

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

ORIGINAL APPLICATION NO. 25 OF 2026

IN THE MATTER OF:

Tejinder Pal Singh

...Applicant

Versus


State of Haryana & Ors.

...Respondent

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1.	Affidavit of Amit Madholia, on behalf of respondent no. 4	13.04.2026	1-2
2.	Copy of approved layout plan of Palam Vihar Colony, with alleged site duly marked is enclosed as Annexure R-1	25.05.2006	3
3.	Copy of Directorate order dated 12.02.20219, conveyed vide Endst. No. CC-99-JE (S)/2019/4099-4109 dated 12.02.2019 is enclosed as Annexure R-2	12.02.2019	4-8

Place: *CGM*  
Dated: *13-04-2026*

  
Amit Madholia  
District Town Planner (Enf.),  
Gurugram on behalf of Respondent no. 4

Filed Through:

  
Rahul Khurana, Advocate  
Counsel for Respondent No. 4  
9811894060  
rkhuranalegal@gmail.com

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

ORIGINAL APPLICATION NO. 25 OF 2026

IN THE MATTER OF:

Tejinder Pal Singh

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REPLY BY OF AFFIDAVIT OF AMIT  
MADHOLIA, DISTRICT TOWN PLANNER  
(ENFORCEMENT), GURUGRAM, ON  
BEHALF OF THE RESPONDENT NO. 4

MOST RESPECTFULLY SUBMITTED:

I, the above named deponent, do hereby solemnly affirm and state as under:

1. That the present Original Application is under consideration before this Hon'ble Tribunal and is listed for hearing on 15.04.2026.
2. That the contents of the application relate to alleged "beautification work" being carried out by an association namely "I am Gurgaon" on the purported green belt situated behind E-Block, Palam Vihar, Gurugram. It is submitted that the answering respondent has no direct role in the alleged activities.
3. That Palam Vihar is a Residential Plotted Colony comprising 29 nos licenses granted over an area measuring 633.2055 acres under Section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975.
4. That the layout plan of the said colony was duly approved by the Director, Town and Country Planning, Haryana, Chandigarh at the time of grant of license, bearing Drawing No. DTCP-1057 dated 25.05.2006 (**Annexure R-1**).
5. That as per the approved layout plan, the area in question is designated as a green area, with the notation of that of "Park" as per the legend of the approved layout plan.
6. That the said licensed colony has already been taken over by the Municipal Corporation Gurugram (MCG) in compliance with Directorate order conveyed vide Endst. No. CC-99-JE (SJ)/2019/4099-4109 dated 12.02.2019 (**Annexure R-2**) for the purpose of maintenance of roads, open spaces, public parks, and public health services.
7. That it is submitted that any action with respect to encroachment, if any, over public parks, roads, or open spaces falls strictly within the jurisdiction of Municipal Corporation Gurugram (MCG).



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In view of above submissions, it is admitted that the present application is not maintainable against the answering respondent and is liable to be dismissed qua this respondent.

Deponent

Place: GGM  
Date: 13-4-2026

**VERIFICATION**

Verified that the contents of Para 1 to 07 of the reply affidavit are true and correct to the best of my knowledge and based on information derived from official record which are believed to be true. No part of it is false and nothing material has been concealed therein.

Deponent

Place: GGM  
Date: 13-4-2026



**ATTESTED**

13-4-2026  
RAJMAL MALIK  
ADVOCATE & NOTARY  
Distt. Gurugram, Haryana (INDIA)

# ANNEXURE-R 1

LR 12/1

To be read with license No. 14277/1476 of 2009 dated 15.9.2014

That the revised layout plan for an area of 633.2055 acres (Dep. No. D.F.C. 01/0887 dated 28.8.2008) approved of layout which were issued in respect of Residential Colony Chauma Palam being developed by M/s. Green Belt Properties and Industries Ltd. and its associates is hereby approved subject to the following conditions:

1. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the District Agreement.
2. That the portion area of this colony shall not exceed 50% of the net planned area of the colony (including open housing scheme and underground area). The area reserved for commercial purposes shall be taken as per the layout plan.
3. That the demarcation/development plan as per size of all the residential/commercial plots shall be approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Connected Areas Extension of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 30 norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the collector shall advise by the directions of the DTCP for the modification of layout plans of the colony.
6. That the revenue areas falling in the colony shall be kept free for social/amenity use as shown in the layout plan.
7. That the collector shall advise by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the proposed roads or for proper integration of the planning proposals of the adjoining areas of the layout as shown in the Development Plan.
8. That no proprietor shall derive access directly from the reserved areas of the colony shall be developed by the collector. All other areas within the reserved area shall be developed by the collector.
9. All areas shown in the layout plan within the reserved areas of the colony shall be developed by the collector. All other areas within the reserved area shall be developed by the collector.
10. At the time of demarcation, if required percentage of NPRL EWS plots and the area under infrastructure are reserved, the same will be provided by the collector in the reserved area.
11. Any excess area over and above the permitted 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units shall be as per the provisions of the Rules, 1965. This condition shall also be incorporated in the colony plan and in the allotment letters being issued by the collector to the plot holders. The situation shall also be incorporated in the agreement to be executed by the collector with the plot buyers.
13. No plot will derive an access from the main 8 meter wide road, which shall be a minimum clear width of 8 meter, between the plots.
14. The portion of the subdivision/development plan which shall form part of the reserved area shall be transferred free of cost to the government on the basis of section 30(6)(e) of the Act No. 3 of 1976.
15. The red line plots (except EWS plots which will be approved of standard dimensions) being approved subject to the condition that these plots shall not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kanta.
16. The collector shall ensure that while developing the area, the drainage through the collector is not obstructed.

(Mitesh Sharma) (Jaswjit Singh) (Dhan Singh) (S. S. Dhillon)  
 A/P DTP(HQ) CTP(HR) D.T.C.P.(HR)

**LEGEND**

- AREA APPLIED FOR LICENCE (4375 ACS)
- CHANGE OF LAYOUT
- LOCATION OF MOTHER DAIRY BOOTH - 4 NOS
- LOCATION OF BUS STOP SHELTER - 24 NOS
- PARK
- COMMERCIAL
- FACILITIES
- UNDETERMINED

