BIGHA-BISWA), (4046.4SQM)**

S.No.	Building/Park/Waterbody	Area(approx.)	Remarks
1.	Water filled Area (Approx)	1147sqm	
2.	Park Area (Approx)(well maintained)	2820sqm	
3.	Existing area of Temple part edge	73sqm	
	Total	4040sqm	

Annexure R-19

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DETAILS OF ENCROACHMENTS ON WATER BODY HAVING KHASRA NO. 163, MUNDKA

S.No	Name of Encroacher	Area of Encroachment	%age of encroachment	Type of Encroachment			Action proposed	Remarks
				Type of built-up	Area Used as	Floors		
1 .	Entry/Exit gate portion of Temple	73 sqm	1.7%	Permanent	Religious temple gate Entry/Exit	Ground floor	No action	Letter sent to the religious committee for clarification
Total Encroachment			1.7 %					

Annexure R-20

2025 SCC OnLine SC 1263

In the Supreme Court of India
(BEFORE SURYA KANT AND N. KOTISWAR SINGH, JJ.)

Municipal Corporation of Greater Mumbai and
Others ... Appellants;

Versus

Pankaj Babulal Kotecha and Others ... Respondents.

Civil Appeal No. _____/2025 (Arising out of SLP (C) No(s).
29048/2018)

Decided on May 30, 2025

Advocates who appeared in this case :

Mr. Sudarsh Menon, AOR, For Petitioner(s)

Mr. Kunal Cheema, AOR, Mr. Raghav Deshpande, Adv., Mr. Shubham Chandankhede, Adv., Mr. Varad Kilor, Adv., Mr. Siddharth Dharmadhikari, Adv., Mr. Aaditya Aniruddha Pande, AOR, Mr. Bharat Bagla, Adv., Mr. Sourav Singh, Adv., For Respondent(s)

The Judgment of the Court was delivered by

SURYA KANT, J.:— Leave granted.

2. The fulcrum of the present controversy centres around the redevelopment of a theme park undertaken by the Municipal Corporation of Greater Mumbai (MCGM) on a plot bearing CTS No. 417, situated at Khajuria Tank Road, Kandivali (West), Mumbai (Subject Property). This redevelopment allegedly resulted in the obliteration of a lake that had existed at the premises for approximately 100 years.

3. This issue was assailed before the High Court of Bombay (High Court) *vide* a Writ Petition instituted in public interest, wherein by way of its judgment dated 03.08.2018, the High Court allowed the same and directed Respondent Nos. 2-8 herein (State Government) to assume possession of the Subject Property, demolish the construction in question and restore the lake claimed to have existed prior to the subject development (Impugned Judgment).

A. FACTS

4. In order to shed light on the circumstances leading up to the passing of the Impugned Judgment, we deem it appropriate to briefly set out the factual narration herewith:

4.1. A water body known as the Khajuria Lake used to be situated in the same vicinity as the Subject Property. This water body, which had existed for over 100 years, allegedly also served as a site for Ganesh idol immersion during festivals. As per the revenue record, the Subject

Property was enlisted as belonging to the State Government through the Collector, Mumbai Suburban District.

4.2. It appears that in 2008, as part of a directive from the Additional Municipal Commissioner (City) to develop Theme Gardens in various wards within the city of Mumbai and other ancillary areas, MCGM selected the Subject Property for development. MCGM claimed that the lake was in an unused and bad condition, so much so that it was treated as a garbage disposal area, thereby prompting it to be identified for beautification and conversion into a recreational space.

4.3. MCGM in furtherance of this objective, floated a tender on 08.02.2008 for the development and maintenance of gardens, recreation grounds, and other municipal plots. Following the tender process, M/s. Techno Trade Impex India Pvt. Ltd. was appointed as the contractor on 10.04.2008. The project thereafter received formal approval from the Standing Committee of MCGM *vide* SCR No. 729, for the execution of beautification work upon the Subject Property, on 24.08.2009.

4.4. Subsequently, MCGM appointed an architect to prepare detailed plans and estimates for the proposed beautification of the Subject Property. Accordingly, a budget of Rs. 5 crores came to be allocated by MCGM in the fiscal year of 2008-2009.

