

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, NEW  
DELHI**

EXECUTION APPLICATION NO. 48 OF 2023

In

ORIGINAL APPLICATION NO. 427 OF 2023

IN THE MATTER OF:

Ashok Chandra Gautam

... Applicant

Versus

Governing Body of Piyush Heights Residents

Welfare Association and Others

... Respondents

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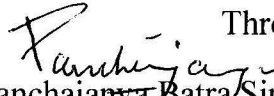
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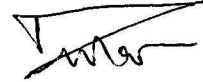
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Place: New Delhi

Date: 21.02.2024

Respondents 1 to 16

Through Counsel,  
  
Panchajanya Batra Singh, Advocate  
Dishant Kalra, Advocate



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**Reply on behalf of Respondent Nos. 1 to 16**

It is most respectfully submitted as under:

Preliminary submissions:

1. That the original application no.427 of 2023 had failed to cite the provisions of law under which it had been filed before the Hon'ble Tribunal. The applicant has not raised any 'substantial question relating to environment', as per the statutory requirement of law.
2. That at the time of hearing of the original application on 25.08.23, the matter was heard by the Hon'ble Tribunal and an order was passed whereby no occasion arose for the present respondent to place its reply on record.
3. That the applicant's case is bad for concealment of material facts and merits dismissal. There is no public interest involved in this application. Rather it is motivated entirely by personal interest since;

- a. The temple in question would serve as an alternate to the other open temple being run by the applicant in a corner of the residential society, namely Piyush Heights. (**Annexure R- 1:** Pictures of open worship)
  - b. The applicant is the pujari of the open temple. The said open temple has a donation box which is kept under lock and key by the applicant. The open temple poses a hindrance in the parking area of the society and is unsuitably situated. (**Annexure R-2:** Complaint against open temple to Town & Planning Department, Faridabad)
  - c. The temple mentioned in the application, on the other hand, is run by a trust formed by residents and the donation box is under control of the Residents Welfare Association (RWA) and the trust.
  - d. The RWA had offered the applicant an opportunity to serve as pujari at the temple but the applicant declined the same since the RWA's temple would require accountability by the pujari, which the applicant wishes to avoid.
4. The residential society has 1080 flats and around 4500 residents at present. The strength may increase to around 6000 inhabitants upon occupation of all flats. However, there is no temple in the vicinity whereby the middle-class residents have pooled in money to build one in the society itself, since it was inconvenient for the residents of the society, including women, senior citizens and children to walk / travel to a faraway temple. Many neighbouring societies are already having a temple within their premises and the respondents are seeking parity to that extent. (**Annexure R-3:** Photographs of temple(s) in two nearby societies) (**Annexure R-4 (Colly):** Photographs of the temple constructed by the RWA Piyush Heights along with Representation seeking permission for regularization of temple within the society to Chief Minister and local minister of Haryana)
5. That the total area of the project is 70439.5 Sq.m. The ground coverage in the society is 12,603 sq.m (17.7%) even though the permissible ground coverage is 24,781sq.m (35% approx.).
6. It is pertinent to mention that the society has a green area of 18,037sq.m i.e. 25%, which is far in excess of the mandated organized green area of 15% (Play Ground) as per the policies of Town & Country Planning Department, Haryana. (**Annexure R-5:** Functions and Policies Town &

Country Planning Department, Haryana). The society is diligent about guarding its green and open spaces. It has already planted around 2000 saplings and maintains the society in accordance with green norms.

7. The temple constructed by the residents in the open area, measures around 136 sq.m. after full and final construction, including alleged protrusion of forty square meters (40sq.m) into the green area, which is 0.12% of total green area of the society. The alleged protrusion was the result of an underground water tank whereby construction could not have taken place over it. The letter dated 07.08.2023 written by Memo No. FD-DTP (E)/ 7497 of the District Town Planner, Faridabad has recorded the measurement of the portion that lies over the green area as 40sq.m.  
**Annexure R-6**
8. Further, the composition policy dated 28.10.2022 (Memo No. Misc-2236/2022/7/25/2022-2TCP) of the Town and Country Planning Department, Haryana allows compounding of the same and the respondents have already submitted the required application dated 14.08.2023 to seek permission for compounding by payment of prescribed penalty. The instant respondents sought this permission as follow up on their previous representation dated 05.06.2023 that was signed by 500 residents of the society. **Annexure R-7: Composition policy of TCP, Annexure R-8 & Annexure R-9: Applications of residents seeking permission for the temple.**
9. The society has also submitted request dated 29.12.2023 for regularization of religious space in the society along with latest surveyed maps for better assistance to the Town & Country Planning Department.  
**Annexure A-10**
10. In response to the request dated 29.12.2023, the office of Senior Town Planner, Faridabad Circle has also forwarded the request to Director, Town & Country Planning for permission of said temple within the society. **Annexure A-11.**
11. Any similarity drawn by the applicant with the previously constructed school over the open green area of the society is misleading and

misplaced since neither the location nor the size of the two constructions have any commonality.

12. That much of the pleadings of the applicant and most of the documents filed by him on record do not pertain to an environmental question of law but cater to other issues pertaining to functioning of the society and are irrelevant to the matter in question.

Para wise reply:

Reply to Para 1, 2 & 3

1. The contents of Para 1, 2 & 3 are a matter of record and do not merit a reply.

Reply to Para 4 & 5

2. The respondents had obtained directions for demolition of the school structure as stated in the Paragraph under reply. The school had covered the green area by virtue of its size measuring 4047 sqm which was 12.84% of total green area. It is however denied that the respondents have erected an illegal structure. The respondents have already sought composition for the temple, which is in accordance with norms stipulated by authorities. Further, the respondent no.17 has already forwarded the request for composition to the concerned authority, as aforesaid in the preliminary submissions. (Annexure A-11). There is no question of disrespect to the order dated 03.01.2020 passed by the Hon'ble Tribunal.

Reply to Para 6

3. The respondents deny illegal encroachment and illegal structure in the green area. The rest of the contents of this paragraphs are a matter of record and do not merit a reply.

Reply to Para 7 to 10

4. The respondents have already applied for regularization of the temple since the same is in the interest of around 4500 residents of the society.
5. The residents of the society have already written letters dated 05.06.2023 and 14.08.2023 to the concerned authority requesting for permission for temple in the society premises. The respondents are seeking relief within

the confines of law, in furtherance of their fundamental right and in the interest of their community at large. On the other hand, the application under reply is filed only to safeguard personal interest of an individual who is abusing the process of law to serve himself.

Reply to Para 11

6. It is humbly submitted that the respondents have not violated the orders of the Hon'ble tribunal or of the concerned authority, in view of submissions made herein.

Reply to Para 12 & 13

7. The contents of para 11 and 12 have no co-relation with the issue at hand, being extraneous thereto.

Reply to Para 14 & 15

8. The contents of para 14 & 15 are a matter of record and do not require separate reply.

Reply to Para 15 to 18

9. In view of the submissions already made above, para 15 to 18 do not merit any separate reply.

Reply to Para 19

10. That the respondent no. 17 has already forwarded request for composition to the concerned authority.

Reply to Para 20 to 22

11. Para 20 to 22 is matter of record and do not merit any separate reply in view of the submissions already made above.

Reply to Para 23 & 24

12. The respondents 1 to 16 are law abiding citizens and are seeking relief in accordance with composition policy as aforesaid so that large number of residence of the society benefit by the temple. There is no question of any disregard of order of the Hon'ble tribunal in view of the submissions already made above.

Reply to GroundsReply to ground (a) to (e)

1. No separate reply is required in view of the submissions already made above.

Reply to ground (f) to (l)

2. The temple in the society is in public interest. The residents have voluntarily contributed towards constructions of the same to have a place of worship without causing any harm to the open space/green area of the society. The preliminary submissions made by the respondents no. 1 to 16 may be referred to and the same are not repeated here for sake of brevity. The application of applicant is driven by selfish interest and not by interest of community at large whereby the same should be dismissed with cost.

PRAYER

It is most humbly prayed that this Hon'ble tribunal be graciously pleased to

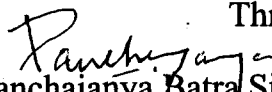
- a) Dismiss the execution application under reply with heavy cost and permit the respondents to seek relief within the confines of law; and
- b) Pass any other order / direction as deemed fit and proper in the given facts and circumstances.

Prayed accordingly.

Place: New Delhi

Date: 21.02.2024

  
Respondents

Through Counsel,  
  
Panchajanya Batra Singh, Advocate  
Dishant Kalra, Advocate



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

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... Applicant

Versus

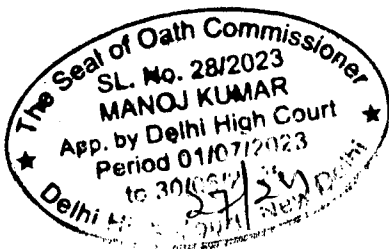
Governing Body of Piyush Heights Residents  
Welfare Association and Others

... Respondents

**AFFIDAVIT**

I, Bijender Singh aged about 37 years s/o Shri Baljeet Singh r/o Flat no. 215, Tower H, Piyush Height Society, Faridabad do hereby solemnly affirm and declare as under:

1. That I am the President of the Piyush Heights Residents Welfare Association and am a founding member of Shri Lakshminarayan mandir Sewa Trust. I am familiar with the facts and circumstances of the present matter and competent to depose this affidavit.
2. That I am impleaded as respondent no. 1 & 2 in the execution application no. 48/2023 filed by the applicant. I am filing the accompanying reply on behalf of the residents of the society who are impleaded as respondent(s) no. 1 to 16. The content of the accompanying reply maybe read as part and parcel of the instant affidavit as the same are not repeated herein for the sake of brevity.
3. The contents of the reply to application and this affidavit have been drafted by my counsel under my instructions and have been read over and explained to me in vernacular.
4. That all documents annexed with the accompanying reply are true copied of their respective originals.



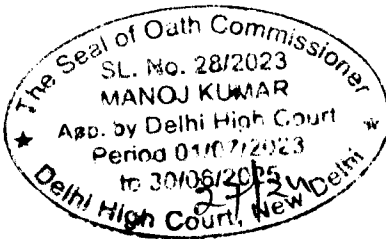
*[Signature]*  
Deponent

Verification: 24 FEB 2024

Verified at New Delhi on this \_\_\_ day of \_\_\_ 2024 that the contents of the above affidavit are true to my knowledge and nothing material has been concealed therefrom.

*[Signature]*  
Deponent

*I identify the Deponent who has Signed in my Presence*



CERTIFIED THAT, THE DEPONENT  
Smt./Km. *[Signature]*  
No, W/o, D/o, Sh *[Signature]*  
Res. *[Signature]*  
Identified by *[Signature]*  
as son/daughter *[Signature]*  
of *[Signature]*  
with the contents of the affidavit  
when read & explained to him/her  
& correct to his/her knowledge & belief  
*[Signature]*  
Oath Commissioner, Delhi

24 FEB 2024



श्रीमान जी,

श्री सी पी (इन्फो लमेट)

लॉकर - 11, फरीदाबाद - हरियाणा

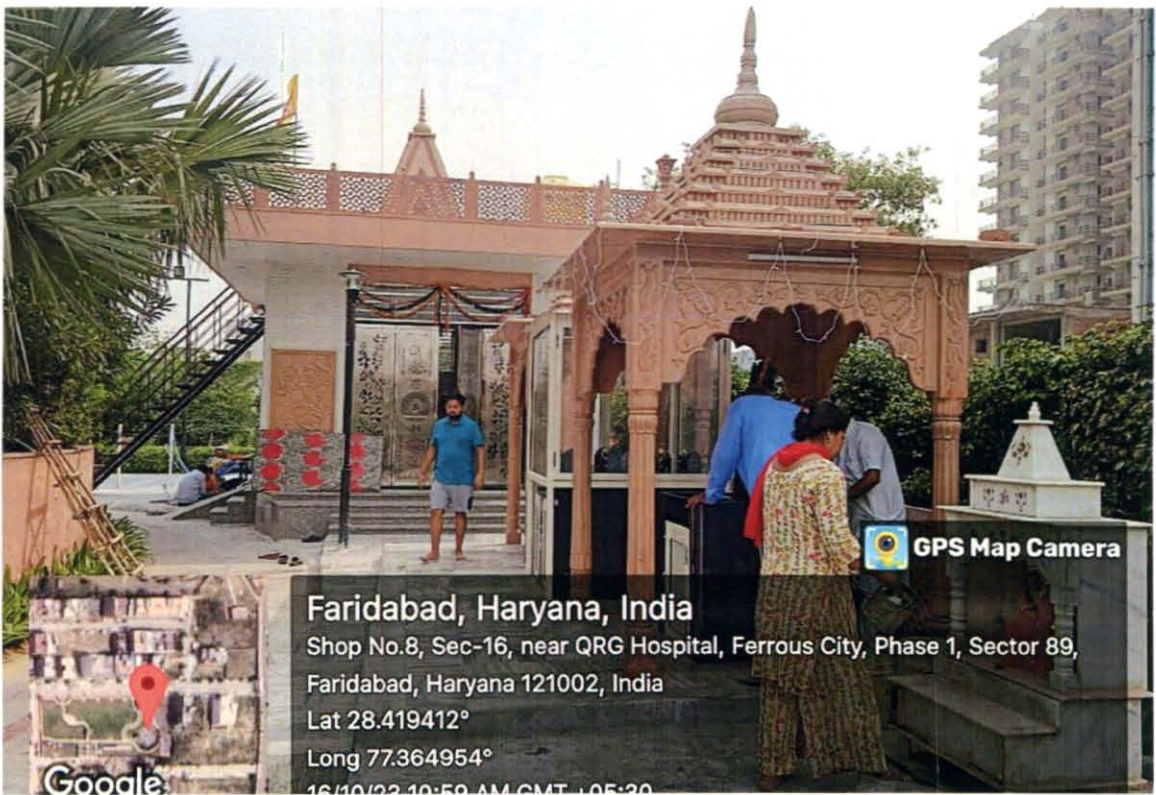
विषय - अग्रिम निर्माण ग्रीन एरिया व पार्किंग में कब्रजा व निर्माण किये गए कैबिनेटिंग शिफार्थना व सलगन फोटो व ड्राना के O.M. 25/18

