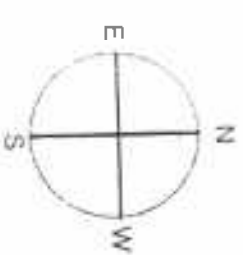


# LOCATION PLAN OF SAINI MUHALLA Extn (NEAR ELECTRICITY OFFICE) BIJWASAN NEW DELHI 61

SCALE 1:5000



TOTAL AREA OF THE COLONY 9528 sq MTR

*Ajay Kumar Sharma*  
President

Residents Welfare Association  
Saini Muhalla, Extn, Bijwasan  
Near Electricity Office, N. Delhi-61  
Tel... No. 52174 2803905

*27/10/93*  
PRESIDENT

*QMR*

ARCHITECT



122 Su. Dampar Kach. St. Kachari Singh  
 123 " Daman Singh & Jai Lal.  
 124 " Umbar. " Naladar Singh.

Att-ke  
 " "  
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III

*[Signature]*

Associe  
 Bijwase  
 N. I. 101-64  
 280-1973

M/n 9899193585

Information in respect of properties owners of the unauthorised colony  
to be provided by the Resident Welfare Association -

| Name & address of the colony |                         | Name of the RWA       |              | SHINI Mohalla Extension Byjwanan near Delhi - 110061<br>Resident Welfare Association Shini Mohalla Extension Byjwanan<br>Near Delhi Road - |                                  |                        |                      |                                  |
|------------------------------|-------------------------|-----------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------|----------------------|----------------------------------|
| SN.                          | Name of property owner. | Owner's Husband Name. | Area of Plot | House Plot                                                                                                                                 | Electricity Connection<br>yes/no | Water Supply<br>yes/no | Telephone<br>no/any. | Whether member of RWA<br>yes/no. |
| 84                           | Sh. Man Singh           | Sh. Daulat Ram        | "            | "                                                                                                                                          | yes.                             | yes.                   |                      | yes.                             |
| 85                           | Mukesh                  | Birju Pr.             | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 86                           | Krishan                 | Dogra Ram             | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 87                           | Ranbir                  | Dogra Ram             | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 88                           | Veelal                  | Kelani Singh          | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 89                           | Satgobind               | Hari Ram              | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 90                           | Surinder                | Jai Narain            | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 91                           | Narain Singh            | Madu Ram              | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 92                           | Nihal Singh             | Hukam Chand           | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 93                           | Ram Karam               | Bhagwan Ram           | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 94                           | Rameshwar Singh         | Dera Ram              | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 95                           | Rai Singh               | Pyase Lal             | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 96                           | Sh. Nishu               | Gilay Singh           | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 97                           | Sh. Parveen             | Suresh Ram            | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |
| 98                           | Sultan Singh            | Jalpal Singh          | "            | "                                                                                                                                          | "                                | "                      |                      | "                                |

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Signature

Atish Kumar Sharma

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14/11/20

Any RWA Sharma

9899495585

Sh. Nishu

Sh. Nishu



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**Ajay Kumar Sharma**

President

Residents Welfare Association

Saini Mohalla, Extn. Bijwasan

Near Electricity Office, N. Delhi-61

Regu. No. 56371 Tel. 280-1993

11/11 9899493585-

## Part - II

# INFORMATION IN RESPECT OF PROPERTY OWNERS OF THE UNAUTHORISE COLONY (TO BE PROVIDED BY THE RESIDENT WELFARE ASSOCIATION)