4.5. However, as already observed, given that the Subject Property belonged to the Collector and not MCGM, the latter submitted an application for a No Objection Certificate to the Collector on 30.06.2009 seeking permission for the project. Notwithstanding the pendency of these requests, the beautification work proceeded, and the transformed recreational space comprising the planned green cover, musical water fountain, and recreational amenities was completed and inaugurated for public use in December 2011. On 23.05.2012, MCGM sent another letter to the Collector for transfer of the property, which remained unanswered.

4.6. Thereafter, the publication of a news report in the Times of India daily newspaper on 06.09.2012 concerning the alleged filling up of Khajuria Lake spurred action in Respondent No. 1, who being a public-spirited individual, filed a Writ Petition before the High Court on 29.11.2012. The petition sought demolition of the construction undertaken by MCGM and restoration of the lake to its pristine condition, highlighting that this century-old water body served as a habitat for various types of rare fish and tortoises, attracted different types of birds, and was surrounded by mangroves—all of which were decimated during the development of the project.

4.7. Significantly, during the pendency of the petition, the Collector issued *post facto* sanction dated 10.02.2014 approving the project, *viz.* the beautification of Khajuria pond, and transferring the Subject

Property to MCGM.

4.8. As already elucidated, the High Court, *vide* the Impugned Judgment dated 03.08.2018, allowed the Writ Petition. Being aggrieved, MCGM has preferred the instant appeal.

4.9. Notably, during the pendency of the instant appeal, this Court, *vide* order dated 16.11.2018, directed *status quo*, thereby staying the implementation of the Impugned Judgment. Consequently, the recreational park continues to exist and function in its present form.

B. CONTENTIONS ON BEHALF OF THE APPELLANTS

5. Mr. Dhruv Mehta, Learned Senior Counsel appearing for MCGM, vehemently contested the High Court's characterization of the Subject Property as a lake requiring restoration. He submitted that the Impugned Judgment fundamentally misapprehended the nature of the land by disregarding that the Subject Property was already reserved as Recreation Ground or 'R.G.' in the sanctioned Development Plan of 1991. It was urged that this reservation was made following due statutory process, including inviting public objections and suggestions through the Gazette Notification dated 13.04.1984, and no objections were ever raised by any party, including the Respondent. It was further emphasized that such 'R.G.' designation, read in conjunction with MCGM's statutory mandate to develop recreational spaces, provided sufficient legal foundation for the beautification initiative sought to be undertaken, which has resulted in the creation of substantial green cover at the Subject Property.

6. Additionally, our attention was drawn to the documented usage pattern of the Subject Property, highlighting that it had consistently hosted community events, including Ganesh festival celebrations with proper administrative permissions— circumstances incompatible with the existence of a natural lake as alleged by Respondent No. 1. It was detailed as to how MCGM had transformed what was formerly a degraded area used as a garbage dumping ground, into a beneficial public amenity featuring approximately 200 trees, a musical fountain, and recreational facilities, presently serving the local community without charge. He insisted that, far from constituting illegal construction, the project represents a responsible exercise of MCGM to enhance urban recreational infrastructure, thereby promoting rather than diminishing public welfare in accordance with the Subject Property's designated purpose.

C. CONTENTIONS ON BEHALF OF RESPONDENT NO. 1

7. *Per contra*, Mr. Kunal Cheema, Learned Counsel for Respondent No. 1, strenuously opposed the appeal on multiple grounds. He commenced his submissions by challenging the very premise of the development, asserting that the documentary evidence overwhelmingly

established the existence of a functional water body at the Subject Property. Relying on MCGM's own correspondence, particularly its letter dated 30.06.2009 seeking permission to convert the 'Khajuria Talao to that of a municipal garden', it was contended that such language constituted an unequivocal admission that negated any subsequent attempt to deny the lake's existence. It was further argued that the beautification project represented nothing short of ecological destruction, resulting in the obliteration of a century-old lake that supported various aquatic species and attracted diverse birdlife to its surrounding mangroves.

8. On the aspect of *post facto* sanction of 2014, the Learned Counsel characterized it as a legally impermissible attempt to retrospectively legitimize an unauthorized act. It was assailed that this sanction, granted during the pendency of litigation and years after the construction's completion, suffered from inherent contradictions—purporting to approve beautification while simultaneously prohibiting the very change in land use that had already been effected. In conclusion, Learned Counsel submitted that the principles of environmental protection and the public trust doctrine mandated the restoration of the natural water body, as rightly held by the High Court.