श्रीमान जी, शनिवार निकलता है कि अंग दिनांक 26/12/2023 O.M. 24/12/2023 - 25/18 में आपके विद्यालय को अग्रिम बताया था कि श्री उर्षी ककुवा (गौतम L - 3) प्रमुख एरिक्सा के निवासी ने ग्रीन एरिया व पार्किंग स्थानों व गैर काब्रजा वरीको ल कब्रजा करने वद्य निर्माण कर लिया है जो श्री विमलकुमार और काकुली व मिनी सिंह व व्याकैत विशेष उक्तके लुद के लिए है। उन्होंने मजबूती व मजबूती ल क निर्माण किया हुआ है और सबूत दे रहे हैं। आपसे सुझाव है कि तुलना क काकुली कार्यकर्ता को ल निर्माण को लेव व ग्रीन एरिया / पार्किंग एरिया के, खाली करवाकर आपको अंग सुपया रहेगी।

आपका क्लरा  
राजेश गिरी  
O-114, प्रमुख एरिक्सा  
लॉकर 89 फरीदाबाद हरियाणा-121002

लक्ष्य : (1) निर्माण को ल पंजीय (2) ड्राना कार्यवाही  
● (1) a, b, c, d. ● (2) a

77  
11/01/24







Mandir approval 218 E G Sign 2021 14

Name	Flat no.	Phone no.	Sign
Sheela Malla	A-712	9821642624	<u>Sheela</u>
Meeta Singh	A-714	9810396672	<u>Meeta Singh</u>
Bhupesh Chawla	A-715	9899699708	<u>Bhupesh</u>
Shanika	A-716		<u>Shanika</u>
Pooja Sharma	A-713	9319824723	<u>Pooja</u>
Anand Malhotra	A-1111	9873905576	<u>Anand</u>
Rajinder Kaur	A-1112	8800284060	<u>Rajinder</u>
Lovita Mathu	A-1115	9899577029	<u>Lovita</u>
रविशंकर	A-1116	946685846	<u>Ravishankar</u>
Drumma Moudgil	A-1015	9958880973	<u>Drumma</u>
Mrs. Kalliani Kutty	A-913	9810173678	<u>Mrs. Kalliani</u>
Rudrani Priya	A-915	8527560900	<u>Rudrani</u>
Shalini Singh	A-916	8826555007	<u>Shalini</u>
Meenu Tambi	A-814	9599104004	<u>Meenu</u>
Akanchi	A-815	9711312350	<u>Akanchi</u>
Bhargu Roy	A-811	9923245328	<u>Bhargu Roy</u>
Jayanti Jha	A-612	9716362864	<u>Jayanti</u>

name	Flat no.	Phone no.	Sign
JESH KUMAR MAURYA	A-611	9519440365	Krish
KRISHNA KUMAR CHHABRA	A-613	9811943325	Kishan Singh
Minalakshi	A-616	8588203722	M. Kishan
Sapna Chauhan Solanki	A-516	8527955126	Sapna
Shweta Shetty	A-514	9560078756	<del>Shweta</del>
Samrajit Kumar Samy	A-511	8282512563	Samrajit
SANJAY SHARMA	A-512	9910006558	Sanjay
Himanshu Salai	A-513	9714619204	Himanshu
Priya	A-413	8920259595	Priya
ANJU NARAYAN	A-615	9810178965	Anju
PALLAVI SOOD	A-316	9871897939	Pallavi
Abhi Sharma	A-315	9718289143	Abhi
Mithilesh Gupta	A-313	8130490501	Mithilesh
NAVEED SIKHAN	A-213	9650540399	Naveed
Silky Gupta	A-216	8750681375	Silky
Preeti Sharma	A-1012	9315014895	Preeti
Amal Sharma	A-215	9667064765	Amal

	Plot No	220	Phone no.	Sign.
Thakur	B/211		9953496835	<u>Thakur</u>
Rita Garg	B/313		931796633	<u>Saxena</u>
Shobha Saxena	B/312		9935469493	<u>Shobha Saxena</u>
Anur Kumar	B/315		9996155779	<u>Anur</u>
Gyan Prasad	B/316		981182597	<u>Gyan</u>
Jayraj Mehta	B/114		9958523453	<u>Jayraj</u>
Ramesh Anand	B/111		8708037250	<u>Ramesh</u>
Ritu Panjari	B/111		7895629088	<u>Ritu</u>
Kanchanwema	B/112		8894300124	<u>Kanchan</u>
Suman	B/415		9953027128	<u>Suman</u>
Prerna	B/513		9952075042	<u>Prerna</u>
Naveen Panjari	B/412		9527774242	<u>Naveen</u>
Shruti Manchanda	B-411		8800605856	<u>Manchanda</u>
Meenu Ladani	B-511		9971391900	<u>Meenu Ladani</u>
Neha Bawa	B-512		9958067158	<u>Neha</u>
Rajeev Tyagi	B-516		9010940078	<u>Rajeev</u>
Anil Sharma	B-515		91973672113	<u>Anil</u>
Supra Sen	B-514		9870322901	<u>Supra</u>
Anju	B-616		9811623828	<u>Anju</u>
Amesh	B-712		9811623868	<u>Amesh</u>
Shruti	B-612		7988912701	<u>Shruti</u>

Scha Sharma	B-611	9990290828	Uchashi
S.K. Sharma	B-711	9911520551	<u>Me</u>
Jitendra Singh	B-713	9816047357	<u>Sitang</u>
Namita Pradhy	B-714	9858449379	<u>Mahe</u>
MAKISHU KACHOJA	B-715	9891107758	<u>Manoj</u>
Reva Mayo	B-716	9877199631	<u>Rena Mayo</u>
Sonia Rawat	B-814	8826685333	<u>Sonia</u>
अनिल शर्मा	B-815	9667137775	<u>Anil Sharma</u>
AVINASH SINGH	B-911	9953067363	<u>Avinash</u>
Gagandeep Kaur	B-912	8527279162	<u>Gagan</u>
Stuti	B-914	9868587367	<u>Stuti</u>
Soraj	B-1116	9463753488	<u>Soraj</u>

	Elad No.	Number	Sign.
Sain (Sain)	C-1014	9871161080	<u>Kalyani</u>
Chinar Anandhi	C-1016	8860999136	<u>Anandhi</u>
Archana Singh	C-911	8130616789	<u>Archana</u>
Shruti Prasad	C-914	9990101775	<u>Shruti</u>
Sandhya Dubey	C-814	9213099613	<u>Sandhya</u>
A.M. Ram	C-812	9717422003	<u>A.M. Ram</u>
Rakesh Sapru	C-711	9340435348	<u>Rakesh</u>
Rinki Agarwal	C-713	9521051576	<u>Rinki</u>
Ruchi	C-712	9971578555	<u>Ruchi</u>
Meena Rai	C-716	9818865492	<u>Meena</u>
Vivek	C-611	8882939620	<u>Vivek</u>
M.S. Mehta	C-114	9650894925	<u>M.S. Mehta</u>
Asha Mittal	C-415	9560423335	<u>Asha</u>
अंशु कान्त	C-411	9958816334	<u>अंशु कान्त</u>
प्रियंका शुक्ला	C-412	8745480865	<u>Prayanka</u>
R.K. Tomar	C-313	9311023211	<u>R.K. Tomar</u>
Rajni Shankar	C-312	9910022340	<u>Rajni</u>
Neelam Mangla	C-315	8383825236	<u>Neelam</u>
Dr. Devinder Atal	C-214	7579067784	<u>Dr. Atal</u>
ATUL Kumar Saini	C-215	9411134555	<u>Atul Saini</u>
Kavita Bhandari	C-216	9999329915	<u>Kavita</u>

ari Chopra	C-211	8076464117	Kiran
Rakesh Nayan	C-212	9911966153	Ravi
Kavita	C-213	91540029022	Kavita
Anita	C-112	8208352821	Anita
Anjana	C-113	8130140008	Anjana
Anita	C-111	9999093669	Anita
Sruti Shilpi	C-115	7018985692	Sruti

1115	Sunil Bhatia	9212493957	
1114	Anshu Keshri	9311827326	
D-1015	Anjali	9810290097	
	Mojanik		
	Chakravarti		
D-1013	Riche Gandhi		
D-1012	B.B. Choudhary	9999199922	
D-1016	Manish Gupta	9990342001	
D-1011	Sanjay Kr. Dubey	9997199922	
D-912	R. S. Pundhir	9777004485	
D-911	M. S. Sresthi	9557977755	
A-916	Namita Verma	9643319448	
D-914	Goufarn Mondal	9910476952	
D-814	Rohini Tiwari	8076424603	
D-813	Sanjay Kumar	9592360816	
D-811	S. Rajgopal	9805964995	
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D-612	NAMLESH	9891648960	
D-616	Shalla	9351555557	
D-516	AMIT SHARMA	9911951133	
D-511	Shruti Sharma	9990523628	
D-514	ANKIT GULATI	9899577995	
D-513	PRABHASH KUMAR	9816503021	

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D-411 Sameer Behel

9818107706

D-D-315 Mukesh Kumar

7838617605

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Vertical list of handwritten IDs: E-1114, E-1116, E-1111, E-1013, E-1014, E-1016, E-1011, E-1012, E-914, E-913, E-815, E-713, E-714, E-711, E-712, E-615, E-616, E-612, E-514, E-512, E-414, E-416.

Name	Mobile No.	Signature
Divya Goel	992000200	[Signature]
Carishma		[Signature]
T.K Das	<del>9560794504</del>	
SURENDU BOSE	9560797204 9971550259	[Signature]
Neeru Sharma	9650790097	Neeru Sharma
RAMESH KANJ	9650000300	[Signature]
Pradip Kr. Patra	704230078	[Signature]
Rounak Kapoor	9811220166	[Signature]
Anit	9873333904	[Signature]
Manish Gupta	9990010860	Manish
Jayashree Singh	9811678156	[Signature]
B.R. Sharu	9811320757	[Signature]
Sushma Sachdeva	9891882630	[Signature]
Monika Arora	8368832874	[Signature]
Chander Lal Sharma	9310558484	[Signature]
Varish Goel	8178487826	[Signature]
Sonali	99715584	[Signature]
Deepika Bhargava	9810360680	Deepika
Sangeev Khuram	7698432816	[Signature]
Priya Verma	9650295177	[Signature]
Sushmita Singh	9958296059	Sushmita
Padma Kumar	8588050495	[Signature]
Deepak Varma	958022737	[Signature]

E-411	Ganjan	7834813015	Ganjan
E-412	Dheeraj Dhatka	8224970777	Dhatka
E-313	Manish Gupta	9990224113	Manish
E-314	Akhendra P. S. Bledania	9999494590	(Akh)
E-312	Meghana	7060475344	M
E-311	Gaurav Kumar Sina	8930153207	
E-215	Mun		
E-214	KHUSHI	709160	7091606716
E-213	Gagandeep	9999455280	
E-216	Achalara	7018512516	Achal
E-219	Megendra Kumar	9818806140	MK
E-211	P. Dush	6371364385	
E-216	Saurabh Sgd	9650677345	
E-112	ASHWANJ TRAGE	9213538340	AS
E-115	Munish Sina	9650677662	Munish
E-114	Bharti Thamma	8178451654	
E-113	Rashmi basu	9999722921	

~~F 1113~~  
~~F 1015~~  
~~F 1014~~  
~~F 1016~~  
  
~~F 913~~  
F - 811  
F - 812  
F - 716  
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F - 611  
F/615  
F 614  
F - 616  
F 511  
F 512  
  
F 516  
F 514  
~~F 412~~  
F - 413

अचारा  
 अचारा  
 सचन सिंह  
 योगेश कुमार  
 निलिमा

Pushp Singh  
 Purnima Singh  
 Gopa Datta  
 B. N. Chatterjee  
 FATIMA  
 RAM SINGH

प्रदीप  
 Pragna Verma  
 Shail Selgeel  
 PUNEET SPALL  
 R. C. Sharma de. Tapsle  
 Vijay Singh  
 Piyush

Rameshji  
 ANOVIKA TYAGI  
 MR. Brohampal Jangra

Rohit Anjum

~~Pushp Singh~~  
~~Pushp Singh~~

Gopa Datta  
 Anuradha  
 Rama

Pragnya Verma  
 Shail Selgeel

15/1/24  
 but

Anuradha  
 Rama

213 -

- 212 -

F-211

F-213 - Sunil

F-111 - Pawan

F-112 - Vidya

- Sunil

<u>Name</u>	<u>Mobile Number</u>
<u>Vijaya</u>	G-616 / 9873037141
<u>Rajiv</u>	G-1113 / 9871886660
<u>V. An</u>	G-311 / 9893259529
<u>Sunil</u>	G-1114 9650880502
<u>Deepak</u>	G-1114 8588847851
<u>Ravi</u>	G-1012 9811905166
<u>Subodh</u>	G-913 9899007321
<u>Anil</u>	G-912 9899099560
<u>Ravi</u>	G-914 9015888083
<u>Gandey</u>	G-915 8449272641
<u>Shashi</u>	G-916 9953239537
<u>Kish</u>	G-815 9939111055
<u>Parddeep</u>	G-816 984286233
<u>M...</u>	G-811 9891355112
<u>Smriti Sharma</u>	G-712A 9953777368
<u>...</u>	G-712 999033733A

