PUBLIC GRIEVANCES COMMISSION
(Govt. of NCT of Delhi)
M-Block, Vikas Bhawan, IP Estate, New Delhi – 110110
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Order under Para 2(B) of the PGC Resolution No F.4/14/94-AR dated 25.9.1997

Date of hearing: 22.10.2026

Complainant	:	Ms Asha Choudhry
Respondent	:	Conservator of Forest, Government of NCT of Delhi
Grievance No.	:	PGC/2025/A-II/Rev./90

1. Brief Facts of the Complaint

Ms. Asha Choudhry had filed a grievance in PGC regarding Farm No. C-13 comprising Khasra numbers 1697,1698,1699, 1700,1701,1706, 1726 & 1727 located in the revenue estate of Village Asola, Saket, Delhi measuring 13 Bigha 4 Biswas duly mutated and with a plan sanctioned by MCD. Forest Department demolished a portion of boundry wall, main gate, portion of one room and uprooted palm tree without giving any notice.

2. Proceedings in the Public Grievances Commission

The PGC has convened 15th hearing in the matter on 22.10.2026 wherein the following were present :-

Complainant	:	Present through her husband
Respondent	:	Shri Puneet Tiwari, Range Officer, Forest Department Sh. Nitin Sharma, Patwari, O/o SDM, Chhatarpur

3 Relevant facts that emerged during the hearing

3.1 Sh. Puneet Tiwari, Range Officer, Forest Department was present in the hearing and submitted a status report stating that :

"As per records available in this office, khasra no. 1724 in village Asola is Notified Forest land u/s 4 of IFA, 1927 as per Notification no. F. 10 (42)-1/PA/DCF/93/2012-17(1) dated 24.05.1994, no. F.1(29)PA/DCF/95 dated

02.04.1996 and as per the affidavit dated 05.04.2019 filed by the Divisional Commissioner in OA. No. 58/2013 in the matter of Sonya Ghosh vs Govt. of NCT of Delhi, the village-wise map for village Asola submitted in respect of the Southern Ridge indicates that the khasra no. 1724 is forest land.

A representation has been received from Smt. Asha Choudhry vide which she is claiming that her farm house is falling on khasra nos. 1697, 1698, 1699, 1700, 1701, 1706, 1726 and 1727 in Asola. But in reality some portion of the farm house is falling on khasra no. 1724 which is forest land as per the demarcation done by Revenue Department on the directions of Hon'ble NGT in OA. No. 58/2013 in the matter of Sonya Ghosh vs Govt. of NCT of Delhi

As per the affidavit filed by Divisional Commissioner before Hon'ble NGT in OA no. 58/2013 in the matter of Sonya Ghosh vs Govt. of NCT of Delhi, it is clearly mentioned at page no. 2, para no. 3 of the affidavit that -

"3. That, the Revenue department and Forest department have conducted joint survey and subsequently with the help of TSM surveyor prepared the TSM survey maps for 19 villages viz. Aya Nagar, Chattarpur, Neb Saral, Sahoorpur, Rajpur khurd, Devli, Asola, Bhati, Maidangarhi, Saidulajab, Satbari, Jaunapur, Dera Mandi, Tughalakabad, Pul Pehlad Pur, Rajokri, Rangpuri, Ghitorni and Mahipalpur. Duly signed Maps by the concerned revenue officials have been handed over to Forest Department. Copies of the said 19 maps along, with a consolidated map are marked and annexed as ANNEXUR.E-2 (Colly).

4. That the Revenue Department while preparing the maps have shown separately in different colours the exact status of land. The encroachment free Forest land has been shown in green colour. The land where Tatima is not available is shown in green colour with blue dots. The encroachment on the Forest land has been shown in brown color strips and lands allotted to the Govt. Departments have been shown in the pattern of stars on the green colour."

A copy of the relevant pages have been enclosed herewith for kind perusal and ready reference.

The village-wise map for village Asola submitted by Revenue Department in OA no. 58/2013 in the matter of Sonya Ghosh vs Govt. of NCT of Delhi before Hon'ble NGT in respect of the Southern Ridge Indicates that the khasra no. 1724 is forest land and the kml files for the village also clearly depicts that some portion of farm house is falling on khasra no. 1724.

Also, this khasra is under status quo in case no. WP(C) 12240/2021 titled as Smt. Asha Choudhary Vs DCF (S).

The final conclusion in this matter is that the applicant is sitting on forest land in khasra no. 1724 on ground and claiming this land as her own using the documents of khasra nos. 1697, 1698, 1699, 1700, 1701, 1706, 1726 and 1727 in Asola. The documents are claiming her ownership on khasra nos. 1697, 1698, 1699, 1700, 1701, 1706, 1726 and 1727 in Asola but in reality on ground she is encroaching forest land in khasra no. 1724 in village Asola.