D. ANALYSIS

9. Having heard learned counsels for the parties and after perusal of the material on record, we are of the considered view that the primary question in the instant appeal pertains to whether a recreational park developed on an alleged historical water body ought to be demolished and the water body restored or alternatively, whether the development warrants preservation given its current utility and the inexorable passage of time. More specifically, the question of achieving a judicious balance between environmental conservation and development for public welfare constitutes the primary issue before us. That being said, at the very outset, we deem it pertinent to delineate the reasoning that informed the High Court's determination in the matter.

10. Upon perusal of the Impugned Judgment, it becomes patently clear that the High Court's reasoning rested primarily on the public trust doctrine, whereby it held that the State could not permit the destruction of natural water bodies under any circumstances. Furthermore, it found the *post facto* sanction legally ineffective, as it attempted to retrospectively validate an unauthorized act while simultaneously prohibiting the very land use change that had already occurred. Consequently, invoking Articles 48A and 51A(g) of the Constitution, the High Court concluded that the preservation of water bodies constitutes an absolute constitutional mandate that invariably supersedes developmental considerations or temporal factors.

11. In this light, we must acknowledge that albeit the High Court's

views were well-intentioned and *prima facie* the correct interpretation of settled notions such as the public trust doctrine, they nonetheless warrant reconsideration through the prism of practical realities and evolved ground conditions. This Court has consistently propounded that environmental jurisprudence must evolve contextually, taking into account both ecological imperatives and developmental exigencies. Indeed, there cannot be a simplistic binary choice between a park or a pond, as each serves distinct ecological and social functions contingent upon specific circumstances, geographical location, and evolving usage patterns.

12. To put it simplistically, the public trust doctrine establishes that certain environmental resources are held in trust by the State for the unimpeded enjoyment of the public and for posterity. Although the doctrine imposes a legal obligation upon governmental authorities to protect these resources for public benefit and ecological sustainability, extending to public lands, parks, forests, water bodies, wetlands, and other areas acquired by the State, its application must necessarily be calibrated according to the factual matrix and contemporary public needs. The doctrine, thus, does not operate in isolation but must be harmonized with the objectives of sustainable development and evolving public welfare priorities.

13. When juxtaposed with the facts at hand, the instant case presents a unique situation where one public amenity has been transformed into another that continues to serve the community unconditionally. Unlike scenarios involving the diversion of public resources for exclusive private benefit, we must examine whether this particular transformation necessarily violates the trust obligation, considering three critical factors: (i) the prior condition of the water body; (ii) the current ecological value of the park; and (iii) the feasibility of remedial measures.

14. With respect to the first factor, while the material on record acknowledges the historical existence of a water body at the Subject Property, it does not conclusively establish that this water body remained a functional pond by the relevant time. The affidavits filed by officials of MCGM categorically aver that when work for the project commenced in 2009, the Subject Property existed in an abandoned and dilapidated state, having deteriorated into a garbage dumping ground that had completely lost its original character as a water body. Pertinently, nothing has been pleaded or placed on record to demonstrate that the Subject Property was ever a functional pond with significant water content, possessed any natural catchment area to draw fresh water, or performed meaningful ecological functions beyond occasional ceremonial usage, thereby raising fundamental questions about its viability as a sustainable aquatic ecosystem capable of

supporting flora and fauna.

15. As regards the current ecological value, the photographic evidence placed before us vividly illustrates the Subject Property as a verdant, well-maintained urban oasis replete with numerous mature trees and recreational facilities actively utilized by the community across all demographic segments. It bears particular emphasis that we are adjudicating this appeal in 2025, nearly fifteen years after the park became functional. During this extended temporal span, an entire generation of children has grown up with this green space as an integral component of their daily existence, whilst the trees planted during the initial beautification have themselves matured into substantial specimens that now contribute significantly to the local ecosystem. The park serves as a vital recreational nucleus for children, offering safe spaces for play and physical activity; for senior citizens, providing dedicated areas for walking and social interaction; and for families, creating opportunities for community engagement and leisure.