<del>Alia</del>		
<u>Thunia</u>		
<u>Rajiv</u>		
<u>Dr. Anu</u>		
<u>Sunil</u>		
<u>Deepak</u>		
<u>Ruby</u>		
<u>Ketavri</u>		
<del>Sunil</del>		
<u>Anita</u>		
<u>Rina</u>		
<u>Gandey</u>		
<u>Shashi</u>		
<u>Kish</u>		
<u>Parddeep</u>		
<u>Mansi</u>		
<u>Smriti Sharma</u>		
<u>Om</u>		
	Student / Phone Number	
	G-616 / 9873097141	
	G-1113 / 9871886660	
	G-311 / 9893259529	
	G-1114 9650880502	
	G-1114 8588847857	
	G-1012 9811905166	
	G-913 9899007321	
	G-912 9899099560	
	G-914 91015888083	
	G-915 8449272641	
	G-916 9953239537	
	G-815 9939111055	
	G-816 984286233	
	G-811 9891355112	
	G-712A 9953777368	
	G-712 9990337254	

232 Id. No. / Phone Number

Mr. Boss  
 Smita  
Mehe  
Shikha  
Yashvi  
Rejani  
 Sushant  
 Teena Sharma  
 Jogender  
 Alka Kumar  
~~Aayush~~  
Am  
Pooja  
 Jyoti  
 Chetna  
~~Aditi~~  
 Sanchit Kataria  
Arshvi  
M. Phandari  
Shiv

G-711 | 9810200277  
 G-716 | 9800003614  
 G-715 | 9873833580  
 G-612-A | 9599774309  
 G-612, 9810955723  
 G-611, 9871684680  
 G-615 | 8368867355  
 G-514 | 8860823461  
 G-513 | 9811982128  
 G-511 | 9810887616  
 G-512 | 9818617979  
 G-411 | 8750479779  
 G-414 | 980012562  
 G-316 | 9891402555  
 G-213 | 9999666969  
 G-211 | 9815601114  
 G-114 | 9313760384  
 G-112 | 9871530835  
 G-214 | 980199220  
 G-113 | 9999812842  
 G-315 | 9800152109

ETI MISHRA	9971349111	H-514	<u>ETI</u>
Chihabadij	999998729	H-515	<u>Chihabadij</u>
Rajeev Sharma	9871996382	H-516	<u>Rajeev</u>
Manjari Chaturvedi	8130147555	H-812	<u>M</u>
Rahul Chaula	9811997298	H-811	<u>Rahul</u>
Sadhona Jha	9971053239	H-815	<u>Sadhona Jha</u>
Vineeth Menon	9205949111	H-816	<u>Vineeth</u>
Mehak	8587065461	H-814	<u>Mehak</u>
Shobhana	9911028605	H-1115	<u>Shobhana</u>
Vikas	9811518644	H-1112	<u>Vikas</u>
Manish	9582577917	H-1012	<u>Manish</u>
Jann	9899882420	H-1013	<u>Jann</u>
Archana Mishra	8722742337	H-1014	<u>Archana Mishra</u>
PRIYANSHU	9711080643	H-1015	<u>PRIYANSHU</u>
Sanjay Bhatnagar	9811892775	H-1016	<u>Sanjay Bhatnagar</u>
Anand	7290907119	H-911	<u>Anand</u>
Breeti Kumari	9906301122	H-913	<u>Breeti Kumari</u>
Day Khanna	9810097360	H-915	<u>Day Khanna</u>
Madhuri Bhatnagar	8800762693	H-916	<u>Madhuri</u>
Rusum	9868741370	H-914	<u>Rusum</u>
Punito.	8130744588	H-715	<u>Punito</u>

Anjli Kaur H-712  
 Ekta H 613  
 Richa Singh H-612  
 Seema Singh H-611  
 Priyanka Sharma H-614  
 Deepika Sharma H-513  
 K-S. Thakur H 511  
 Saroj K. H/412  
 Sumita H/413  
 Kuldip Vyas H/416  
 Ruchi Tripathi H/415  
 Sarika Jha H/314  
 Chandan Ghana H/213  
 Anur Aggarwal H 212  
 Ashish KAPUR H 112  
 Geeta Singh H-111  
 Aparnaa H-113  
 Ceetika H-115

9816645086  
 9899714266  
 7042375059  
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 7842618097  
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 9899004634  
 8383991617  
 9094023426  
 9711239113


Manjiv  
 Ekta  
 Richa Singh  
 Seema Singh  
~~PS~~  
~~deepika~~  
 Saroj K.  
 Sumita  
 Kuldip  
 Ruchi  
 Sarika  
 Chandan  
 Anur  
 Geeta Singh  
 Priyanka  
 Aparnaa  
 Ceetika

Name	Mat no.	Signature
Dr. Shwardhan Sangeeta Surl	I-1115	<u>Shard</u>

Nityanand, Anirudh, Gauri Gauri	I-1114	Anudh K
------------------------------------	--------	---------

Shashi Singh Rajbeer Singh	I-1111	<u>Shashi</u>
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Vivek Kumar Govila Sandhya Govila	I-1113	Vivek
--------------------------------------	--------	-------

Dr. Chauri Dura Dr. Vibhore Kusately	I-1112	
--	--------	---

Anuj, Sarika	<span style="border: 1px solid black; padding: 2px;">I-1012</span> X
Aanya, Nysha	I-1013 In

I-1014  
Vineet Aggarwal - - - -  
Pooja Bansal.

Vijender Singh Rao Parman Yadav Savatri Yadav Vijay Singh Rao	} → I-916
--	-----------

1. Mainak ghosh Roy I-616  
 Pabanti ghosh Roy

~~I-812~~

Pawan Kumar Gupta  
 Shalini Gupta I-713

Sahi

Achleshw ]  
 Monika ]  
 Anika, Teshita ]  
 Ujay, Bindu  
 Sach. Di. Prach ]

Ahu

I-714

Ujaya

I-615

Ashi Bensch  
 Revindia

I-616

Amit Agarwal )  
 Babita )

A

I-612

Mr. Saket Aggarwal &amp; Kamini

I-513

Kamini

Arvind Singh

I-514

Ar

Gurpreet,

[ ]

Post Pal Kaur

I-515

Rohit Rana

Renuka Rana

I-416

RHR

Poonam Kaur, Priyanka Kaur

Ayush Garg, Shubham Kaur

Ruby Kaur, Shivik Garg

I-411

Priyanka

Basantidevi, Sandeep Satti

I-413

Sandeep

Sumitza, Sunil

Namita

I-311

सुमित्रा

Asmita Kaur

Asmita

I-313

Asmita

Nilesh, Sunil Kapoor

I-215

Nilesh Kapoor

Anand Kamble, Jasmeet Kaur

I-216

Anand

Page No.
Date

Legendra Singh  
 Reena Chandelkary

97 I-111  
~~111~~

Praveen Kr. Agrawal  
 Purna Agrawal

I-113  
~~I-113~~

~~Rachinikar~~

I-116

J-TOWER<sup>239</sup>

12/11/17

35

Pradeep Gupta - 9818022583

J312

ANUP KANSAL - 8595000357

J313

Naveen Kumar

9582798925

J312

Aabha Mishra

9044459953

J-314

MEHAJ CHAUHAN

9205493935

J-211

Sanjay MONDOL

9953744690

J-111

Preeti garg

9811989625

J-116

Varun Sharma

7015823533

J-115

Manjoo	K-313	7982331459
Himani	K-311	9899865234
<u>Geeta</u>	K-312	9899538686
Dimple	K-314	9990734790
Sumit Singhal	K-513	9643547378
Suman Anuja	K-511	9899180278
Reena Bhatia	K-514	8448872841
Nirmal	K-516	9315015152
Heelam Hegi	K-1214	8826100279
Priyanka Hada	K-1215	9873351030
Mahima Bajpai	K-1213	8077106256
Alok	K-1115	807721399
Swinder Rana	K-1114	7032054852
Ashant Gemini	K-1111	9896699333
Drishiti	K-1011	7982640156
Aarti	L-1014	9312988787
Monika	K-916	8708249636
Meena Royed	K-912	9818629931
Sushiti	K-913	8882072178
Madhuri	K-811	8000762693
Manisha	K-816	9650746606
Ritika Kumari	K-815	9304648562
Kumkum Jha	K-715	966113410
Ajay	K-616	8383066727



1170713  
10109547  
73293470

Name	Relat No.	Mobile No.	Signature
Shobha Jadhav	L-116	9899750732	Shobha
Anupriya Gupta	L-115	7838806402	Anupriya
Seema	L-214	9812398372	Seema
Nelam Singh	L-114	9953876161	Nelam
Rohit Sharma	L-111	8285348604	Rohit
Santosh Kumar Sharma	L-216	9015154937	Santosh
JYOTI SISODIA	L-1111	9899278082	Jyoti
Jyoti Nungay	L-1112	9810717115	Jyoti
Shally Sharma	L-1113	8770748813	Shally
Harmita	L-1016	9575925555	Harmita
ARPAN GOYAL	L-1012	9816018840	Arpan
Heena	L-1011	999098457	Heena
Priyanka	L-916	9007370748	Priyanka
A. K. Khatke	L-914	9716937303	A. K. Khatke
Kisam	L-812	9560947707	Kisam
Ashishuk	L-812	97354818527	Ashishuk
Deepak	L-782	9911502371	Deepak
Deepthi	L-714	8447400105	Deepthi
Anand Subbutha	L-614	9953665509	Anand
Abhinav Dubey	L-615	9982770482	Abhinav

9560821616

Swati 243

Flat No: - L-612

915-116  
2 212 916  
3 212 816  
4 212 916

Purnima Flat no L-512 Flat 9873450472

Neeru Flat No - L-513 9811889419 Neeru

Satyadew - L-514 - 7291996045

Ravinder Singh - L-515 - 8810102427

Reeta L-416 9211683000

Sandeep Sharma L-414 9953118335

Rajendra Kumar L-411 8130506880

Jyotish Ray - L-313 9999957603

PREETI - L-311 8383086937

Jasvi - L-315 9899593929

Mitali Bose - L-314 8009171736

Soni Sharma - L-412 9540292342

Sadhana - L316 9717468134

M-2116

- M-212
- M-816
- M-313
- M-311
- M-312
- M-314
- M-414
- M-415
- M-411
- M-511
- M-512
- M-511C
- M-615
- M-616
- M-611
- M-613
- M-612
- M-712
- M-713
- M-711
- M-913

- ~~Kanika~~
- halita Dhamija
- Anu
- Suhita
- Rajal
- Diinkto.
- Anita
- Mayuri
- Vikas Tomar
- ~~[Signature]~~
- Lej
- Sita
- Bagchi
- Chitra
- ~~Alexo~~
- ~~Pshuete~~
- Rekha
- Smita Singh
- Arunava Senypta
- ~~[Signature]~~
- Anu
- Rinki

- M-813 - Rajal arno
- M-1011 Gurd.
- M-1013 Ke
- M-1014 Namitka
- M-105 Sweety
- M-1112 Priyanka
- M-1212 Mad
- M-1211 Prud.
- M-1213 Jyoti
- M-1216
- M-1215
- M-716 A-kath
- M-113
- M-111
- M-214
- M-215 D. Mishra

Roll No.  
N1015  
N1016

245 Roll No.  
9810067302  
9528152224

Sign.  
Paiti Jha

41

- 3. Neelam N-1014
- 4. Sudeep N-1013
- 5. Anurika Verma N-1013
- 6. Sunita Khurana N-1012
- 7. Seema Solanki N-1112
- 8. Sangeeta Pattak N-1115
- 9. Deepika Sharma N-1214
- 10. Priyanka Verma N-1212
- 11. Meenakshi N-1211
- 12. Ashwini N-1213
- 13. Vineet N-913
- 14. Yash Koul N-917
- 15. Neha N-815
- 16. Shiv Kr. Sharma N-814
- 17. Sarika N-816
- 18. Reshmi N-813
- 19. Anandhi N-811
- 20. Prashant N-812
- 21. ANKIT N-713
- 22. Charu N-711
- 23. Sunita N-714
- 24. Sanjay N-716
- 25. NEHA N-816
- 26. MRS KM ~~Sharma~~ N-615

- ~~83780149~~
- 8377980149
- 85953786627
- 9650923232
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- 8447044999
- 8860053809
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- 9560348816
- 9873248353

- Neelam
- Sudeep
- ~~AB~~
- Sunita
- ~~SC~~
- ~~21/1/21~~
- Priyanka
- Meenakshi
- ~~Sh...~~
- ~~Sh...~~
- Neha
- Sarika
- Reshmi
- Anandhi
- Prashant
- ANKIT
- Charu
- Sunita
- Sanjay
- NEHA
- ~~Sharma~~

27. M. K. Dutt N-612 (M) 9810306991
28. YOGESH KUMAR N-613 Yogesh Kumar 9899628997
29. Akhlesh Gupta N-511 Akhlesh 9300124779
30. Abhishek N-512 Abhishek 9999052400
31. Agrim N-514 Agrim 8775443357
32. Poojam Jain N-414 Poojam 8077990374
33. Shreya Kapoor N-415 Shreya 8860018404
34. Meera Chaturvedi N-416 Meera 974755427
35. Sapna N-411 Sapna 7665419113
36. Madhu Jha N-314 Madhu 8750065411
37. Sweta Pardey N-215 Sweta 6286216095
38. Manish Kumar N-112 Manish 8800662672

No.	NAME	FLAT No.	Phone No.	Sign
1.	RACHNA	213	9818479320	Rachna
2.	Sumita	01112	9891748989	
3.	Niharika Mishra	01116	9304037223	Niharika
4.	Pranika Arora	1016	9479379806	Pranika
5.	PANKAJ	0-112	9871495427	Pankaj
6.	PUNEET	0-513	9810668644	
7.	Mithlesh	0-512	9971766806	
8.	Pooam	0-511	9971808045	
9.	Brijendra	0-415	7011049154	
10.	Asha	0-414	9210262332	
11.	Pradeep Kumar	0-413	8205007740	Pradeep
12.	Rajendra Kumar	0-411	8826306015	Rajendra
13.	Yash	0-313	9911767412	
14.	Aparna Saini	0-311	7070190085	
15.	Mishra Jena	0-312	9818932691	
16.	Geeta Rawat	0-215	7042515578	
17.	Nikki Jha	0-316	9199585653	
18.	निर्मला अहिर	0-314	7889662980	निर्मला अहिर
19.				
20.				
21.				
22.				
23.				