NAME & ADDRESS OF THE COLONY : Saini Muhalla Extension Bijwasan New Delhi 110061  
NAME OF THE RWA : Resident Welfare Association Saini muhalla Extension Bijwasan New Delhi 110061

| S.N. | Name of the property owners | Father's/Hus band's Name | Area of plot | House /Plot no | Weather House / Plot | Tele.No if any | Water yes/no | Electricity connection yes/no |
|------|-----------------------------|--------------------------|--------------|----------------|----------------------|----------------|--------------|-------------------------------|
| 1    | Kamla Devi                  | Chandra Prakash          | 30 Yards     | 115            | House                | 9811638508     | yes          | yes                           |
| 2    | Ashok Baitha                | Bagai Baitha             | 40 Yards     | 116            | do                   | 641458819      | yes          | yes                           |
| 3    | Jitendra Bhan Singh         | Gulab Singh              | 47 Yards     | 117            | do                   |                | yes          | yes                           |
| 4    | Malti Gupta                 | Subhash Gupta            | 35 Yards     | 118            | do                   | 9871468628     | yes          | yes                           |
| 5    | Raj Bala                    | Tarachand Man            | 95 Yards     | 119            | do                   |                | yes          | yes                           |
| 6    | Vimala Devi                 | Brijmohan Bhardwaj       | 165 Yards    | 120            | do                   |                | yes          | yes                           |
| 7    | Kiran Sinha                 | Kamalakant Singh         | 80 Yards     | 121            | do                   |                | yes          | yes                           |
| 8    | Sunita Devi                 | Naresh Kumar             | 80 Yards     | 122            | do                   | 9873599741     | yes          | yes                           |
| 9    | Vedprakash                  | Keyar Singh              | 80 Yards     | 123            | do                   |                | yes          | yes                           |
| 10   | Rajendra Singh              | Manohar Lal              | 70 Yards     | 124            | do                   | 9899141821     | yes          | yes                           |
| 11   | Anju Sharma                 | Pramod Sharma            | 60 Yards     | 125            | do                   | 9891783041     | yes          | yes                           |
| 12   | E.K.Kutty                   | E.S.M Pillay             | 100 Yards    | 126            | do                   | 28061326       | yes          | yes                           |
| 13   | Ajay Kumar Sharma           | Bhrigunal Sharma         | 100 yards    | 127            | do                   | 28061993       | yes          | yes                           |
| 14   | Shyam ji Giri               | Bayasmuni Giri           | 70 yards     | 128            | do                   | 9871446850     | yes          | yes                           |
| 15   | Bhola Prasad                | Kripali Singh            | 60 Yards     | 128/A          | do                   |                | yes          | yes                           |
| 16   | T R Joshi                   | Hari Dutt Joshio         | 82 Yards     | 129            | do                   | 32999538       | yes          | yes                           |
| 17   | Kusum Lata                  | Jalveer Singh            | 70 Yards     | 130            | do                   | 9818079054     | yes          | yes                           |
| 18   | Kameshwarpal                | Bhuneashar pal           | 70 Yards     | 131            | do                   | 9899753843     | yes          | yes                           |
| 19   | A P Sati                    | J.P Sati                 | 50 Yards     | 132            | do                   | 9313059157     | yes          | yes                           |
| 20   | Kalyan Singh                | Mohan Singh              | 80 Yards     | 133            | do                   | 9810572514     | yes          | yes                           |
| 21   | Heera Giri                  | Syamdev Giri             | 35 Yards     | 134            | do                   |                | no           | yes                           |
| 22   | Shivkesh Singh              | Ram Sunder Singh         | 50 Yards     | 135            | do                   | 9213642689     | no           | yes                           |
| 23   | Rekha Devi                  | Ajay Singh               | 42 Yards     | 136            | do                   |                | no           | yes                           |
| 24   | Dolat Singh                 | Inder Singh              | 45 Yards     | 137            | do                   | 9868882628     | no           | yes                           |
| 25   | Surender Singh              | Madan Singh              | 42 Yards     | 138            | do                   |                | no           | yes                           |
| 26   | Plot                        |                          | 40 Yards     | 139            | Plot                 |                | no           | no                            |
| 27   | Suraj Bhan                  | Chandagi Ram             | 53 Yards     | 140            | House                |                | yes          | yes                           |
| 28   | Rana Pratap                 | Turanti                  | 50 Yards     | 141            | do                   |                | yes          | yes                           |
| 29   | Rita Sharma                 | Ajay Kumar Sharma        | 77 Yards     | 142            | House                |                | no           | yes                           |
| 30   | Raj Rani                    | Kiashan Kumar            | 85 Yards     | 143            | House                |                | no           | yes                           |
| 31   | Temple                      |                          | 25 Yards     | 144            | Mandir               |                | no           | no                            |
| 32   | Nini                        | Narender Dahia           | 74 Yards     | 145            | House                |                | yes          | yes                           |
| 33   | Shriniwas Sharma            | Rambhajan Sharma         | 70 Yards     | 146            | do                   | 9899386400     | yes          | yes                           |
| 34   | Lala Prasad                 | Bhudhu Mahta             | 70 Yards     | 147            | do                   | 9811090243     | no           | yes                           |
| 35   | Suman                       | Vedprakash               | 75 Yards     | 148            | do                   |                | yes          | yes                           |
| 36   | Patram                      | Kalyan Singh             | 58 Yards     | 149            | do                   | 9818138463     | no           | yes                           |
| 37   | Birender                    | Mani Singh               | 40 Yards     | 149/A          | do                   |                | no           | yes                           |
| 38   | Sanjeev                     | Rampal Singh             | 48 Yards     | 150            | do                   | 9868487917     | yes          | yes                           |
| 39   | Bhagirath                   | Jawalaram                | 67 Yards     | 151            | do                   |                | yes          | yes                           |