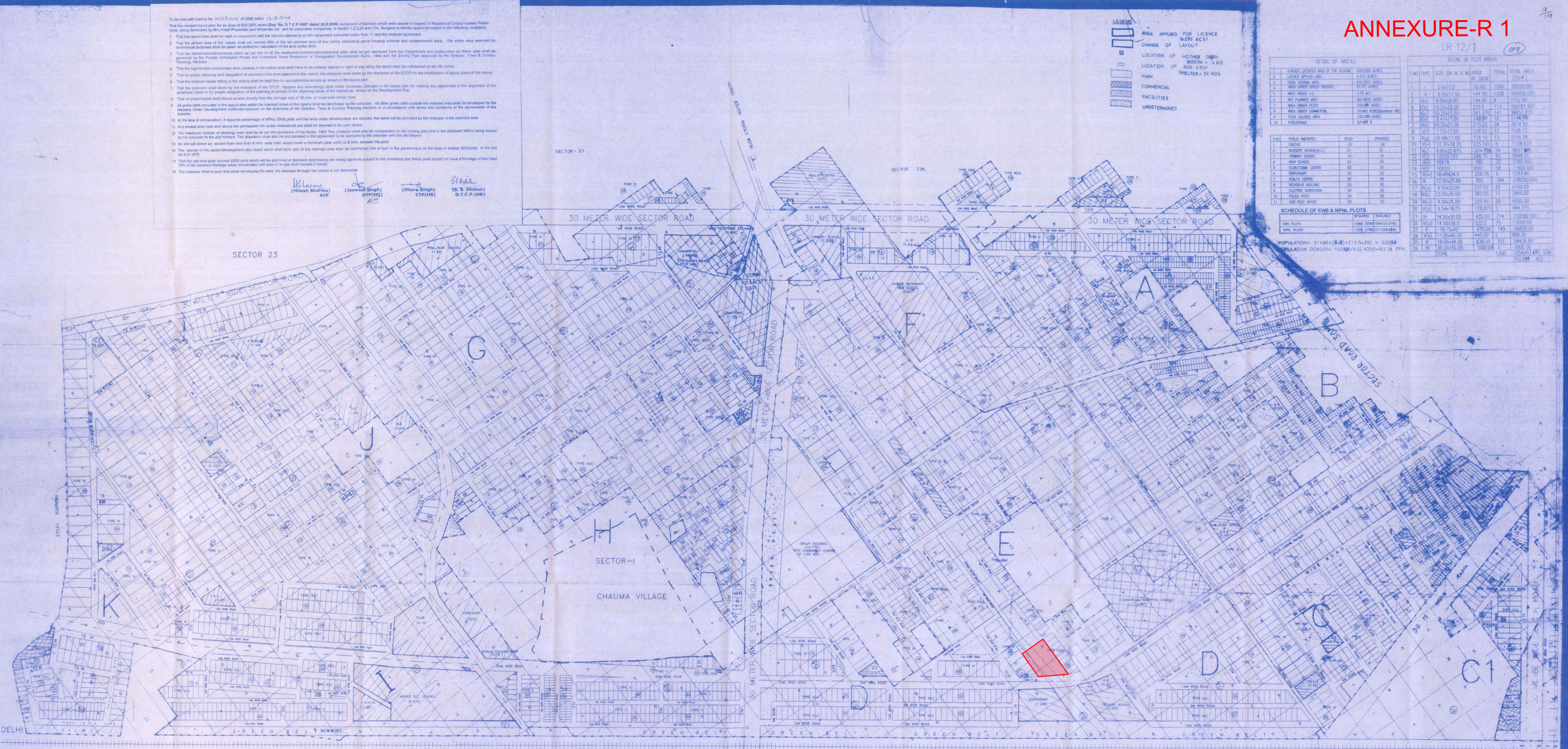
**DETAIL OF AREAS**

S.NO	TYPE	SIZE (IN M X M)	AREA (SQ. M)	TOTAL AREA (SQ. M)
1	RESERVED AREA OF THE SCHEME	100.00 X 100.00	10000.00	10000.00
2	AREA APPLIED FOR LICENCE	4375.00 X 100.00	437500.00	447500.00
3	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00
4	AREA UNDER EWS	2.00 X 100.00	200.00	200.00
5	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00
6	AREA UNDER PLANNED	4375.00 X 100.00	437500.00	437500.00
7	AREA UNDER COMMERCIAL	10.00 X 100.00	1000.00	1000.00
8	TOTAL AVAILABLE AREA	4375.00 X 100.00	437500.00	437500.00
9	RESERVED AREA	100.00 X 100.00	10000.00	10000.00
10	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00
11	AREA UNDER EWS	2.00 X 100.00	200.00	200.00
12	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00
13	AREA UNDER PLANNED	4375.00 X 100.00	437500.00	437500.00
14	AREA UNDER COMMERCIAL	10.00 X 100.00	1000.00	1000.00
15	TOTAL AVAILABLE AREA	4375.00 X 100.00	437500.00	437500.00
16	RESERVED AREA	100.00 X 100.00	10000.00	10000.00
17	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00
18	AREA UNDER EWS	2.00 X 100.00	200.00	200.00
19	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00
20	AREA UNDER PLANNED	4375.00 X 100.00	437500.00	437500.00
21	AREA UNDER COMMERCIAL	10.00 X 100.00	1000.00	1000.00
22	TOTAL AVAILABLE AREA	4375.00 X 100.00	437500.00	437500.00
23	RESERVED AREA	100.00 X 100.00	10000.00	10000.00
24	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00
25	AREA UNDER EWS	2.00 X 100.00	200.00	200.00
26	NET PLANNED AREA	4375.00 X 100.00	437500.00	437500.00