A map is given below which clearly shows the location of the farm house on khasra no. 1724."

Further a report in respect of para No.3 of the order of the Commission dated 11.08.2026 was also furnished stating that :

"With reference to the para no. 3 of the order dated 11.08.2026 in the matter of Asha Choudhry vs Conservator of Forests, Govt. of NCT of Delhi, Grievance no. PGC/2025/A-11/Rev./90, the status report in the matter Asha Choudhry vs Conservator of Forests, Govt. of NCT of Delhi, a reply was sought from Forest Department for para no. 3, which is given below:-

The Forest Department has no objection, from its side, to the complainant carrying out boundary construction around his own khasras, provided the work remains strictly within the limits of his land, subject to any approvals required from the competent authorities. However, any fencing, boundary wall, tin shed or other construction raised on or extending into a khasra forming part of Forest Department land would amount to encroachment upon forest land and would invite action in accordance with law. The limits of the Forest Department land shall be observed as per the demarcation carried out pursuant to the directions of the Hon'ble National Green Tribunal in O.A. No. 58/2013, Sonya Ghosh v. Govt. of NCT of Delhi & Ors.

This issues with the approval of Competent Authority."

3.2 Sh. Nitin Sharma, Patwari from the O/o SDM, Chhatarpur was present in the hearing and submitted a status report stating that :

"I, Piyush Kumar, presently posted as SDM (Chhatarpur) having office at M.B. Road, Saket, New Delhi, do hereby solemnly affirm and state as under:

(1) That it is respectfully submitted that the village Asola had ceased to be a rural area vide notification No. F7(128)/DLB/2019/000580156/14600-1 dated 20.11.2019 and was instead converted into an urban area using powers vested with the Lt. Governor under Section 507 of the Delhi Municipal Corporation Act, 1957 (hereinafter referred to as the "DMC Act").

(2) That Hon'ble Supreme Court in the matter of Mohinder Singh Vs Narain Singh (Civil appeal No(S) 3828 of 2017) vide order dt. 14-03-2023 held that once a rural area is urbanized by issuance of Notification under Section 507(a) of the Delhi Municipal Corporation Act, 1957, provisions of the Land Reforms Act will cease to apply.

(3) That in light of the above judgment, it is respectfully submitted that the Delhi Land Reforms Act, 1954 is no longer applicable to Village Asola post-urbanization and the Revenue Authority does not have jurisdiction over the said land to provide permission of boundary wall.

(4) That, the matter regarding permission for construction of boundary wall of the land situated at village Asola pertains to Municipal Corporation of Delhi (MCD) department...

(5) That, the revenue department always complies with the orders / directions passed by the Hon'ble Commission and makes full efforts to make the submission by or before the date when the matter is fixed.

(6) That the undersigned is ready and shall abide by any direction as may be issued by this Hon'ble Commission in this regard."

3.3 Complainant present in the hearing requested for some time to file some additional documents in support of his grievance. The same was acceded to.

3.4 On perusal of various status reports filed by the departments on different occasions in the Commission's hearings it has come out that a demarcation report dated 21.02.2022 addressed to the complainant from L & Q Surveys Pvt. Ltd. is available on record wherein it has been mentioned that:

"Digitized khasra plan and survey plan are enclosed herewith for your reference. Further it is clarify that khasra No. 1724 is not reflected in above khasra and not in your possession."

A copy of this report is enclosed with this order."

4. Recommendations of the PGC

4.1 Deputy Conservator of Forest (South) is advised to take note of para 3.4 above and inform the Commission that why this demarcation report is not relied upon by the department. He is further advised to remain personally present in the Commission on the next date of hearing alongwith Range Officer.

4.2 Conservator of Forest, Govt. of NCT of Delhi is advised to take note of para 3.4 above and ensure that the query of Commission is replied by the department in true spirit. He is further advised to direct the Dy. Conservator of Forest (South) to remain personally present in the Commission on the next date of hearing.

5. Next Date of Hearing : 30.12.2026 at 11.30 AM.

30/12/26

(R.P. UPADHYAYA), IPS (RETD.)
MEMBER

F.No. PGC/2025/Rev./90/ 1768 - 770 Dated : 2/11/26

To :

1. Conservator of Forest & Wild Life, Govt. of NCT of Delhi, A-Block, Vikas Bhawan, IP Estate, New Delhi

2. Deputy Conservator of Forest (South), near Dr. Karni Singh Shooting Range, Tughlakabad, New Delhi-110044.

Copy for information to :-

Ms. Asha Choudhry, E-12, Ansal Villas Complex, Satbari, New Delhi-110074.