Ajay Kumar Sharma  
President  
Resident Welfare Association  
Saini Muhalla, Ext. Bijwasan  
New Delhi-61  
Regd. No. 6051 Tel. 2641553

M.No.

9899493585

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**CERTIFICATE OF REGISTRATION  
UNDER SOCIETIES REGISTRATION ACT XXI OF 1860**

NO. S- 56371 of 2006

I hereby certify that "RESIDENTS WELFARE ASSOCIATION  
SAINI MOHALLA EXTN., BIJWASAN NEW DELHI-110061  
at: House No 49/1, Saini Mohalla, N.E. Electricity  
off Bijwasan New Delhi- 110061

has this day been registered\* under the Societies Registration Act, XXI of 1860

Given under my hand at Delhi on this 21<sup>st</sup> day of August

Two Thousand Six.

Fee of Rs. 50/- paid.



Rakesh Chandra  
**REGISTRAR OF SOCIETIES  
GOVT. OF NCT OF DELHI  
DELHI.**

\*This document certifies registration under the Society Registration Act, 1860. However, any Govt. department or any other association / person may kindly make necessary verifications (on their own) of the assets and liabilities of the society before entering into any contract / assignment with them.

Ajay Kumar Sharma  
President

Residents Welfare Association  
Saini Mohalla, Extn. Bijwasan  
Near Electricity Office, N. Delhi-61  
Regn. No. 56371 Tel 28051993

09/09/2006

21. No. of Built-up Plots: (Min.35% of Gr.Floor permissible coverage)

- (i) Upto 100 sq.mts. - 750 - 150  
 (ii) Above 100 sq.mts. - 50  
 (iii) Above 250 sq.m. - 5

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22. No. of Vacant Plots:

- (i) Upto 100 sq.mts. - 10  
 (ii) Above 100 sq.mts. - 5  
 (iii) Above 250 sq.m. - 2