**SCHEDULE OF EWS & NPRL PLOTS**

S.NO	TYPE	SIZE (IN M X M)	AREA (SQ. M)	TOTAL AREA (SQ. M)
1	EWS	2.00 X 100.00	200.00	200.00
2	NPRL	10.00 X 100.00	1000.00	1000.00
3	EWS	2.00 X 100.00	200.00	200.00
4	NPRL	10.00 X 100.00	1000.00	1000.00
5	EWS	2.00 X 100.00	200.00	200.00
6	NPRL	10.00 X 100.00	1000.00	1000.00
7	EWS	2.00 X 100.00	200.00	200.00
8	NPRL	10.00 X 100.00	1000.00	1000.00
9	EWS	2.00 X 100.00	200.00	200.00
10	NPRL	10.00 X 100.00	1000.00	1000.00
11	EWS	2.00 X 100.00	200.00	200.00
12	NPRL	10.00 X 100.00	1000.00	1000.00
13	EWS	2.00 X 100.00	200.00	200.00
14	NPRL	10.00 X 100.00	1000.00	1000.00
15	EWS	2.00 X 100.00	200.00	200.00
16	NPRL	10.00 X 100.00	1000.00	1000.00
17	EWS	2.00 X 100.00	200.00	200.00
18	NPRL	10.00 X 100.00	1000.00	1000.00
19	EWS	2.00 X 100.00	200.00	200.00
20	NPRL	10.00 X 100.00	1000.00	1000.00
21	EWS	2.00 X 100.00	200.00	200.00
22	NPRL	10.00 X 100.00	1000.00	1000.00
23	EWS	2.00 X 100.00	200.00	200.00
24	NPRL	10.00 X 100.00	1000.00	1000.00
25	EWS	2.00 X 100.00	200.00	200.00
26	NPRL	10.00 X 100.00	1000.00	1000.00

POPULATION = 51495 + (8.8) + (1.5 x 35) = 52058  
 POPULATION DENSITY = 52058 / 6.52 = 7984.34 PPA



**ORDER**

This Department vide orders dated 08.02.2016 had directed the following licencees to transfer the respective Residential Plotted colonies known as :

- (a) **Palam Vihar, (Ansal Properties and Infrastructure Ltd.)**
- (b) **Sushant Lok (Phase-I) (Ansal Properties and Infrastructure Ltd.)**
- (c) **DLF Phase-I to III (DLF Ltd)**

at Gurugram Manesar Urban Complex to Municipal Corporation, Gurugram (MCG) on 'as is where is' basis under the provisions of Section-23A of the Haryana Development and Regulation of Urban Areas Act, 1975 (Act No. 8 of 1975):-

The list of licenses relating to aforesaid residential plotted colonies is attached at **Annexure-1**.

2. Thereafter, a meeting was held under the chairmanship of the Hon'ble Chief Minister, Haryana on 19.04.2017, wherein a decision was taken that Municipal Corporation Gurugram in association with Department of Town and Country Planning Haryana, DHBVN and the representatives of the licencees, will make an assessment of the deficient infrastructure and maintenance cost of five years in the above said licenced colonies and such estimations of maintenance cost shall be done in terms of the cost of maintenance of the licenced colonies as on date. The MCG was also directed to initiate road improvement work in the colonies already transferred by TCP Department vide orders dated 08.02.2016.

3. Consequent upon the aforesaid meeting dated 19.04.2017, another meeting was held between the Principal Secretary, Urban Local Bodies and Principal Secretary Town and Country Planning on 18.10.2017 regarding the transfer and maintenance responsibility of the above said colonies to MCG, wherein the deficit infrastructure provision and additional infrastructure and maintenance cost for the period of five years recovery of developer was deliberated. As per the said estimates Rs. 78.75 crores was estimated for Palam Vihar and Rs. 103.42 crores for Sushant Lok-I respectively. The said estimates were agreed both by PUSLB and PSTCP and it was decided that TCP Department would initiate further action in terms of provision of the Act no. 8 of 1975 regarding transfer of colonies as per the decision taken in the meeting held on 19.04.2017.