S. No	NAME	HLAT No.	Phone No.	Sign
24.	Claudia Kiran	<del>0-113</del> 0-113	7292059021	Claudia Kiran
25.	Renu Mittal	0-114	9154390131	Renu
26.	Anuradha	0-116	9718400644	Anuradha
27.	Lata Rani	0-115	9971296310	Lata
28.	Rajni	0-1215	8383007544	Rajni
29.	Mahima	01115	7303253773	Mahima
30.	Purnam Jaiswal	0-1216	8826850909	Purnam
31.	Neha Kalra	0-1214	9910347729	Neha
32.	NARAYAN	0-1213	8929157788	Narayan
33.	Rajender P. Kaur	0-1212	9811677512	Rajender
34.	Keshav Nath Singh	0-1014	9958079225	Keshav Singh
35.	Nidhi Sharma	0-813	9654288989	Nidhi
36.	Preeti	0-812	8130513711	Preeti
37.	Manoj Dass	0-811	8130338256	Manoj
38.	Rajeev	0-815	9582334334	Rajeev
39.	BHANO PARTAP SINGH	0-816	9999378155	Bhano
40.	Shikha Garg	0-716	8076171835	Shikha
41.	Rakhi Gupta	0-713	7017294969	Rakhi
42.	Shweta	0-712	9368623233	Shweta
43.	Exalibha P. I.	0-613	8383841100	Exalibha
44.	Suman Sharma	0-612	8840797576	Suman
45.	Saxena	0-615	9555956500	Saxena
46.	Deepshikha	0212	9810810260	Deepshikha
47.				

Phone no. sign

- ① Ratan P-1214 8447423772
- ② Jitender P-1115 9818124026
- ③ Jyoti P-1116 9958584393
- ④ Rakesh P-1112 9810858902
- ⑤ NISHANT P-1111 8829093413
- ⑥ Neel P-113 9638621821
- ⑦ SHISHIR P-1013 8588878459
- ⑧ Amit kv P-1015 9971610124
- ⑨ Beena P-915 9654081160
- ⑩ Rajat P-912 9659884269
- ⑪ Veena P-812 9891507950
- ⑫ Rakesh Singh P-816 9795039862
- ⑬ Jayq Mukherjee P815 9910312436
- ⑭ Pratibha Mishra P 814 9990572288
- ⑮ Manita Pandey P 711 9748780454
- ⑯ Shilpa P-615 9717109008

Sl. No.	Name	Address	Phone No.	Signature
17	Sanjiv	P-616	8377817651	
18	Neha	P-611	7838 333711	
19	Shikha	P-612	9540 952444	
20	Jai	P-513	9971919990	
21	Devendra	P-516	8506 929865	
22	Bhagwan Singh	P-515	9920944292	
23	POONAM DOURA	P-412	9711306468	
24	Sandeep Chopra	P-411	9831954433	
25	Naresh Sharma	P-413	9805975152	
26	Garra Sharme	P-1211	9971199211	
27	Teshar Goswami	P-914	7982717441	
38	Anjali Gupta	P-714	8849606425	
40	Monika Sachdeva	P-716	8285495551	
41	Bohannu	P-211	9816501962	
42	Surabhi	P-414	9971414301	
44	Asha	P-315	7567568042	
		P-212	9987605535	
45	Jyoti		9560428850	
46	Ambika	P-214		
47	Nehaj Priya	P-216	9650396757	
48	Theraj Nayyar	P-115	9560088884	
49	Kirti Gupta	P-111	9355858726	
50	Jyotima Gupta	P-112	9672686736	

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25 Sunita II  
 26 Saso J I  
 27 Anita I  
 28 Anita II  
 29 Seema  
 30 Manoj  
 31 Jswika  
 32 Pooja devi  
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Suresh Kumar

Ram Kishan

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Manoj

OMRaj

Slad no / Phone

Slad no	Name	Phone
68	Amar Singh	8447216149
69	Dhanraj Kher	7488630012
70	Modh Daj	8882331617
71	Ram Roop	9540359467
72	Manoj Singh	9953103864

Amar Singh

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~~Modh Daj~~

Ram Roop

Manoj Singh

[Site Map](#)[Skip to main content](#)[A-](#)[A](#)[A+](#)[Screen Reader Access](#)**Toggle navigation****Department of Town & Country Planning**  
Government of Haryana[Home](#)[About Us](#)[RTI](#)[Function & Policies](#)[Contact Us](#)[Suggestion Box](#)[Search !\[\]\(856bd5fa0af2374d48294a83a71bb802\_img.jpg\)](#)**Function & Policies**

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**Functions and Policies Town & Country Planning Department, Haryana**

The Department of Town and Country Planning, Haryana is responsible to regulate the development and also to check the haphazard development in and around towns in accordance with the provisions of following statutes:-

1. The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.
2. The Haryana Development and Regulation of Urban Areas Act, 1975.
3. The Punjab New (Capital) Periphery Control Act, 1952.

In order to involve the private sector in the process of urban development, the Department grants licences to the private colonizers for development of Residential, Commercial, Industrial and IT Park/Cyber Park Colonies in accordance with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

**I. Classification of State into zones:-**

These licences are granted to the owners having clear title of land in their favour. For the purpose of granting licences the Department has divided the State into different zones according to their development potential . Following is the classification of towns into different potential zones:-

Sr. No.	Classification	Name of the towns
1.	Hyper	Urban Area in and around Gurgaon town including the Urban Areas declared by the Government for Gurgaon- Manesar Urban complex

Sr. No.	Classification	Name of the towns
2.	High Potential Zone	Faridabad- Ballabgarh Complex, Panchkula, Kalka, Pinjore Gual Pahari-Balola Bandhwari Complex in Gurgaon District, Sonapat-Kundli Urban Complex, Panipat.
3.	Medium Potential Zone	Karnal, Kurukshetra, Ambala City, Ambala Cantt, Yamuna Nagar, Bahadurgarh, Jagadhari, Hisar, Rohtak, Ganaur , Palwal, Hodal, Rewari, Dharuhera-Bawal and Oil Refinery Panipat.
4.	Low Potential Zone	All the other urban areas in the State.

## II. Minimum Area Parameters:-

For development of licenced colonies in the State, the Government has approved the minimum area parameters for making application for grant of licence in accordance with the location of the colony in a particular zone. Following are the parameters:-

Zone	Residential Plotted	Residential Group Housing	Commercial	Cyber City	Cyber Park
Hyper/High Potential Zone	100	10	8000 sq. mtrs to 16000 sq. mtrs	50 acres	5 to 15 acres
Medium Potential Zone	50	5	-do-	-do-	-do-
Low Potential Zone	25	5	4000 sq. mtrs to 8000 sq. mtrs	-do-	-do-

## III. Application for grant of Licence:-

The colonizers has been defined in the Act i.e. an individual , company or association, body of individuals whether incorporated or not, owing land for converting it into a colony and to whom a licence has been granted under this Act. In accordance with the above definition following kind of applications are being considered:-

1. The 'company' having ownership of land in accordance with the above parameters.
2. Individual having ownership of land in accordance with the above parameters.
3. Group of persons i.e. body of individual may also pool together their land falling in the compact block in accordance with above minimum area parameter and may apply for grant of licence after executing a collaboration agreement with a reputed builder having sound financial capability to develop the colony.

## IV. Conformity to the Land Use Plan:-

The land applied for licence should be in conformity with the land use plan and the permissible uses as defined in the zoning regulations of the Development Plan published/approved for the controlled area under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 963 or the Punjab New (Capital) Periphery Control Act, 1952(for periphery area of Panchkula only).

## V. Release of Land from Acquisition:-

1. The land should be free from all encumbrances including the proceedings under the Land Acquisition Act, 1894. In case the ownership of the land is prior to notification of under section 4 of the Land Acquisition Act, the application can be considered for grant of licence on merits of each case provided Government grants concurrence and decides to release the land.
2. The colonizers should have sound capacity to develop the colony and needs to submit proof of his financial capacity along with the application.

## VI. Parameters for Grant of Licence:-

The different parameters for each category of colony are detailed below:-

### Residential Plotted Colony:-

- a) The plotable area/saleable area in a plotted colony cannot exceed more than 55% of the area of the colony (inclusive of 4% commercial area for need of the residents of the colony) and remaining area is to be utilized for planning of roads, community buildings like schools, hospitals , utility buildings/sites and open spaces.
- b) The colonizer is required to provide for community building sites in accordance with the norms approved for the purpose. These norms are population based and are arrived at by taking into account the designated densities as envisaged in the Development Plan proposals. The minimum width of the road is 12 mtrs.
- c) 20% of the plots are to be reserved for EWS , housing with a minimum plot size of 50 sq. mtrs.
- d) 25% of the total plots are to be allotted under the category of 'No Profits No Loss' plots ( NPNL) i.e. at the rate prescribed by the Director. The size of these plots ranges between 125 sq. mtrs to 225 sq. mtrs.

e) The population to be achieved in the colony cannot exceed beyond the designated densities in the Development Plan.

#### Group Housing:-

- a) The Group Housing site is governed in accordance with the zoning regulations approved by the Director.
- b) The ground coverage in the group housing project as 35% of the site area and the floor area ratio (FAR) is 175.
- c) The maximum habitable height in a group housing complex is 60 mtrs .
- d) The group housing project should not exceed 20% of the sector area.
- e) The community facilities are to be provided in accordance with the norms approved by the Department and are based on the population to be achieved as per proposed density of the group housing complexes which ranges from 100 to 400 persons per acre.
- f) To provide convenient shopping within the group housing complex 0.5% of the site area can be utilized towards convenient shopping , these shopping is single storey with a maximum height of 4 mtrs.
- g) 15% of the total number of flats are reserved for EWS and 10% of the main dwelling units is required for service apartments i.e. for domestic help.
- h) The minimum two level basement for parking and services with a compulsory provision of one car space for every flat of the group housing complexes (except EWS).
- i) Area requirement for EWS and service apartment is 200 sq.ft. and 140 sq.ft. respectively.
- j) It is also mandatory to provide 15% organized green space in a group housing complex.

#### Commercial:-

The zoning regulations of development plans have been amended to allow private sector to undertake development of maximum 50% of the designated commercial areas in the development plans by way of licences. The parameters for licence in residential colonies are as below:-

- a) The commercial colonies are also granted licences for sites falling along the peripheral/sector road in the designated residential sector of the Development Plan.
- b) The area under licenced colony in a residential sector cannot exceed 3.5% of the sector area subject to minimum and maximum prescribed area limits.
- c) The location of the site should be along a sector peripheral road within a provision of service road.
- d) The ground coverage allowed in commercial project is 40% and the floor area ration is 150 or 175 as opted by a colonizer.
- e) Maximum Height of the habitable area is 60 mtrs.
- f) Three level basement is permitted for providing parking and services . No storage is allowed in the basement.
- g) The parking norms are one car space for every 75 sq. mtrs covered area.

#### Cyber City/Cyber Park:-

- a) The location of the site should be on a sector peripheral road in residential or industrial sector in the Development Plan. In case of residential sectors the permissible area for IT Park/ Cyber Park will not exceed 5% of the sector area.
- b) The permissible ground coverage is 40% and FAR is 250.
- c) In case of cyber cities 10% of the area of the site can be utilized for Group Housing and 4% of the area for commercial use.
- d) In case of Cyber Parks only 4% of the area can be utilized towards commercial uses. No group housing is permissible.
- e) The parking requirement is one car space for every 40 sq. mtrs area achieved.
- f) Three level basement is permissible for parking and service. No storage is to be allowed.
- g) In the area designated for IT activities, no other use is permissible. In case of violation , the colonizer will be required to pay the fee and charges on commercial rates for the area where violation are being committed.
- h) In case of Cyber City, the colonizer is required to complete at least 30% of the IT area within 5 years of the grant of licence and in case of Cyber Park within three years of grant of licence.

#### VII. Fees and Charges:-

1. The colonizer is required to pay scrutiny fees along with its application for grant of licence. The scrutiny fees is levied at the rate of Rs. 10/- per sq. mtrs for the gross area of the colony and in case of Group Housing , Commercial and IT, the scrutiny fees is for the proposed FAR.
2. The colonizer is required to pay the licence fee and conversion charges as prescribed by the Government.
3. The colonizer is also required to pay Infrastructure Development Charges as per rates prescribed in the Schedule in Rules 1976.
4. The colonizer is also required to pay the EDC as a proportionate cost of development of the town level infrastructure for a town as decided by the development agency, in this case Haryana Urban Development Authority.

Rate of External Development Charges(EDC) for the year 2010.

(In Rs Lakhs per acre)

Sr. No.	Name of Town	Residential Plotted	Group Housing	Commercial	IT
1	Gurgaon	68.72	274.88	320.69 (For 175 FAR) 274.88 (For 150 FAR)	229.06
2	Sonepat	45.48	181.89	181.89	151.57
3	Faridabad				
4	Rohtak	56.63	226.51	271.81 (For 175 FAR) 226.51 (For 150 FAR)	188.76

### VIII. Grant of Change of Land Use Permission

The department grants change of land use permission for residential/ industrial/commercial/institutional/farm house/recreational use under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and its Rules, 1965.

The applicant desiring to seek permission for change of land use for residential/ industrial/ commercial/ institutional/ farm house/ recreational use is required to submit his application on prescribed form CLU-I to Director, as provide under rule 26-A along with following:-

1. Scrutiny fee @ Rs. 10/- per sq. meters for uses other than industrial/recreational projects and Rs.2/- per sq. meters for industrial & recreational use.
2. Copy of deeds showing the title of the applicant
3. A survey plan of the land on a scale of 1 to 40 feet showing the existing means of access to the said land for the nearest public road and building and their nature falling within 100 yards of the said land.
4. Shajra Plan.
5. Land Utilization Plan.
6. Potability of water certificate from recognized water-testing laboratory (for farmhouse).
7. Project report
8. SSI certificate/registration certificate with Industries Deptt (for Industries)
9. Deputy Commissioner's recommendation certificate (for petrol pump and institutional applications)

As provided under rule 26-B, no application under rule-26-A shall be considered to be valid until a plan and a copy of deed required by rule 26-A has been furnished to the satisfaction of the Director. In case of failure of such compliance, the application together with the plan and copy of deed shall be return to the applicant for resubmission in accordance with these rules.