|     |                                                                                                                                                                                                                                                                                                                                              |                             |                      |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------|
| 23. | Land use: As per Master Plan<br>As per Zonal Plan                                                                                                                                                                                                                                                                                            | Extended Village Abadi      |                      |
| 24. | Whether falls in Reserved Forests or Regional Park                                                                                                                                                                                                                                                                                           |                             | YES/NO               |
| 25. | Whether the Colony effects/falls over Master Plan Road alignment<br>Railway Line<br>Metro Corridor<br>Water Supply/sewerage lines/Utilities Works                                                                                                                                                                                            | NO.                         |                      |
| 26. | Any Monuments/Heritage Buildings in the Colony or in the vicinity?                                                                                                                                                                                                                                                                           | NO.                         |                      |
| 27. | Key Plan/Site Plan of unauthorised area of urbanized/rural village and description of boundaries.<br>Please attach scaled Key Plan/Plan of unauthorised area of urbanized/rural village superimposed on Zonal Plan/City Survey Map indicating North Point, surrounding features, adjacent roads, buildings, drains, electricity, lines etc.) | Key plan/site plan attached |                      |
| 28. | NOCs from:(Please attach)                                                                                                                                                                                                                                                                                                                    | Attached                    |                      |
| 29. | Affidavits/Indemnity Bond(Please attach)                                                                                                                                                                                                                                                                                                     | Attached                    |                      |
| 30. | Status of Services<br>Electricity & Water Supply exists.                                                                                                                                                                                                                                                                                     | Nos./Area/<br>Width/Length  | Stage of Development |
|     | -Roads ✓<br>-Water Supply ✓<br>-Hand pumps ✓<br>-Tube wells ✓<br>-Underground Water Tank ✓<br>-Street Light ✓<br>-ESS/Transformers/Generators ✓<br>-Drains ✓<br>-Sewerage/Sanitation<br>-Fire fighting installations                                                                                                                         |                             |                      |
| 31. | Status of Facilities<br>Electx water supply exists.                                                                                                                                                                                                                                                                                          | Nos./Area/                  | Stage of             |

*[Signature]*  
M.N. 9859475

Joint Development Association  
Gurgaon, Haryana, Extra. Haryana  
Regional Office, M. 9859475  
Date: 10/10/2023

Application & check list for Regularisation of unauthorised area of  
Urbanised/Rural Village  
Form A  
(To be filled up by the Applicant/Resident Society and to be countersigned by  
Architect-Town Planner & Service Engineer)

10

|     |                                                                          |                                                                                |
|-----|--------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1.  | Name and address of the unauthorised area of Urbanised/Rural Village     | SATNI MUHALLA (NEAR ELECTRICITY OFFICE)<br>BIJWASAN NEW DELHI-110061           |
| 2.  | S.No.in the GNCTD list                                                   |                                                                                |
| 3.  | Name of RWA/Applicant Society                                            | Residence welfare Association<br>Satni Muhalla Extn. Bijwasan, New Delhi-11006 |
| 4.  | Registration no. of the RWA/Society (with Registrar)                     | Reg. No. 56371 of 2006 D+21st Aug. 2006                                        |
| 5.  | Names of Physical Surveyor & Socio-economic Surveyor                     | SODHI K.S.                                                                     |
| 6.  | Name of Services Engineer                                                | - Do -                                                                         |
| 7.  | Name of Supervising Engineer                                             | - Do -                                                                         |
| 8.  | Name of Authorised Signatories                                           | - Do -                                                                         |
| 9.  | Category of colony (as per MCD Property Tax)                             | Extended Abadi of Village Bijwasan N. Delhi                                    |
| 10. | Revenue Village                                                          | Bijwasan                                                                       |
|     | Zone (As per Master Plan of Delhi)                                       | South Zone                                                                     |
| 12. | Date from which unauthorised area of Urbanised/Rural Village exists      | 1974                                                                           |
| 13. | Location/surroundings (Towards North, South, East & West)                | EAST                                                                           |
| 14. | Development Area No. MCD/NDMC/Carill Board Area?                         |                                                                                |
|     | Whether falls in Notified Slum Area?                                     | N.A.                                                                           |
| 15. | Total area of Unauthorised area of urbanized/rural village               | 52,902 Sq Mtrs.                                                                |
| 16. | Land Status/Ownership (please attach Land ownership documents)           | Ownership.                                                                     |
| 17. | Court Case, if any (Please attach details)                               | No.                                                                            |
| 18. | Land whether notified for acquisition                                    | No.                                                                            |
| 19. | List of members with Plot/Property No. (to be attached)                  | Yes.                                                                           |
| 20. | Percentage of Residents/house owners as members of the Residents Society | 90%                                                                            |