4. Subsequently, it was decided in the meeting held on 28.02.2018 under the chairmanship of the then DTCP, Haryana that since the issue regarding transfer of maintenance responsibility of residential plotted colony namely **Suncity (Uddar Gagan Properties Pvt. Ltd.) in sector 54, Gurugram** is also under consideration with MCG, therefore the same procedure may also be adopted to assess deficit infrastructure cost through the consultant of MCG for the aforesaid colony. The list of licenses forming part of the Suncity colony is annexed at **Annexure-2**.

5. Further, vide letter dated 10.07.2018 the Commissioner, Municipal Corporation, Gurugram communicated the deficient infrastructure cost worked out in the detailed project report (DPR) for improvement of infrastructure in the residential plotted colonies as follows:

Sr. no.	Name of the licenced colony	Original DPR cost (in crores)	Revised DPR cost as decided in the meeting held on 01.05.2018 under the chairmanship of PSULB
1	Palam Vihar & Sushant Lok-I	182.17	60.6
2	Suncity (sector-54)	18.58	4.25
3	DLF Phase-I, II & III	192.91	35.44
4	South City- I & II	99.8	39.51
	Total	493.46	139.80

6. Thereafter, the aforementioned DPR estimates alongwith the status of transfer of colonies vis-à-vis the status of transfer of funds to MCG by the colonizers infrastructure improvement were deliberated in detail the meeting held on 11.07.2018, 14.07.2018 and 08.08.2018 under the chairmanship of Director, Town and Country Planning, Haryana wherein the licencees namely **Unitech Ltd., DLF Ltd., Ansal Properties and Infrastructure Pvt. Ltd. and Uddar Gagan Properties Pvt. Ltd.** were directed to either deposit the aforesaid amount to MCG or identify and provide the details of licenced/unlicenced land in lieu of the deficit infrastructure cost by 14.08.2018.

The colonies developed by Unitech Ltd. and to be transferred to MCG are

**1. South City-I**

**2. South City-II (Phase-I & II).**

The list of licences concerning to the said colony of Unitech Ltd. is attached at **Annexure-3**.

In reference to the said decisions, Unitech Ltd. had proposed the following properties of their licenced land to be taken over by MCG to meet the deficit infrastructure cost:-

Sr. No.	Location Commercial	Unit No.	Area (Sft)	Type	Rate (Rs.)	Amount (Rs.)
1	D-Block, South City -II (Phase-I)	302	709	Shop	9000	63,81,000.00
2		301	2815		9000	2,53,35,000.00
3	Arcadia, South City-II, PH-I E-Block	1211	2115	Office	6600	1,39,59,000.00
4		1007	1568		6600	1,03,48,800.00
5		1011	1889		6600	1,24,67,400.00
6		911	1112		6600	73,39,200.00
7		807	1063		6600	70,15,800.00
8		1209	1214		6600	80,12,400.00
9		1202	1142		6600	75,37,200.00
	Total	-	13627	-	-	9,83,95,800.00

**NOTE:-** The above rates are proposed on the basis of prevailing collector rates.

Similarly, Ansal Properties and Infrastructure Ltd also offered some of its properties i.e. community sites situated in the licenced areas of Sushant Lok-I and the acquired pocket in greater Southern Periphery Road in lieu of the amount payable by them for improvement of deficit infrastructure in Palam Vihar and Sushant Lok-I, however the said proposal were declined being not affected with the litigations and one site i.e. Pathredi Industrial area, which is out of the MCG limit and thus cannot be utilized by MCG.

On the other hand, DLF Ltd. and Uddar Gagan Properties Pvt. Ltd. had requested that they themselves will complete the development works as per the specifications given in the DPR and to the satisfaction of MCG.