As provided under rule 26-C (1) if, after scrutiny of the plan and other necessary enquiry, which the Director may deem fit, he is satisfied that the application is fit for the grant of permission, he shall before granting permission, call upon the applicant to full fill the conditions laid down in rule-D within a period of thirty days from the date of notice given to him under a registered cover.

If the applicant fails to fulfill these conditions within the period specified in sub-rule (1), the permission shall be refused.

As provided under rule-26-E (1), if the applicant has fulfilled all the conditions laid down in rule 26-D to the satisfaction of the Director, the Director shall grant the permission.

As provided under rule 26-F, the permission granted under rule-26-E shall remain valid for a period of two years from the date of order during which period all works for putting the said land to the permitted use shall be completed; provided that the permission may be renewed up to a further period of one year if the Director is satisfied that the delay in execution of works was for reasons beyond the control of the applicant.

#### Flow of application: -

The applicant submits the CLU application form in the field office alongwith the required scrutiny fee (Rs 10 per sq. mtr for uses other than recreational /industrial use & Rs 2 per sq. mtr for industrial /recreational use). After examination of the case, field office forwards the CLU application alongwith report to circle office, which ultimately sent to the Directorate.

#### Policies: -

1. Change of Land Use applications are considered/approved as per the provisions of zoning regulations. However, Government can relax the zoning regulations as per the provisions of Section 7(A) of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, which is reproduced below: -

[7A. Power of relaxation. – The Government may, in public interest, relax any restrictions or conditions in so far as they relate to land use prescribed in the controlled area in exceptional circumstances.]

2. The change of land use application are considered in conformity with the zoning regulations and disposed off at the level of Director, Town & Country Planning, where the development plans are published. However, where the development plans are not published decision on the CLU application is taken at the level of the Government. It is pertinent to mention here that the grant of change of land use permission of petrol-pumps are referred to the Government for approval.

3. Government has taken a decision for not allowing the industrial units in the agriculture zone of Hyper/High Potential Zone. However, the SSI-units upto 2 acres are allowed in agriculture zone of High Potential Zone falling in Industrially Backward Block.

4. In Medium Potential Zone industries are allowed on roads other than Scheduled Road and National Highway, which are non polluting/RIS/SSI upto 2 acres. The NOC from Pollution Control Board is required for the industries to be located in Agriculture Zone. The industries registration certificate is also required. Minimum 30 feet wide rasta is required for locating the industries in Agriculture Zone.

5. The Government has approved a policy for Mega tourism and recreational projects in the controlled areas with the following parameters: -

1. The minimum area of the project will be 300 acres.
2. The residential component in the project will be upto 20% and the commercial component will be 10% of the project area.
3. The fee and charges for residential and commercial component will be payable as per the prescribed rates.

6. No commercial Change of Land Use permissions for small commercial activities for Departmental Store, Cyber Café, Banquet Hall etc.

7. For setting up of institutional activity and petrol-pump the applicant needs to genuineness certificate from the concerned Deputy Commissioner. 9. The minimum area norm for considering the building plans and the completion of the project of the industrial building is as below: -

- i. Upto 1 acre = 25% of Permissible Covered Area
- ii. Above 1 acre upto 5 acre = 20% of Permissible Covered Area
- iii. Above 5 acres & upto 10 acres = 15% of Permissible Covered Area
- iv. Above 10 acres = 10% of Permissible Covered Area

8. The Dhaba is allowed along National Highway in Agriculture Zone with minimum area of 2000 sq. mtrs. alongwith FAR of 40% and ground coverage also as 40%. The height is restricted upto 17 feet and the parking facility is 1 PCU for 50 sq. mtrs. covered area. The charges for grant of Change of Land Use permission are as applicable to commercial. The access permission is required from NHAI, however, if the said site is located along the service road then NOC for access permission is not required.

9. Small Motel/Restaurant are allowed in Agriculture Zone along National Highway from 1 acre to 3 acre with FAR on 100%. However, Government has recently approved the policy for the following activities: -

Permissible Zone	Agriculture Zone along National Highway with provision of Service Road and Scheduled Roads
Area	I) Restaurant: minimum 2000 sq. mtrs. and maximum 1 acre. II) Motel without banquet facilities: minimum 1 acre and maximum 3 acres. III) Motel with banquet facilities: minimum 2.5 acres and maximum 5 acres. IV) 5-star hotel minimum area: 4 acres and maximum 15 acres. V) Resort: minimum 4 acres and maximum 10 acres. VI) Amusement Park/Theme Park: minimum 2.5 acres maximum 10 acres with FAR of 50%.
Commercial component	15%
Ground coverage Maximum	30%
FAR	150% for the activity mentioned at Sr. No.(i) to (v) whereas the FAR for Amusement Park will be 50%. It is pertinent to mention here that department grants 150% to 175% FAR for the commercial use in the Urbanizable Zone.
Access permission	The access permission is required from NHAI if the site is located on National Highway, whereas if the site is located on scheduled road then the permission is required from XEN, PWD B & R.
Scrutiny fee	Rs.10/- sq. mtrs.
Conversion charges	Commercial charges for the activity mentioned at Sr.No.(i) to (v) and Recreational charges for activity mentioned at (vi). However, the commercial component of Amusement Park will be charged at commercial rates.

12. The Mobile Towers are allowed in all the zones except public utility. However, cellular Operators are advised to avoid residential area. Every cellular Operator has to submit structural stability certificate from reputed institute, regarding steel structure and foundation. Maximum height of the tower from the ground level is not allowed above 60-metre and the applicant needs to submit clearance from Statutory Advisory Committee for Frequency Allocation (SACFA), Ministry of Communication and Information Technology, Government of India. The companies need to submit indemnity bond

indemnifying DTCP against any loss of life/property in the event of mishap. The permission for setting up of communication tower is co-terminus with the period of lease agreement.

13. The independent petrol-pumps along National Highway require minimum area 2500 sq. mtrs. and maximum area should not be more than 3000 sq. mtrs. The petrol-pumps with facilities like repairs/service shop, ATM should be minimum area 1 acre and maximum area 1.5 acre. The minimum area required for petrol-pump alongwith scheduled roads and other roads is 1000 sq. mtrs. and maximum area is 2500 sq. mtrs. For petrol-pumps on scheduled roads and other roads with facilities like repairs, ATM and small eating place, minimum area is 3000 sq. mtrs. and maximum area is 1 acre. For sitting parameters on National Highway, NHA is enforcing agencies and access permission in this regard is taken from NHA. For sitting the petrol-pump on all roads other than National Highway, IRC: 12—1983 is followed.

14. For giving Change of Land Use permission for residential use in residential sector following points are considered: -

- i. The site should be an isolated/residual pocket which otherwise cannot be beneficially used by HUDA independently upon its acquisition.
- ii. The site should be adjustable in the approved layout plan of the licensed colony to ensure its integration.
- iii. The maximum area to be considered for CLU permission for a residential house not to exceed 1000 sq. yds. Thus is equivalent of maximum two kanal plots being planned in licensed colonies as well as urban estates. However, if the site beyond two kanal is still unusual then the area to be considered for CLU will be decided on merits.
- iv. In case the services have been laid by the colonizer and are functional, then the colonizer will be bound to give these services to the site being considered for grant of permission. In case the services are not laid in the surrounding areas, then the owner shall make arrangement as prescribed in the rules, however, this arrangement can continue only till the time the services become functional in the area.
- v. The site should not be part of colony where action has been initiated by the field office as per the provision of Act No.8 of 1975.
- vi. The minimum approach to the site should be through the roads planned for the licensed colonies. In cases where such approach is not available, the width of the access should be minimum 30 ft. wide.

15. Solar Water Heating System is made compulsory in :

- i. Institutional building (including schools having hostels).
- ii. Dispensary, Health Centre, Hospitals, Nursing Homes sites.
- iii. Hotel, Motels & Restaurants.
- iv. Banquet Halls and Marriage Places.
- v. Club and Community Centre.
- vi. Old Age Homes.

No conversion charges are levied on the Renewal Energy Project located in Agriculture Zone of the Controlled Area.

16. Farmhouses and IT units are allowed in conforming zones and as per policy mentioned in the Zoning Regulations of the Development Plan.

17. Composition fee of Rs.2,00,000/- is levied on the applicant, who has running petrol-pump unauthorisedly .

18. 50% conversion charges are levied on the Food Processing units located in Industrially Backward.

#### **A Statement of the Categories of documents that are held by it or under its control**

- (a) Act / Rules notified in the official gazette,
- (b) Development plan and its write up notified in the official gazette;
- (c) Various controlled areas notified by the State Govt.;
- (d) Urban Areas notified under section 7 (a) of the Act No. 8 of 1975;
- (e) Licences granted under Act No. 8 of 1975;
- (f) Layout plan/ zoning plan of the licenced areas;
- (g) CLU cases permitted under Act No. 41 of 1963;
- (h) Zoning plans approved for the CLU cases;

#### **The particulars of any arrangement that exists for consultation with or representation by, the members of the public in relation to the formulation of its policy or implementation thereof;**

All amendments in the Act/Rules and all the development plans notified by the department are first notified in the draft form for inviting objections / suggestions of the general public. Only after the objections / suggestions are considered then a final notification is published.

#### **A statement of the boards, councils, committees and other bodies consisting of two or more persons constituted as its part or for the purpose of its advice and as to whether meetings of those boards, councils, committees and bodies are open to the public, or the minutes of such meetings are accessible for public;**

- (a) State Level Committee for the publication of development plans,
- (b) District Level Committee for the publication of development plans – two members are from general public who

participate in the discussion on development plan,

(c) Monitoring cell for monitoring the cases of un-authorized construction,

(d) Building plan approval Committee under the Chairmanship of Chief Town Planner, Haryana;

(e) District Level Committee under the Chairmanship of District Town Planner, a committee under the Chairmanship of Senior Town Planner, for building between 2 to 5 acres,

(f) Empowered Committee Garden Estate Colony, Gurgaon.

No meeting except at (b) above are open to public.

The manner of execution of subsidy programmes, including the amounts allocated and the detail of beneficiaries of such programmes:	There is no subsidy programmes of the department
Particulars of recipients of concessions, permits or authorities granted by it.	There is no any policy & scheme of the department for the grant of financial concession permits or authorities.

Designed and Developed by IT-Cell, TCP Haryana

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**DISTRICT TOWN PLANNER, ENFORCEMENT FARIDABAD**  
SCO-22, Opposite SRS Mall, Near – Airtel Office, Sector-12, Faridabad – 121007  
Phone & Fax – 0129-4881559  
E-mail: dtpenf3.faridabad.tcp@gmail.com

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To,

Deputy Commissioner,  
Faridabad.

Memo No. FD-DTP(E)/7497

Dated: 07-08-2023

**Subject: NGT order no. 296/2023 dated 24.04.2023 – Unauthorized construction of Green Belt in Piyush Heights Society, Sector-89, Faridabad.**

Reference: Your office memo no. LFA 3493/F-II/2023 dated 29.05.2023, memo no. 4357/G-1/2023 dated 08.06.2023, memo no. LFA/G-II/2022/4712-14 dated 03.08.2023 and Regional Officer, Faridabad region, HSPCB office memo no. HSPCB/FR/2023/1031 dated 01.08.2023.

On the subjects cited above the letter received in this office vide letter under references have been examined and the report of this office reads as under:-

- 1- This office received the letters from Sh. Ashok Chander Gautam to take action against the temple under construction in the green area of the subject matter society. In this regard it is to inform that during the visit of impugned site it revealed that the said temple was being constructed without any approval building plans by the department of town and country planning and hence this office issued the show cause notice to the 6 residents of the society vide this office memo no. 458-463 dated 19.04.2023 (**Annexure-1**) under Section 10(2) of Haryana Development and Regulation of Urban Areas Act, 1975 (hereinafter referred to as Act no. 8 of 1975). Further this office issued the restoration order vide this office memo no. 478-483 dated 10.05.2023 (**Annexure-2**) for restoring the land to its original state as per provisions of Act ibid. However the residents of the society

appeared in this office on 05.06.2023 and submitted their representation duly signed by almost 500 residents and thereby submitted a request for getting the building of temple regularized from department of town & country planning and sought at least one month time and urged for not to demolish the temple building as same has been constructed by the collecting funds from the residents of the society and hence this office did not took any immediate conclusive action against the temple building keeping in view the religious sentiments of approximately 4500 residents of the society. However this office did not receive any communication from the residents of the society in respect of the any application for getting the building plans approved from the department of Town & Country Planning Haryana Chandigarh and hence it was decided to take further necessary conclusive action against the impugned temple building as per provisions of Section 10(3) of Act No. 8 of 1975.

- 2- Further it is brought to the kind notice that a joint site inspection was conducted on 01.06.2023 which included the representatives of HSPCB, HSVP and DTP (Enforcement) Faridabad and it was found that the said construction of temple has been carried out on the areas earmarked as green, open space as well as open parking area and hence this office demarcated the alleged temple on the approved landscaping layout plan of the said colony vide memo no. 29090 dated 19.11.2007 to ascertain the factual status about construction of building on green area/open area etc. and thereby it revealed that the said temple has been constructed over an area measuring 125 sqmt. and out of which approximately 40 sqm. of the constructed portion is falling within the area marked as green whereas the rest of the area measuring 85 sqmt. is falling in the open area and the area earmarked for open surface parking. The copy of aforementioned part layout plan (**Annexure-3 & 4**) duly showing the temple building is being attached herewith for ready reference of Hon'ble National Green Tribunal.