  
Ajay Kumar Sharma  
President  
Residence Welfare Association  
Satni Muhalla Extn. Bijwasan  
Near Electricity Office, N. Delhi-42  
Regu. No. 56371 of 2006

  
M. No. 9899493585

MOST IMMEDIATE

GOVERNMENT OF NCT OF DELHI  
URBAN DEVELOPMENT DEPARTMENT  
10<sup>TH</sup> LEVEL, DELHI SECRETARIAT,  
LP. ESTATE NEW DELHI

F.No. 1700

Dated: 13/08/08

To

The President,

RWA, Sahni Mahalla Extn.

Bejwasan, near Electricity office

N. Delhi-81

**Sub: Verification of documents of unauthorized colonies for the purpose of regularization.**

Sir,

A preliminary scrutiny of the application submitted by the unauthorized colony and figuring at serial No. 59-ELD of the list of such unauthorized colony has been made. It has been noted that you have not submitted the following required documents, along with your application:-

**As per check list enclosed.**

You are therefore, requested to kindly get the registration of your resident society done immediately, if not already registered, with the Registrar of Societies GNCT of Delhi. A copy of the certificate along with other deficient documents as pointed out above may please be got ready as the government of NCT of Delhi proposes to hold a camp shortly for rectification of deficiencies in the application forms.

This is in pursuance of the decision to grant a provisional registration certificate. The date and time of the camp would be notified through public advertisement.

Yours faithfully

(J.G. ARORA)

DY. SECRETARY (UC)

Encl: Check list (1700)

Recd  
Ajay Kumar Sharma  
Dt 14/8/08  
9899493585

## CHECK LIST OF DOCUMENTS

Name of Colony:- *Saini Mahalla Bijwasan*  
Regn./Sl. No.:- *59-ELD*

- ✓ Registration Certificate of Resident Society *Yes*
- ✓ Existing Layout Plan of the colony on the scale of 1:1000, prepared by an Architect/Town Planner signed by President/Secretary of the Resident Society. *Yes*
- ✓ Complete list of members with details such as plot Nos. and area of the colony *Yes*
- ✗ Land status with Khasra No. accompanied by a site plan giving the physical description of the site *NO*
- ✗ Undertakings: *NO*

- i. That they shall abide by the layout plans as may be approved with or without conditions
- ii. That they shall transfer the land available, if any for social infrastructure in the name of the DDA or the MCD/NDMC, free of cost, in order to provide such social infrastructure

Ajay Kumar  
President  
Residents Welfare  
Saini Mahalla, Bijwasan  
Near Electric Colony, N. Delhi-61  
Regn. No. 59-ELD/28051993

(12)

**GOVERNMENT OF NCT OF DELHI  
URBAN DEVELOPMENT DEPARTMENT  
10<sup>TH</sup> LEVEL, DELHI SECRETARIAT,  
I.P. ESTATE, NEW DELHI**

F. No. 1-33/UC/UD/Policy/08/PF/

Dated:-

To,

The President / Secretary

Sani Mohalla (Near Electrician Office)  
Byirasan, N.D-61

Registration No. ELD-59

Sub: - **Eligibility slip for issuance of Provisional Regularization Certificate.**

Sir,

The documents submitted by you have been scrutinized and your unauthorized colony bearing Registration No. ELD-59 has been found eligible for issuance of Provisional Certificate of Regularization.

Yours faithfully.

(Incharge)

Counter No. 2

Urban Development Deptt.

Delhi Secretariat, New Delhi 2