

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

O.A. NO. 397/2025

IN THE MATTER OF:-

Edenburg City Residents & Plot Holders Welfare Association

...Applicant

Versus

State of Haryana & ors.

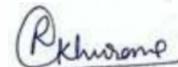
...Respondents

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Senior Town Planner, Faridabad
On behalf of Director Town & Country Planning,
Haryana (Respondent No. 2)



Rahul Khurana, Advocate
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**Reply on behalf of Director, Town & Country Planning, Haryana,
Chandigarh (Respondent no. 2).**

AFFIDAVIT

I, Devender Pal, Senior Town Planner, Faridabad do hereby
solemnly affirm and declare as under:-

That I am fully conversant with the facts of the case and competent to swear this Affidavit.

1. That the present Original Application (O.A) has been filed by the Resident Welfare Association of Edenburg City, Sector-91, Faridabad raising the issues of non-functional of main sewer line, storm water line and contamination of ground water due to





untreated sewerage being put up leading to vector borne diseases and fuel smell and everyday dumping of almost 300 tanker/sewer water from the vicinity on which is causing the environmental issues along other issues relating to the colony in question, which is part and parcel of licensed colony to be developed as residential plotted colony under licenses issued by Town & Country Planning, Department, Haryana in favour of M/s Durga Builder Pvt. Ltd. and its associates companies as per provision of Haryana Development and Regulation of Urban Area Act, 1975.

2. That this Hon'ble Tribunal vide order dated 07.08.2025 sought response from the respondents i.e. State of Haryana through Chief Secretary, Director, Town & Country Planning, Haryana, Commissioner, Municipal Corporation Faridabad, Haryana, State Pollution Control Board (HSPCB), Government of NCT of Delhi, Chief Administrator, HSVP, Panchkula.

That the substantial relief claimed in the O.A. are against the Town & Country Planning Department, Haryana are as under:-

- To provide functional sewer line to the applicant.
- To provide functional storm water drainage system.
- To provide portable water.
- To provide 30 mtr. wide road

In this regard, the brief history of the licensed colony ground of the matter is as under:-



- I. The applicant association consists of the residents of Edenburg City, Sector-91, Faridabad forming part of license no. 1-3 of 1991 dated 17.12.1991 and license no. 65-68 of 1992 dated 26.06.1992 granted for development of Residential Plotted Colony in Sector-91, Faridabad in favour of Durga Builders Pvt. Ltd. and its associate companies.
- II. The issue regarding, allotment of plots, finalizing the claimants as well as other issues including development of the colony was sub-judice before the Hon'ble Supreme Court of India in Writ Petition Civil no. 876 of 1996 titled as Okhla Enclave Plot Holders Welfare Association V/s Union of India and Others and Writ Petition Civil no. 113 of 1996 titled as Okhla Enclave Joint Action Committee V/s UOI and others. Presently, those issue are being considered by the Hon'ble Special Committee appointed by the Hon'ble Supreme Court vide order dated 27.01.2016.
- III. The Hon'ble Supreme Court vide order dated 27.01.2016 referred the matter to arbitration. Justice Vikrainajit Sen, former Judge of the Supreme Court was appointed as the sole Arbitrator. The Ld. Arbitrator sought the directions of Hon'ble Supreme Court on some questions. The Hon'ble Supreme Court while deciding those questions, passed



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judgment dated 03.10.2019 (**Annexure-1**) and cleared that proceedings are not in the nature of arbitration within the meaning of the Arbitration and Conciliation Act 1996, but essentially, in the nature of a Special Committee constituted by the Hon'ble Supreme Court of India.

- IV. The vide said judgment, the Special Committee has been directed to decide the number of eligible allottees under all categories, to determine the Cost of Development Works per Square meter and to apportion the total cost amongst the eligible plot holders depending on respective plot size. The Special Committee concluded each and every issue involved in the said matter and submitted its report dated 16.01.2023. The said report accepted by the Hon'ble Supreme Court vide order dated 11.07.2023. However, several applications were filed by allottees of different categories praying for redressal of their grievances, who could not approach to the Hon'ble Special Committee in time. Accordingly, Hon'ble Supreme Court vide its order dated 25.04.2025, decided all the pending applications. Specifically, while deciding the I.A. no. 76802 of 2023 in M.A. (D.) 21286 of 2020, the Hon'ble Supreme Court has also opined in para -20 as under :-