16. The recreational park presently delivers substantial public benefits that cannot be overlooked. It provides an essential green space in an increasingly concretized urban environment, with trees and other foliage contributing significantly to oxygen generation, air purification, and microclimate regulation. The ornamental water features, such as the fountain, though admittedly not equivalent to a natural water body, nonetheless contribute to biodiversity.

17. Be that as it may, the implementation of the High Court's direction at this juncture would engender consequences that contravene the very environmental principles it seeks to uphold. The demolition would necessitate the removal of numerous trees, causing immediate environmental degradation requiring decades to remediate. Additionally, the expenditure of approximately Rs. 5 crores of public funds would be rendered nugatory, with further substantial public expenditure required for the proposed restoration. Such an outcome would create a paradox wherein environmental restoration results in greater ecological harm than the original transformation—a classic case of counterproductive remedial intervention. Most importantly, given the absence of any natural catchment area as aforementioned, we are constrained to observe that even if a pond were to be recreated, its sustainability and maintenance would remain highly questionable, with the distinct possibility of such stagnant water body becoming health hazards for the local populace, particularly during the monsoon seasons when such properties are prone to becoming breeding grounds for disease-carrying vectors.

18. Beyond these substantive aspects, the Collector's *post facto* sanction of 2014 merits separate consideration. The High Court found this sanction to be procedurally deficient and contradictory—

attempting to validate an unauthorized construction yet simultaneously prohibiting the very land use change that had occurred. In this specific context, we observe that the larger question for adjudication before us transcends the validity of this belated approval. Even assuming the sanction's invalidity, the fundamental issue remains whether restoration is feasible or desirable, given the passage of considerable time and the establishment of a functioning public amenity. The legal status of the 2014 sanction, therefore, though relevant to the question of initial authorization, cannot be determinative of the appropriate remedy at this stage. More significantly, even if there existed some irregularity or perceived illegality in the *post facto* sanction, such concerns have been reasonably addressed and balanced by the specific rider imposed therein restricting any change in land use. The sanction, as it stands, thus ensures that the Subject Property shall remain dedicated exclusively to recreational purposes in perpetuity. This rider provides the necessary legal safeguard and permanency to guarantee that the land may not be diverted for any other purpose, commercial or otherwise.

19. As a final consideration, the delay in seeking judicial intervention significantly undermines the foundation of the High Court's impugned decision. The beautification project commenced in 2008 and reached completion by 2011, with the park becoming fully operational for public use. However, the petition was instituted before the High Court towards the tail end of 2012—nearly five years after the project's commencement and well after its completion. It is well-settled that environmental grievances must be raised promptly when alleged violations commence, not after transformative changes have materialized and become entrenched. This considerable delay has created an irreversible *fait accompli* wherein substantial public resources have been expended, and a thriving recreational facility has become integral to community life. No public purpose, therefore, would be served by undoing what time and usage have legitimized through community acceptance and reliance.

20. For the foregoing reasons, we are constrained to hold that the High Court's direction to restore the Subject Property to its original condition as a pond, though made with laudable intentions, fails to account for the transformed reality and the substantial public benefit derived from the current recreational space.

E. CONCLUSION AND DIRECTIONS

21. In view thereof, we allow the instant appeal and set aside the Impugned Judgment passed by the High Court. Consequently, to ensure ecological balance within the larger urban ecosystem and preserve the existing park, we direct MCGM to:

- i. Maintain and preserve the existing park in perpetuity as a green

space exclusively for public use without any predominant commercial activity;

- ii. Constitute an Expert Committee within three months to explore the feasibility of developing an alternative water body in nearby areas to compensate for the ecological functions of the original water body;
- iii. Undertake comprehensive ecological restoration of deteriorated water bodies within the municipal jurisdiction within a period of twelve months; and
- iv. File a compliance report before the High Court every six months for a period of three years. We request the High Court to see that the directions issued hereinabove are complied with in true letter and spirit.

22. The Government, being entrusted with the welfare of public spaces and environmental resources, bears the inherent responsibility to pursue sustainable urban development practices that balance infrastructural needs with ecological preservation. We thus clarify that this order shall not preclude the State Government from implementing any other additional measures for the overall improvement of environmental quality in the Navi Mumbai area in harmony with the directions issued hereinabove.

23. Ordered accordingly, Pending applications, if any, also stand disposed of in the above terms.

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