**DISTRICT TOWN PLANNER, ENFORCEMENT FARIDABAD**  
SCO-22, Opposite SRS Mall, Near – Airtel Office, Sector-12, Faridabad – 121007  
Phone & Fax – 0129-4881559  
E-mail: dtpenf3.faridabad.tcp@gmail.com

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3- It is pertinent to mention that this office was unable to carry out any demolition/sealing drive during the month of July 2023 due to Kawad Yatra, flood situation in Yamuna river and riots in District Nuh. However, in view of aforesaid facts it is clear that this office has taken up the requisite action in the complaint matter, whereas conclusive action against the temple building could not be taken up due to aforementioned circumstances, however it is ensured that this office will take necessary action against the temple building within next one month or as soon as the law and order situation improves in the District Faridabad, Nuh and Gurugram.

This is for your information and further necessary action in the matter please.

D.A/as above.

*DAW*  
District, Town Planner  
*9/L* Enforcement, Faridabad

Endst. No. FD-DTP(E)/7498

Dated : 07/08/2023

A copy of above is forwarded to Regional Officer, Faridabad Region, HSPCB, Sector-16A, Faridabad with reference to letter dated 01.08.2023 for information and necessary action please.

*DAW*  
District Town Planner  
*8/L* Enforcement, Faridabad

From

Additional Chief Secretary to Government  
Town and Country Planning Department,  
Haryana, Chandigarh.

To

Director General,  
Town and Country Planning Department,  
Haryana, Chandigarh.

Memo No. Misc-2236/2022/7/25/2022-2TCP Dated: 28.10.2022

**Subject: Composition policy to compound the violations/offences made under the provision of the Haryana Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and Rules of 1965.**

In supersession of all the earlier policy instructions issued to composition of the violations circulated vide memo no. 10684-10712 dated 08.08.2001, memo no. 5487-5510 dated 16.03.2006, memo no. 3024-50 dated 29.01.2007, memo no. 20762-790 dated 28.08.2007, memo no. 1016-21 dated 15.01.2008, memo no. 29738-739 dated 29.01.2013 and 14412 dated 02.07.2014 respectively, the Governor of Haryana is pleased to issue a comprehensive composition policy to compound the violations/offences made under the provision of the Haryana Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and Rules of 1965.

The composition rates proposed herein are for hyper potential zone. Further, for all other zones, composition rates derived out of following indexation formula shall be adopted.

- For High Potential Zone - 90%
- For Medium Potential Zone - 50%
- For Low Potential Zone - 50%

Sr. No.	Description of violation	Proposed Composition rate (in Rupees)
<b>1.</b>	<b>CONSTRUCTION WITHOUT VALID BUILDING PLANS</b>	
(a)	<ul style="list-style-type: none"> <li>• No building plan approved for the site</li> <li>• Construction raised as per HBC</li> </ul>	Group Housing ₹ 1500/- per Sqm.
		Commercial ₹ 3000/- per Sqm.
		Residential Plots ₹ 500/- per Sqm.
		Other Buildings ₹ 500/- per Sqm.
(b)	<ul style="list-style-type: none"> <li>• Building Plans got approved</li> <li>• Major changes made during construction</li> <li>• Revised building plan not approved before such construction</li> <li>• Construction as per HBC</li> </ul>	Group Housing ₹ 500/- per Sqm
		Commercial ₹ 1000/- per Sqm.
		Residential Plots ₹ 200/- per Sqm.
		Other Buildings ₹ 200/- per Sqm.
(c)	<ul style="list-style-type: none"> <li>• DPC Certificate not taken.</li> <li>• Construction as per approved building plans</li> </ul>	Residential Plots ₹ 20/- per Sqm.
		Other Buildings

(d)	<b>Change in elevation</b>	Group Housing Colonies	₹ 10000/- per Block
		Commercial / IT Building	₹ 20000/- per Block
		Residential/ Industrial Plots/ Sites	Nil
		Other Buildings	₹ 10000/- per Block
(e)	<b>Unauthorized excavation</b>	Commercial Use	₹ 1000 per cubic meter of the excavated area.
		Other Buildings	₹ 500 per cubic meter of the excavated area.
<p><b>Note:- (1) Construction upto plinth level as well as construction of swimming pool without approval shall also be construed as covered area for the purpose of this composition policy only.</b></p> <p><b>(2) If outer envelope of building either remains unchanged or the change is limited to 0.5% of the building footprint, then such internal change shall not be considered a major change and shall be compoundable without levy of any composition fee subject to condition of light and ventilations requirement as per Haryana Building Code.</b></p>			
(f)	• <b>Construction without revalidation of building plan</b>	All Uses	Revalidation fees including composition fees for a block of 2/5 years as per Rules: • All uses except commercial: ₹ 40/- per Sqm. Commercial Use: ₹ 80/- per Sqm.
<b>2. EXCESS COVERED AREA BEYOND PERMISSIBLE LIMITS (FAR, GROUND COVERAGE, ZONING LINE VIOLATION)</b>			
<b>A. GROUND COVERAGE LIMITS EXCEEDED</b>			
(a)	• Excess ground coverage beyond permissible limit  • Within zoning line	Commercial	₹ 60,000/- per sqm upto 0.5% of the permissible limit.
		Group Housing	₹ 40,000/- per sqm upto 0.5% of the permissible limit.
		Other buildings <i>except residential plotted colonies</i>	₹ 20,000/- per sqm upto 1% of the permissible limit.
<b>B. FAR LIMIT EXCEEDED</b>			
(a)	• Excess FAR area upto 3% beyond permissible limit  • Within zoning line	Commercial	₹ 60000/- per Sqm
		Group Housing	₹ 40000/- per Sqm
		Residential Plotted Colonies	₹ 8000/- per Sqm
		Other Buildings	₹ 20000/- per Sqm upto maximum 5% of the permissible limit.
<b>Note:- No extra independent dwelling units in case of Group Housing and no independent floor in case of Commercial/IT/Cyber shall be allowed in case of excess covered area.</b>			
<b>C. ZONING LINE VIOLATIONS</b>			
(a)	Construction extends beyond zoning line upto 10% of setback line	Commercial Colonies/other Comm. uses	₹ 80000/- per Sqm.
		Group Housing	₹ 60000/- per Sqm.
		Other Buildings	₹ 40000/- per Sqm.
<p><b>Note:- a) These rates will be over and above the fees levied for excess covered area / ground coverage) as specified in 2 (A) &amp; 2 (B).</b></p> <p><b>b) In case of high-rise building subject to 6.00 mtr. wide clear motorable space around the building.</b></p>			

<b>3.</b>	<b>OTHER CHANGES IN A BUILDING</b>		
<b>A.</b>	<b>CANTILEVER EXCEPT CANOPY</b>		
(a)	Cantilever projection beyond 1.8 metre within zoning line.	All uses	The area covered under any cantilever projection beyond 1.8 mtr. shall be counted under ground coverage & FAR. Composition charges shall also be levied under respective category.
(b)	Cupboard & bay window		The area covered under such projection shall be counted under ground coverage & FAR. Composition charges shall also be levied under respective category.
(c)	Cantilever projection upto 1.8 mtr. added during course of construction		₹ 100/- per sqm.
(d)	Cantilever projection upto 0.23 mtr. on public space		₹ 1000/- per sqm.
<b>B.</b>	<b>BOUNDARY WALL/ GATE/ WICKET GATE/ SECURITY OR GUARD ROOM</b>		
(a)	Un-authorized construction of the Boundary Wall.	Commercial Use	₹ 200/- per Rmt
		Other Buildings	₹ 50/- per Rmt
<b>C.</b>	<b>INTERNAL CHANGES AND LIGHT &amp; VENTILATION REQUIREMENTS</b>		
	<i>All internal changes are compoundable without composition fee subject to condition of light &amp; ventilation requirements as per Haryana Building Code as well as fulfillment of fire safety measures.</i>		
<b>4.</b>	<b>UNAUTHORIZED OCCUPATION</b>		
(a)	Unauthorized Occupation	Commercial use	₹ 1000/- per sqm
		Other uses	₹ 200/- per sqm
<b>5.</b>	<b>OTHERS</b>		
(a)	Construction on roads and parking etc. by the colonizer without approval of the layout plan from the Director	All uses	₹ 200/- per sqm
<b>6.</b>	<b>NON COMPOUNDABLE VIOLATIONS</b>		
<b>A</b>	<b>STAIRCASE</b>		
(a)	Steps provided outside the zoning line for providing access to habitable area	All uses	Non compoundable
(b)	Provision of winder steps at landings only.	Commercial use	Non compoundable
<b>7.</b>	<b>NO COMPOSITION CHARGES SUBJECT TO FULFILLMENT OF SANCTIONING REQUIREMENTS FAILING WHICH THE VIOLATION SHALL BE NON-COMPOUNDABLE: ALL USES</b>		
<b>A</b>	<b>LIGHT AND VENTILATION</b>		
(a)	Non provision of exhaust fan/flue in the kitchen.		
(b)	General light and ventilation including toilets.		

<b>B</b>	<b>CONVERSION FROM ONE UNIT TO ANOTHER UNIT AND OTHER MINOR CHANGES</b>
(a)	Store converted into kitchen provided it meets with the provisions of Rules.
(b)	Bath/Toilet/Dress/Kitchen/ Store clubbed or merge. * Provided the revised sizes meet with light & ventilation norms.
(c)	Other internal changes.
(d)	Position change in the Door/Window.
<b>C</b>	<b>STAIRCASE</b>
(a)	Width of the staircase
(b)	Steps provided outside the zoning line for providing access to habitable area.
(c)	Provision of winder steps at landings only.
(d)	WC provided under the stair case but does not satisfy minimum permissible standard.
(e)	Reduction upto 10% in the width of tread and increase in height of riser
(f)	Reduction upto 3 inches in Head Room (stilt, basement and habitable room).
	<b>Note: In Public Buildings/high rise building and Group Housing no stair winders will be allowed in main staircase.</b>
<b>D</b>	<b>VARIATION IN HEIGHT &amp; SIZE OF HABITABLE ROOM OR OTHERWISE</b>
(a)	Variation in height
(b)	Reduction up to 5% area /dimension for such portion of building where minimum area /dimension stands prescribed in HBC
<b>E</b>	<b>MEZZANINE FLOOR</b>
(a)	Height of mezzanine floor reduced
<b>F</b>	<b>HEIGHT OF BUILDING</b>
(a)	Change in height from approved building plans subject to fulfillment of the following requirements, wherever applicable <ul style="list-style-type: none"> <li>• Fire safety norms</li> <li>• HBC restrictions</li> <li>• AAI clearance</li> </ul>
<b>G</b>	<b>WATER TANK AND STORM WATER DRAIN</b>
(a)	Underground water tank provided in the rear court yard.
(b)	Rain water pipe not provided.
<b>H</b>	<b>VENTILATION SHAFT</b>
(a)	Area of shaft is less than permissible, limited upto 10% reduction in area.
(b)	Shaft omitted or Pipe Shaft Added
(c)	Shaft covered at 7'-0" Ht.
<b>I</b>	<b>BOUNDARY WALL/ GATE/ WICKET GATE/ SECURITY OR GUARD ROOM</b>
(a)	<ul style="list-style-type: none"> <li>• Change in Size/ Design/ Position/ Number of Gate/ Wicket gate</li> <li>• Variation in height of boundary wall</li> <li>• Construction or change in size of Security or Guard Room</li> </ul>

J	MISCELLANEOUS VIOLATIONS IN THE LICENCED COLONIES
(a)	Loft over Door
(b)	Basement
(c)	Corridor/Passage
(d)	Parking
(e)	Steel Ladder
(f)	Non-load bearing architectural pillars

The classification of Hyper Potential, High Potential, Medium Potential and Low Potential zone shall be as per the gazette notification no. DS-II-2006/29996, dated the 4<sup>th</sup> December, 2006 or as revised from time to time. The above composition rates shall come into force with immediate effect.

Sd/-

**(Arun Kumar Gupta, IAS)**

Additional Chief Secretary to Government,  
Town and Country Planning Department,  
Haryana, Chandigarh.

श्री मान जी,

DATE:-5/6/2023

डी टी पी इनफॉरमेशन

फरीदाबाद हरियाणा -121002

बिषय :- पियूष हाइट्स सेक्टर 89 के कीसी भी हरित क्षेत्र ( ग्रीन एरिया )में निर्माण कार्य नहीं किया गया है और सभी सोसिएटिवसीयो के द्वारा एक छोटा सा मंदिर ओपन एरिया में चलने हेतु पार्थना पत्र -

REF:- DTP(E)-FBD/2023/478-483 DT 10/5/2023

श्री मान जी ,

सविनय नम निवेदन है की ,हम सब सोसाइटी वासी (4500 ) यहाँ व् करीब 500 से ज्यादा वरिष्ठ नागरिक बच्चो, स्त्रियों व् बूढ़ों के साथ रहते हैं और आस पास कोई भी पूजा पाठ के लिए मंदिर नहीं है, हम सबको तीज तयोहार मनाने के लिए एक मंदिर अति आवश्यक थी ,इसलिए हम सब ने मिलकर एवम एक दूसरे के आर्थिक सहायता से एक छोटा सा मंदिर का निर्माण किया है। मंदिर से जुड़ने के बाद हमें बहुत ही सुंदर व् सुख शांति की अनुभूति होती है।

मंदिर के आस पास हम हरा भरा भी कर रहे हैं। और करीब 2000 पेड़ पूरी सोसाइटी में लगाए भी हैं ( वन विभाग के सहयोग से ) एवं आने वाले मानसून में और भी लगाएंगे।

हमने ये मंदिर निर्माण ओपन एरिया में किया है। तथा जिसके लिए हमे RWA के द्वारा DGTC / DTP से अनुमति हेतु आवदेन क्र रहे हैं कृपया हमे पर्याप्त समय दिया जाये । हमारी सोसाइटी में ग्रीन एरिया नियमो के अनुशार मेन्टेन किया हुआ है

हम सब यहां सोसाइटी को 2017 से मिलकर बहुत से अच्छे-अच्छे कामो को अंजाम दे रहे हैं और एक अच्छे समाज को बनाने की ओर अग्रसर हैं । इसमें हम किसी भी हीन भावना ,जलन व् द्वेष से आये आपके पास पत्र/शिकायत को निरस्त करने हेतु पार्थना करते हैं। बहुमत व् सबकी सहमति को स्वीकार करते हुए कृपया मंदिर को बने रहने की अनुमति प्रदान करें ।

आप इस पार्थना पत्र को स्वीकारते हुए , इस बाबत अधिकतर सोसाइटी के लोगो के हस्ताखर को संलग्न किया है।

हमने सोसाइटी के हरित क्षेत्र (ग्रीन एरिया ) से कोई छेड़छाड़ और हरित क्षेत्र (ग्रीन एरिया ) में कोई निर्माण नहीं किया है और ना ही भविष्य में करेंगे।

अतः आप से अनुरोध है की इस छोटे से मंदिर को चलाने में सहयोग व् सहमति प्रदान करें।

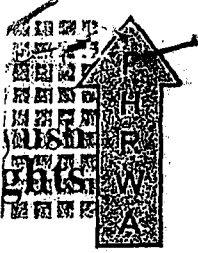
आपका बहुत धन्यवाद होगा।

सभी सोसाइटी वासी

पियूष हाइट्स सेक्टर 89 फरीदाबाद हरियाणा 121002 ( 792717441)

Dms No 1075

7/6/2023



# Piyush Heights Residents Welfare Association

## Sec-89, Faridabad (Regd.)

To,  
The Senior Town Planner,  
Office of STP, Sector-12,  
Faridabad, Haryana

Ref:- PHRWA/Date 14.08.2023  
187/PHRWA/2023

17/10/23  
Diary no. 2010  
22/12/23  
Diary no. 3200  
21/12/24  
Diary no.