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“out of these 492 allottees other than the 12 allottees who had subjected themselves to the Special Committee for scrutiny i.e. the remaining 480 allottees must subject themselves to scrutiny to ascertain whether their claims/ sale deeds are legal and valid. For this purpose, the allottees are directed to appear before the Scrutiny Committee to determine their eligibility within four weeks from date of this order, since all are represented through their association and counsel. Further, for those who have sale deeds, the Scrutiny Committee can determine the legality of the sale deeds and for those who do not have sale deeds, the Scrutiny Committee may apply the conditions laid down in the procedural order 07.05.2016. The composition of the Scrutiny Committee will include the representative of the association to which these allottees belong to. Once the eligibility of these allottees is determined; the same may be placed before the Special Committee for hearing objections. Once a final list of eligible allottees is finalized by the Special Committee, the State of Haryana can proceed with the demarcation of plots for all eligible allottees who find mention in the final list of eligible allottees prepared by the Special Committee. Further, in a case where the sale deeds have been found to be illegal, the State of Haryana may proceed in accordance with law to cancel the sale deeds. While the allottees who claim to have valid sale deeds



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must present themselves before the Scrutiny Committee to determine the legality of their sale deeds. Further, in respect of sale deeds that are found to be legal and valid, demarcation must be done and development charges. etc., must be collected in terms of the order of this Court dated 03.10.2019. The IA is disposed of accordingly”.

- V. It is pertinent to mention here that in writ petition civil no. 113 of 1996, the Hon’ble Supreme Court vide order dated 14.12.2007 **(Annexure-2)** has granted the prayer of the petitioners (492 nos.) for directing the Department to approve the proposed building plans of petitioners and enable them to construct their houses on their respective plots. In compliance of said order, the building plans and the occupation certificates have been approved/ granted on the plots qua the petitioners only. It is pertinent to mention here that all allottees including member of Applicant RWA here in were very well aware with the ‘basic amenities’ available while constructing & occupying the property for residence and their possibilities in future. In view of disputes pending before Hon’ble Supreme Court of India Special Committee appointed by Hon’ble Supreme Court. Hon’ble Apex Court vide judgement dated 03.10.2019 passed in the writ petition civil no. 876 of 1996 has directed the developer company to deposit amount



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against license renewal fees and for expenses spent on watch and ward of the colony (recorded at para no. 58 of Hon'ble Supreme Court order 03.10.2019 under the sub heading of other observations relevant for determination of the issue). The same has been conveyed to the concerned colonizers vide DTCP memo no. 16.12.2019. The developer company failed to comply with the memo dated 16.12.2019 Accordingly, Directorate vide office memo no. LC-108-JE(SK) -2023/6113 dated 01.03.2023, requested Deputy Commissioner, Faridabad to recover the outstanding dues of Rs. 21,86,97,901/- (as on 28.02.2019) on account of license renewal fees and Rs. 1.25 crores (Till August 2019) against watch and ward expenditure for the licensed area in compliance of the order dated 03.10.2019 passed by Hon'ble Supreme Court of India in WP (C) 876 /1996 Okhla Enclave Plot Holders Welfare Association and Ors. Vs Union of India and Ors. Further, in compliance of directions of Special Committee given in its report dated 16.01.2023, fresh re-revised layout plan of phase I, Okhla Enclave, Sector-91 has been prepared and got approved in-principally by Directorate vide memo no. ZP-2-II/PA/(DK)/2025/23967 Dated 25.06.2025.



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4. In compliance of the Hon'ble Supreme Court order dated 25.04.2025, the Scrutiny Committee comprising the STP Faridabad, DTP Faridabad and representative of Deputy Commissioner, Faridabad, has submitted its report to Hon'ble Special Committee vide STP, Faridabad office memo no. 1856 dated 02.09.25, which is still under consideration/to be finalized by the Special Committee for successful claimants. In this regard, 03 meetings have been held by the Special Committee with the Residents Welfare Associations and procedural order no. 42, 43 & 44 also stand issued accordingly. In the parallel development, the various plot holders submitted their representations challenging the in-principally approved re-revised layout plan. This issue is also yet to be deliberated before the Special Committee in the next meetings.

In view of the above, the department at this stage is not able to carry out development works in the colony till the finalization of layout plan of Okhla Enclave, Phase- I & II, sector-91, Faridabad and payment of due charges either by the colonizer or by the eligible respective plot owners, as may be apportioned by the Hon'ble Special Committee.