7. The consolidated proposal containing the above facts was submitted to the Government for its approval, wherein the following is approved:-

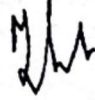
a) Municipal Corporation, Gurugram shall take over the colonies developed by Ansal Properties Private Limited namely Sushant Lok-I & Palam Vihar as per earlier orders dated 08.02.2016 passed by Director General, Town & Country Planning, Haryana. The cost of the deficit infrastructure shall be recovered from the colonizer by the Town & Country Planning Department and the same will be transferred to Municipal Corporation, Gurugram in phased manner to the commensurate development works carried out by the Municipal Corporation, Gurugram.

b) Since, Unitech Ltd. has proposed to give their unsold properties mentioned in para 6 above, situated at South City-I and South City-II

(Phase-I) Gurugram in lieu of the deficit infrastructure cost, therefore, the properties proposed by Unitech Ltd. may be taken over by the MCG and be auctioned to recover the cost of deficit infrastructure. In case the recovery is deficit then remaining amount shall be recovered by the Department of Town & Country Planning, Haryana and transferred to MCG in phased manner. However extra amount, if recovered through auction, shall not vest with the colonizer. Municipal Corporation may take over these colonies immediately as per order dated 08.02.2016.

- c) Municipal Corporation, Gurugram shall also take over the colony developed by **DLF Ltd namely phase-I, II & III and Uddar Gagan Properties Ltd namely Suncity, Sector-54** after verification of the deficit infrastructure completed by the colonizers.

It has also been decided by the Government that MCG should ensure expeditious start and completion of development work independent of the proceedings the Department of Town and Country Planning may envisage/initiate.



**K. Makrand Pandurang, IAS**  
**Director, Town & Country**  
**Planning, Haryana, Chandigarh**

**Date: 12.02.2019**  
**Place: Chandigarh**

**Endst. No. CC-99-JE (SJ)/2019/4099-4109**      **Dated: 12-02-2019**

A copy is forwarded to the following for information and necessary action:-

1. Principal Secretary to the Chief Minister, Haryana.
2. Principal Secretary to the Government, Haryana, Urban Local Bodies Department, Chandigarh w.r.t. meeting held on 03.01.2019.
3. Principal Secretary to the Government, Haryana, Town and Country Planning Department, Chandigarh w.r.t. meeting held on 03.01.2019.
4. Chief Executive Officer, GMDA, Gurugram.
5. Director General, Urban Local Bodies Department, Bay No. 11-14, Sector-4, Panchkula.
6. Chief Administrator, Haryana Sehari Vikas Pradhikaran (HSVP), Sector-6, Panchkula, Haryana.
7. Commissioner, Municipal Corporation, Gurugram to immediately take over the aforementioned colonies in compliance of the aforesaid orders of the Government within fifteen days of the receipt of this

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order and submit the compliance report to the Government under intimation to the Director, Town & Country Planning, Haryana.

8. Senior Town Planner, Gurugram.
9. District Town Planner (Enf.), Gurugram.
10. District Town Planner (P), Gurugram.
11. Project Manager (IT), office of DTCP with the direction to host these orders on the website of the Department.

DA (As Above)

*N Kumar*

(Narender Kumar)  
District Town Planner (HQ)  
For: Director, Town & Country Planning,  
Haryana, Chandigarh

Endst.No. CC-99-JE (SJ)/2019/4110-13

Dated: 12-02-2019

A copy of above is forwarded to the following to ensure the compliance of the above orders in letter and spirit alongwith the directions to immediately transfer the properties offered by Unitech Ltd. and submit the detail of work completed to Municipal Corporation, Gurugram:-

1. Ansal Properties and Infrastructure Pvt. Ltd., Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001.
2. DLF Ltd., DLF Centre, Sansad Marg, New Delhi-110001.
3. Unitech Ltd., Unitech House, Block -L, South City -I Gurugram - 122007, Haryana.
4. Uddar Gagan Properties Pvt. Ltd., Suncity Business Park Tower, Second floor, Golf Course Road, Sector-54, Gurugram-122002.

*N Kumar*

(Narender Kumar)  
District Town Planner (HQ)  
For: Director, Town & Country Planning,  
Haryana, Chandigarh