Subject: Request for Permission for Religious Place (Temple) within the Society Premises.

Respected Sir,

We the PHRWA and residents of Piyush Heights, Sector-89, Faridabad, Haryana for which License No. 161 and 162 of 2007 was granted by the office of DGTCP, Haryana. At present the society maintenance is being carried out by Piyush Heights Residents Welfare Association and Around 4500 People are residing in the society. The total Population of the society as the density calculation of the department will be around 6000 people on occupation of all the 1080 Flats.

On the behalf and demand of all the residents, we hereby request you to please grant the permission to retain the small Temple constructed within the society in around 136. Sqm of the Open area by the residents with their own fund collection.

The details of the said Society is as Follow:-

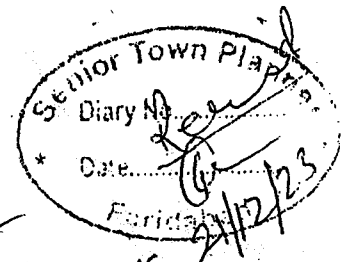
The total area of the Project is 17.406 Acres or 70,804.126 Sqm. And permissible ground coverage is 24781.15 Sqm.

Status Of Ground Coverage:-

Sr. No.	Description	Ground Coverage
1	Ground Coverage of 16 Towers, 1080 Flats	11514.188 Sqm
2	Ground Coverage of EWS	494.37 Sqm
3	Ground Coverage of Conventional Shopping	348.50 Sqm
4	Ground Coverage of Community Building	246.77 Sqm
<b>TOTAL GROUND COVERAGE (APPROXIMATE)</b>		<b>12603.00 Sqm (17.7%)</b>

Status Of Green Area:-

Sr. No.	Description	Ground Coverage
1	Green Area of Central Park	6900 Sqm.
2	Green Area of Green Belt (Outside the Boundary Wall)	900 Sqm
3	Green Area of Children Park	10237 Sqm
<b>TOTAL GREEN AREA (APPROXIMATE)</b>		<b>18037.00 Sqm (25%)</b>



17/8/23  
Diary No. 2010  
Nikhil  
RECEIVED

**Piyush Heights Residents Welfare Association**  
**Sec-89, Faridabad (Regd.)**

68

1. That, the above calculation is based on tentative measurements at site as we do not have the copy of the as build drawings of the project and this area may increase on physical verification at site.
2. That, we do not have any religious place nearby our society and for the reason two-three accidents of senior citizens already happened while going for worship far and outside the society.
3. That, 500 plus Flats owners has already given the consent for this small worship place (Temple) within the society and may increase, if required.

Under the above circumstances, we request you to please accord the approval of the said Temple inside the society, and in case any documentation or process is required to fulfill the requirement of the Haryana Scheduled Roads and Controlled Area Restriction Act of Unregulated Development Act, 1963 Rule of 1965, The Haryana Development and Regulation of Urban Area Act, 1975, Rule 1976, Please advise. We will comply with all the requirements according to law.

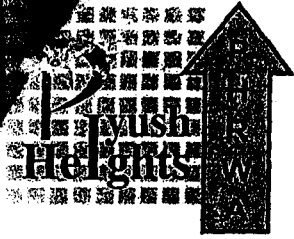
Looking forward towards you for appropriate action in the interest of public at large.

Thanks and Regards,

  
Piyush Heights Residents Welfare Association.

Enclosed:-

1. Service Layout Plan of the Society approved by DGTCP vide Memo No. 29090, dt. 19.11.2007 Map No 18.
2. Landscaping/ Parking Layout Plan of the Society approved by DGTCP vide Memo No. 29090, dt. 19.11.2007 Map no 19.
3. Consent of 500 Society Flat Owners.
4. Photographs of Temple.



# Piyush Heights Residents Welfare Association Sec-89, Faridabad (Regd.)

Ref. No. 04/PHRWA/Dt. 29/12/2023

To,  
The Senior Town Planner  
Faridabad Circle,  
HSVP Office Complex Sector 12  
Faridabad Haryana - 121001

**Sub: Submission of Latest Surveyed Site Map Project called "Piyush Heights Sector 89" Faridabad with Reference of Dairy No 2010 dt 17/8/2023 for Regularization of Religious Space.**

Dear Sir,

Greetings for the day and with Reference to Dairy No. 2010 dated 17/08/2023 regarding to pursuant for Regularization of Religious space.

Please find attached the latest site "Piyush Heights Sector 89 Faridabad" Surveyed by M/s S K Surveyors F -284, Shaheen Bagh Okhla (New Delhi). Please find the enclosed 3 Copies (all originals with duly temple marked in site map with areas marked and stamped) as well as old reference.

You are requested to please do the needful at the earliest. In case of any further clarification or documents requirement, please feel free to contact us.

Thanks & Regards.

For Piyush Heights Residents Welfare Association

Authorised Signatory

Letter Dated - 17/8/2023  
D.NO. - 2010

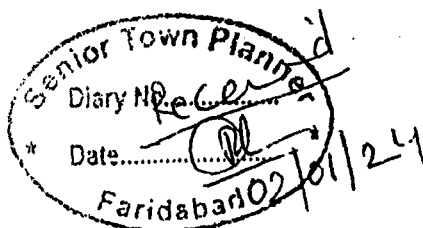
Enclosures :- 1.) 3 Nos of all Originals (surveyed Site Piyush Heights Sector 89), with Area Calculations.

2.) Diary application Number 2010 dt 17/8/2023 and re-submission dt 21/12/2023.

Letter Dated 22/12/2023  
D.NO. 3280

Letter Dated - 02/01/2024

D.NO - 10



Annexure R-11  
70

**OFFICE OF SENIOR TOWN PLANNER, FARIDABAD CIRCLE  
FARIDABAD**

HSVP Office Complex, Sector-12, Faridabad

Tel. No. 0129- 2220705

E-mail: stp5.faridabad.tcp@gmail.com

To

Director,  
Town & Country Planning, Haryana,  
Nagar Yojana Bhawan, Plot no. 3,  
Sector-18A, Madhya Marg, Chandigarh

Memo No. 75

Date: 08/01/24

**Sub:- Request for permission for Religious Place(Temple) within the society Premises- Piyush Buildwell India Ltd.**

**Ref.:** Applicant's application dated Nil received in this office on 22.12.2023 & application dated 29.12.2023 received in this office on 02.01.2024.

Vide representation under reference, received from Piyush Height Residential Welfare Association, it has been requested to compound the construction of Temple building, built near tower J & K of Piyush Height in Sector-89, Faridabad.

Matter has been examined. In this regard, in the matter of NGT order no. 296/2023 dated 24.04.2023, the comments sent by DTP(Enf.) Faridabad to Deputy Commissioner, Faridabad vide memo no. 7497 dated 07.08.2023 (copy enclosed) were also referred. OA no. 427/2023 and MA no.65/2023 in original application no.296/2023 have been disposed off by the Hon'ble NGT vide order dated 25.08.2023 (copy enclosed). Accordingly, the brief details in the matter are as under:-

1. A temple was found constructed without any permission of the competent authority by the DTP(Enf.) Faridabad on 19.04.2023.
2. Show cause notice and restoration order dated 10.05.2023 were issued against the said construction for restoring the land to its original state.
3. However, DTP(Enf.) Faridabad did not take any conclusive action against the temple building keeping in view of the representation dated 05.06.2023, duly signed by residents of the society.
4. DTP(Enf.) Faridabad also got inspected the site on 01.06.2023, jointly by representative of HSPCB, HSVP and DTP(Enf.) Faridabad. It was found that the said construction of temple has been carried out on the areas earmarked as green, open space & open parking area as per approved layout plan of the project sanctioned by Directorate vide memo no. 29090 dated 19.11.2007.
5. During the site inspection by DTP(Enf.) Faridabad, it was also found that the said temple has been constructed over an area measuring 125 sqm., out of which approx. 40 sqm. of the constructed portion is falling within the area

marked as green and rest of the area measuring 85 sqm. found to be existed in the open area and the area earmark for open surface parking. A copy of part layout plan showing the temple building by DTP(Enf.) Faridabd is enclosed.

It is relevant to mention here that recently, report of occupation certificate of tower J & K received from DTP, Faridabad vide memo no. 4129 dated 12.12.2023 was forwarded to HQ vide this office memo no. 4342 dated 18.12.2023. Accordingly, area details of the project are as under:-

Attributes	Permissible area (in sqm.)	Sanctioned Area (in sqm.)	Already Achieved Area (in sqm.)	Built up area of temple site (in sqm.)
Ground Coverage	24781.444	11450.93		125
FAR	123269.25	123179.925	121044.419	125

Keeping the above facts in view, the request of Piyush Height Residents Welfare Association, Sector-89, Faridabad for composition of existing temple building may be decided at Directorate level please.

DA/ As above

Senior Town Planner,  
Faridabad Circle,  
Faridabad.

Endst. no. 76

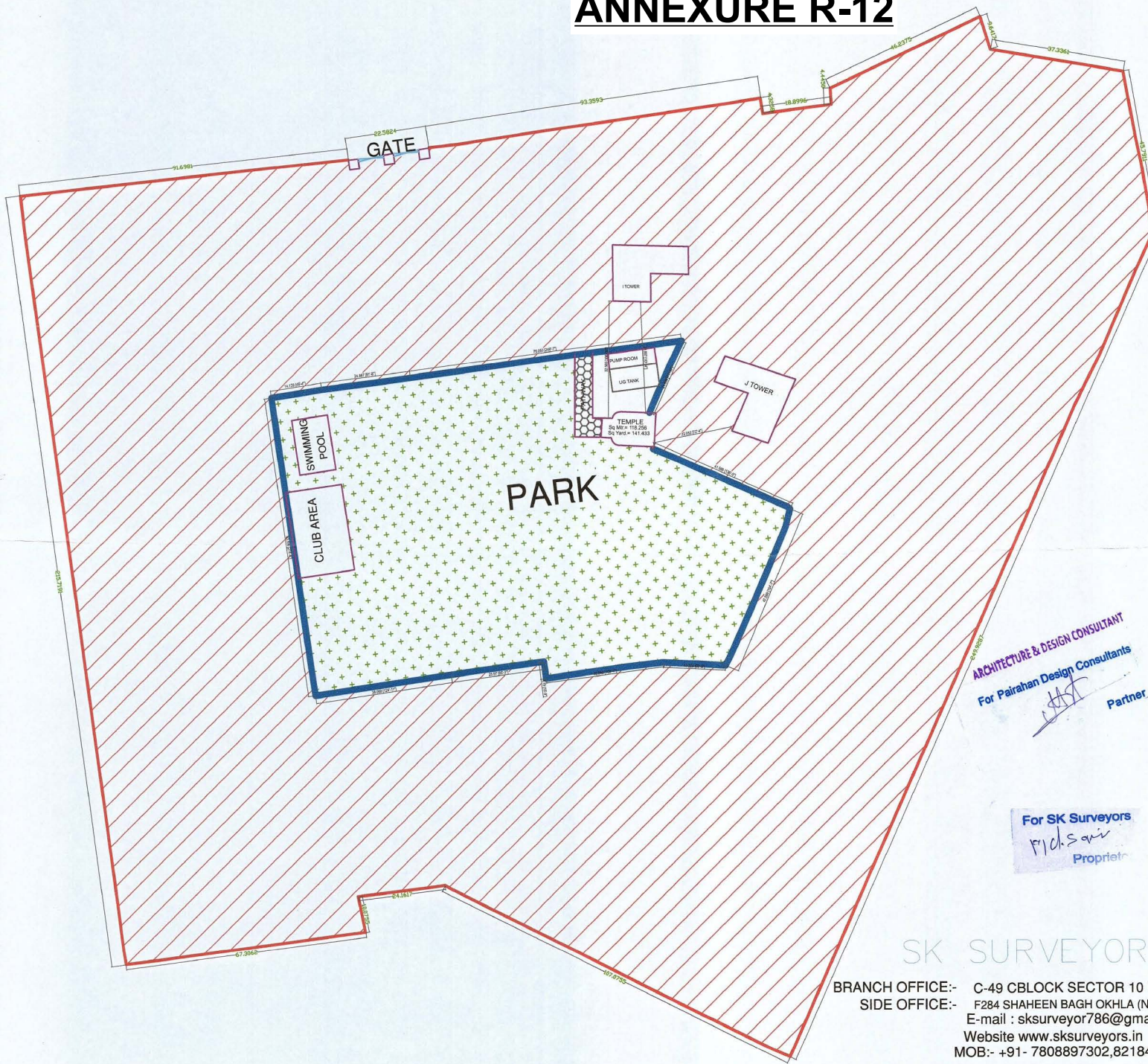
Dated

08/01/24

A Copy is forwarded for District Town Planner(Enf.) Faridabad for information and further necessary action please.