5. The applicant association submitted a representation dated 28.04.2025 (**Annexure-3**) in the O/o DTCP, Chandigarh stating that the Hon'ble Supreme Court vide order dated 25.04.2025 has



given the instructions to the Department to make layout plan of the colony and for that demarcation of area is to be done by the Department. Further, it was mentioned in the representation that the said demarcation can only take place when the sewerage water, which is entering/being put into the area to be stopped and further prevent it from entering the land and the water already staged in the area to be taken out and debris be clear by the concerned agency i.e. Municipal Corporation Faridabad.

The applicant association also submitted another representation dated Nil, received in this office on 07.05.2025 **(Annexure -4)** (which has been mentioned on date 06.05.2025 of Synopsis with List of Dates of OA No. 397 of 2025) mentioning that compliance of above mentioned order dated 25.04.2025 cannot be complied (Demarcation of plots) unless the sewerage water is not stopped from entering the land as per the said representation, hundreds of tankers of sewerage water are being emptied in the said license granted land.



Both the representations were examined and a site visit was fixed with Superintending Engineer, HSVP Faridabad & Superintending Engineer, Municipal Corporation Faridabad on 16.10.2025 in order to ascertain the ground situation.

6. That with regard to issues of dumping waste, temporary illegal market of selling debris and sale of meat, it is submitted that

regular vigil is being kept by the Enforcement Wing of the Department to curb such activities. A regular action is being taken by the Department during the various demolition drives conducted in the recent part since October, 2024. During recent drives, approx. 12 acres of licensed land (2 of phase-I and 10 acres of phase-II) has been cleared. During the said demolition drives approx. 23 DPC/boundary wall, approx. 25 structures/under construction structures and approx 100 temporary structures (including meat market, building material vendors, others shops) were demolished. The area from which encroachment /unauthorised construction was removed is superimposed upon the layout plan of phase -I & Phase -II of Okhla Enclave, which are attached as **Annexure-5**. Supporting demolition photographs are attached as **Annexure -6**. It is informed that to save the licensed area from encroachment the department has deputed a private security agency/company for strict vigil in the area and report immediately for any such happening/activity.



7. That regarding, the external development works, it is informed that as per clause 2(g) of Haryana Development and Regulation of Urban Area Act, 1975 –

“external development works” shall include any or all infrastructure development works like water supply, sewerage, drains, provisions of treatment and disposal of sewage, sullage and storm water, roads, electrical

works, solid waste management and disposal, slaughter houses, colleges, hospitals, stadium/sports complex, fire stations, grid sub- stations etc. and /or any other work which the Director may specify to be executed in the periphery of or outside colony/area for the benefit of the colony/area.”

The responsibility to provide and maintain such external development works lies with Haryana Shahri Vikas Pradikaran (HSVP) and Municipal Corporation of Faridabad (MCF), as per EDC deposited with them. The extent of external development works executed stands recorded in para no. 30 of Hon'ble Supreme Court judgement dated 03.10.2019 and the detailed status till date as received vide S.E. HSVP memo dated 28.01.2022 is as under: -



- a. **Sewerage work-** Approx. 4 Km. sewer line stands laid for carrying out the sewerage effluent from Okhla Enclave Phase - 1 & 2 up to sewerage disposal near Palla. The disposal works in Village Palla on the land provided by MCF have been executed by HSVP. As per HSVP record, the colonizer have not applied for sewer connection at that relevant time and now the external sewerage line along with disposal work site has been transferred to MCF in the year 2019.
- b. **Water Supply Works:** - The work for augmentation of

master water supply scheme zone-I inclusive area under Section-91(having the Okhla Enclave Phase-1 & 2) has been carried out. The rainy well line stands land up to the gate of the colony towards the Agra canal, the colonizer never applied for any water connection to the HSVP in the past.

- c. **Road Works:** - It is informed that the 04 KM. stretch from Palla Bridge to Okhla Enclave had been Special Repaired in the year 2010-11 by HSVP authorities.

It is informed that as per the details received from S.E. HSVP approx. Rs. 8.0 crore have already been spent on External Development Works of the licensed area and as per rough cost estimate an amount of Rs. 47.0 crore would be required for completion of External Development Works around the colony and connecting the services with internal development works to be executed in the colony (recorded at para no. 28 & 29 of Hon'ble supreme Court order 03.10.2019), Further, it is informed that an amount of Rs. 38.739 crore is outstanding against External Development Charges against the Developer (as recorded at para no. 27 of Hon'ble Supreme Court order 03.10.2019). In this regard, Superintending Engineer, HSVP, Faridabad vide memo no. 345253 dated 31.10.2025 (copy enclosed as **Annexure-7**) has informed that the facts regarding detailed status of external



development works executed by HSVP as conveyed vide his office letter no. 370 dated 28.01.2022 are correct as per record available in his office.