Senior Town Planner,  
Faridabad Circle,  
Faridabad.

# ANNEXURE R-12



North: 72

1. ALL DIMENSIONS AND LEVELS ARE IN METERS. UNLESS OTHERWISE MENTIONED.
2. NORTH SHOWN ON THE DRAWING IS MAGNETIC NORTH.

## LEGEND:

Sl. No.	Description	Symbol
01	BOUNDARY	—
02	TOWER	—
03	TEMPLE	—
04	PARK BOUNDARY	—
05	CLUB BOUNDARY	—
06	PARKING BOUNDARY	—

Sl.No.	Date	Description of revision	Prints Issued
	23.12.2023		

## AREA CALCULATION

CATEGORY	NO OF BLOCK	NO OF D.U'S	AREA (GR.COV)	AREA (F.A.R)
3 bed unit	7	S+11/10	588no's	6373.38 SQ.M
2 bed +s.rm	2	S+12/11	498no's	3987.84 SQ.M
2 bed unit	7	G+9/8	190no's	494.37 SQ.M
EWS	1	-	-	348.50 SQ.M
Conv.shopping	1	G+3	-	246.77 SQ.M
Community bldg	1	-	-	11450.86 SQ.M or 16.17%
TOTAL	16	-	118256 SQ.M	123853.283 SQ.M or 174.92%
Temple Area	-	-	118.256 SQ.M	-

F.A.R ACHIVED = 174.92%  
GROUND COVERAGE ACHIVED = 16.17%

## Status of Ground Coverage

Sl. No.	Description	Ground Coverage
1	Ground Coverage of 16 Towers,1080 Flats	11514.188 Sqm
2	Ground Coverage of EWS	494.37 Sqm
3	Ground Coverage of Conventional Shopping	348.50 Sqm
4	Ground Coverage of Community Building	246.77 Sqm
TOTAL GROUND COVERAGE(APPROXIMATE)		12603.00 Sqm (17.7%)

## Status of Green Area.

Sl. No.	Description	Ground Coverage
1	Green Area of Central Park	6900 Sqm
2	Green Area of Green Belt( Outside the Boundary Wall)	900 Sqm
3	Green Area of Children Park	10237 Sqm
TOTAL GREEN AREA (APPROXIMATE)		18037.00 Sqm (25%)

Project :  
PIYUSH HEIGHT  
SEC 89, Faridabad, Haryana

DRAWING TITLE :  
LAND TOPOGRAPHIC SURVEY

NOTE :  
DO ALL FIGURES ARE IN METERS& FEET

ARCHITECTURE & DESIGN CONSULTANT  
For Pairahan Design Consultants  
*[Signature]*  
Partner

For SK Surveyors  
*[Signature]*  
Proprietor

SK SURVEYORS

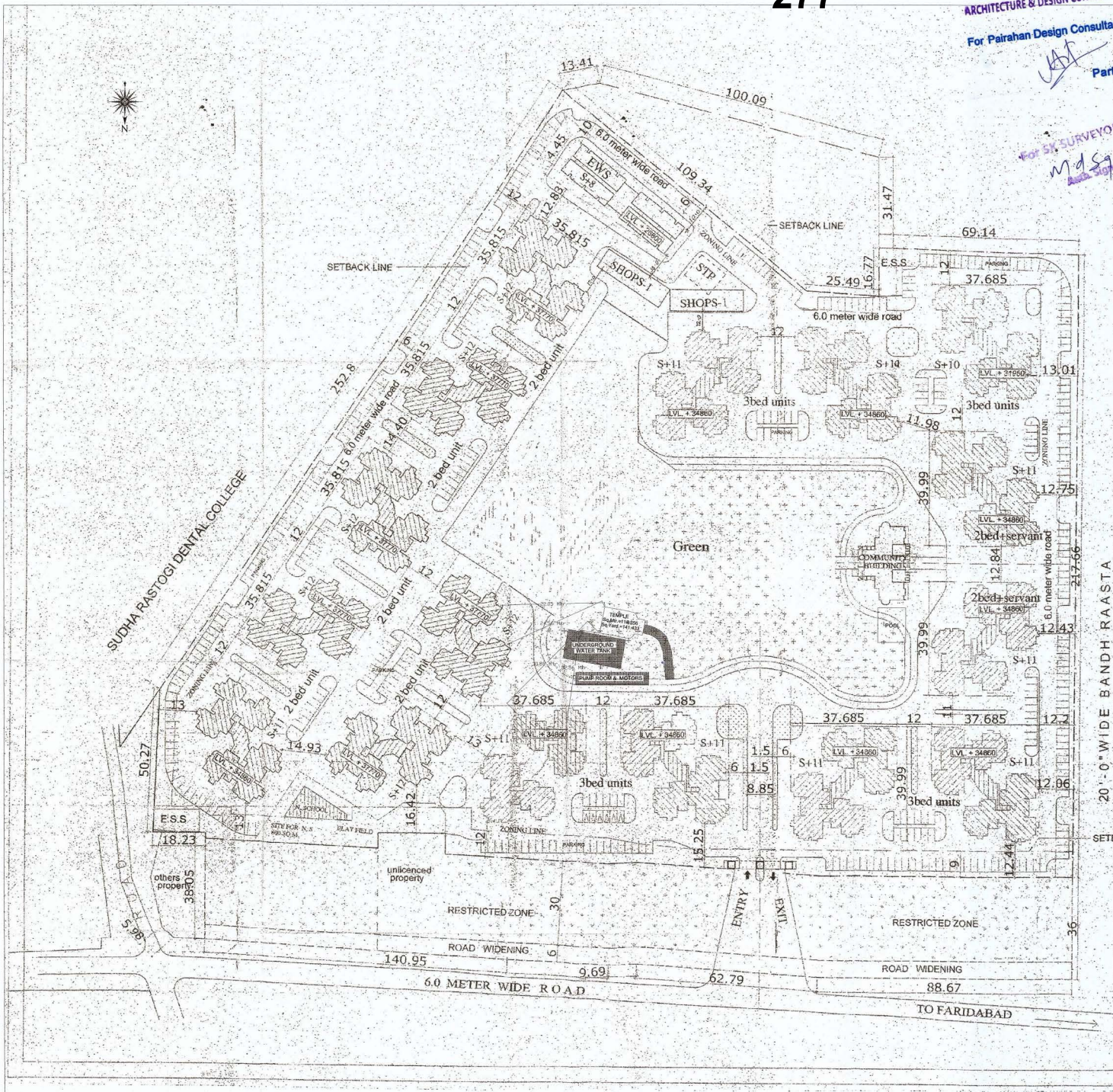
BRANCH OFFICE:- C-49 CBLOCK SECTOR 10 NOIDA  
SIDE OFFICE:- F284 SHAHEEN BAGH OKHLA (NEW DELHI)  
E-mail : sksurveyor786@gmail.com  
Website www.sksurveyors.in  
MOB:- +91- 7808897302,8218498592

Drawn By: EHTESHAM	Surveyor: AZHAR	Scale: N.T.S
Checked: SHAHBAZ ALAM		
Drawing No. S/S/2023/DEC/P-23	Sht. No.	Rev. No.

ARCHITECTURE & DESIGN CONSULTANT  
For Pairehan Design Consultants  
*Partner*

For SK SURVEYORS  
*Auth. Signatory*

PLOT AREA=17.406 ACRE PLOT AREA=70439.525 SQ. M



PROPOSED AREA.

CATEGORY	NO OF BLOCK	NO OF D.U'S	AREA (GR.COV)	AREA (F.A.R)
3 bed unit	7	S+11/10	588no:s	6373.38 SQ.M
2 bed +s.rm	2	S+12/11	498no:s	7044.208 SQ.M
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EWS	1	G+9/8	190no:s	4238.84 SQ.M
Conv.shopping	1	-	-	348.50 SQ.M
Community bldg	G+3	-	-	246.77 SQ.M
<b>TOTAL</b>	<b>16</b>	<b>1086no:s</b> <small>Without EWS units</small>	<b>11450.86 SQ.M</b> <small>or 16.17%</small>	<b>123853.283 SQ.M</b> <small>or 174.92%</small>
Temple Area			118.256 SQ.M	

F.A.R ACHIVED = 174.92%  
GROUND COVERAGE ACHIVED = 16.17%

Status of Ground Coverage

Sl. No.	Description	Ground Coverage
1	Ground Coverage of 16 Towers,1080 Flats	11514.188 Sqm
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<b>TOTAL GROUND COVERAGE(APPROXIMATE)</b>		<b>12603.00 Sqm (17.7%)</b>

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3	Green Area of Children Park	10237 Sqm
<b>TOTAL GREEN AREA (APPROXIMATE)</b>		<b>18037.00 Sqm (25%)</b>

Temple Area	118.256 Sqm
-------------	-------------

Project : **PIYUSH HEIGHTS**  
**SECTOR- 89**  
**FARIDABAD, HARYANA**

DRAWING TITLE :  
**LAND TOPOGRAPHIC SURVEY**

**SK SURVEYORS**  
Branch Office:- C 49 C Block Sector -10,Noida  
Email:-sksurveyors.in  
Mob.:-+91-7808897302,8218498592

For SK SURVEYORS  
*Auth. Signatory*



C.C. No. ....  
 FIR No. ....  
 U/S .....  
 P.S. ....

IN THE COURT OF HON'BLE NATIONAL GREEN TRIBUNAL, NEW DELHI

Suit / Appeal No. Execution Application No. 48 of 2023 JURISDICTION OF 202

In re :-

ASHOK CHANDRA GAUTAM

Plaintiff(s) Or Petitioner(s)  
Appellant(s) Complainant(s)

**VERSUS**

GOVERNING BODY OF PIYUSH HEIGHTS RWA & ORS Defendant(s) / Respondent(s) / Accused

KNOW ALL to whom these present shall come that I/ We President of Piyush Heights RWA,

Sh. Bijender Singh s/o Shri. Baljeet Singh x/o flat no. 215, Tower H, Piyush Heights Society,  
Faridabad The above named Respondent no. 1 & 2 do hereby appoint

1. Mrs. Panchajanya Batra Singh Mob: 9717226767
2. Mahavir Singh Chahal off - 1355, 2<sup>nd</sup> floor, Sector 28,
3. Dishant Kataria Faridabad, Haryana - 121006
4. Himalaya Singh

(herein after called the advocate/s to be my/our Advocate in the above-noted case authorize him:-

To act, appear and plead in the above-noted case in this court or in any other court in which the same may be tried or heard and also in the appellate court including High court subject to payment of fees separately for each court by me/us.

To sign file, verify and present pleadings, appeals cross-objections or petitions for executions review, revision, withdrawal, compromise or other petitions or affidavits, or other documents as may be deemed necessary or proper for the prosecution of the said case in all its stages subject to payment of fees for each stage.

To file and take back documents, to admit and/or deny the documents or opposite party.  
 To withdraw or compromise the said case or submit to arbitration any differences or disputes that may arise touching or in any manner relating to the said case.

To take execution proceedings on paying separate fee.

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



To appoint and instruct any other Legal Practitioner authorizing him to exercise the power and authority hereby conferred upon the Advocate whenever he may think fit to do so and to sign the power of attorney on our behalf.

And I/ We the undersigned do hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as my/our own facts, as if done by me/us to all intents and purpose.

And I/We undertake that I/ We or my/our duly authorised agent would appear in court and all hearings and will inform the Advocate for appearance when the case is called.

And I/We undersigned do hereby agree not to hold the advocate of his substitute responsible for the result of the said case. The adjournment costs whenever ordered by the court shall be of the Advocate which he shall receive and retain for himself.

And I/We undersigned do hereby agree that in the event of the whole or part of the fee agreed by me/us to be paid to the advocate remaining unpaid he shall be entitled to withdraw from the prosecution of the said case until the same is paid up. The fee settle is only for the above case and above Court. I/We hereby agree that once the fee is paid, I/We will not be entitled for the refund of the same in any case whatsoever and if the case prolongs for more than 3 years the original fee shall be paid again by me/us

IN WITNESS WHERE OF I/We do hereunto set my/our hand to these presents the contents of which have

been understood by me/us on this 20<sup>th</sup> day of February, 2024 For Piyush Heights RWA's Welfare Association Sector 89 Faridabad

Accepted subject to the terms of the fees

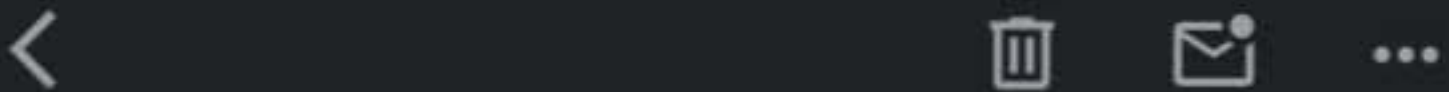
Client

Client

I Identify the Signature/Thumb Impression of the Below Mentioned Person,  
 Who Has been Signed in my presence. The Client.

Panchajanya  
 Advocate

Shri



# Reply on behalf of Respondent no. 1 to 16



me 6:30 PM  
to chambersofaat@gmail.c... ^



From Dishant Kalra dishantkalra.adv@gmail.com

To chambersofaat@gmail.com  
chambersofaat@gmail.com

Date 24 Feb 2024 at 6:30 PM

Sir/madam,

PFA reply on behalf of Respondents no. 1 to 16 in Execution application no. 48 of 2023 in NGT.

Regards,  
Dishant Kalra  
(Advocate)

ASHOK  
CHANDRA GAU...

PDF

← Reply

→ Forward