8. That regarding the internal development works and disposal works, it is informed that as per the conditions of bilateral agreement executed between the colonizer and the Department, the same is the responsibility of the concerned colonizer. The relevant part is reiterated as below: -

s. *“That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules unless earlier received of this responsibilities. When the owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.*

- k. *That the owner shall give the requisite land for the treatment works (oxidation ponds) and for the broad irrigation purpose at his own cost till the completion of the external sewerage*



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system by HSVP and make their own arrangements for temporary disposal or give the requisite land.

Further, it is submitted that the issue regarding the internal and external development works had been agitated in I.A. no. 44 filed in WP (c) 113 of 1996. The detailed report of the same was submitted vide reply dated 12.01.2014 before the Hon'ble Supreme Court. As submitted under the same, the internal development works are required to be executed by the colonizer as per the terms & conditions of the bilateral agreement and the cost to be incurred on account of internal development works is to be borne by the colonizer. But, if colonizer refuses to pay the same, the same has to be borne by the allottees. Also, as per the subsequent submissions made before the Hon'ble Supreme Court in the affidavit dated 10.03.2019, the department may take over the colony for development of internal/external development subject to the payment of dues/expenditure to be incurred on the development works of the colony either by the licensee or the plot owners. The query raised by Ld. Arbitrator regarding the same stands answered by Hon'ble Supreme Court vide order dated 03.10.2019 passed in WP(C) 876 of 1996, wherein, the Special Committee appointed by Hon'ble Supreme Court will consider the number of eligible allottees under all categories,



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determine the cost of development works per square meter and apportion the total cost amongst the eligible plot owners depending on respective plot size. It is again informed that the complete list of eligible plot owners is yet to be determined/finalized by the Hon'ble Special Committee in compliance of Hon'ble Supreme Court order dated 25.04.2025. Further, it is informed that a total amount of Rs. 1,28,70,00,000/- (Rs. 117,00,00,000/- on account of internal and external development work + Rs. 11,70,00,000/- as 10% additional cost) is payable to the DTCP, Haryana. The total amount of Rs. 1,28,70,00,000/- is payable by the members of the petitioner's association and eligible plot owners to the Department for undertaking and completing the internal and external development works (recorded at para no. 58 of Hon'ble Supreme Court order dated 03.10.2019 under the summary of conclusion of question no. 2). The said amount is to be apportioned in the eligible plot owners by Hon'ble Supreme Committee appointed by the Hon'ble Supreme Court and the payment of the development charges will have to be time bound as per the format finalized by the Hon'ble Special Committee (recorded at para no. 32 of Hon'ble Supreme Court order dated 03.10.2019).



In view of above, the Department shall not be able to carry out the development works till the finalization of re-revised Layout plan of phase-I & Phase -II, sector-91, Faridabad & all the successful claimants are finalized by the Hon'ble Special Committee. Also, payment of due charges either by the colonizer or by the respective eligible plot owners, as may be apportioned by the Hon'ble Special Committee.

9. That to summarize, the provisioning of functional main sewer line, storm water drainage system and portable water as claimed in prayer no. A, B & C of the applicant RWA, it is stated that the said RWA is of plot owners of the petitioners (492 nos.) involved in Civil Writ petition 113 of 1996. It is informed that in compliance of the Hon'ble Supreme Court order dated 07.04.1997, the layout plan of the colony (Phase 1 & 2) had been revised and approved to accommodate the plots for said petitioners. Thereafter, in compliance of Hon'ble Supreme Court order dated 14.12.2007, the building plans and occupation certificate are being granted by the Department. Now, as per the submission made above, the internal development work cannot be carried out by the Department till the finalization of re-revised Layout plan of phase-I & Phase -II, sector-91, Faridabad & all the successful claimants are finalized by the Hon'ble Special Committee. Also, payment of due charges either by the colonizer or by the respective eligible plot owners, as may



be apportioned by the Hon'ble Special Committee. However, as a temporary measure, the applicant RWA may undertake the maintenance of internal services of their block at their own cost subject to changes, if any, to be made in Layout Plan after decision of the Special Committee as referred above and consequent changes to be made in internal works already carried out. Further, the applicant RWA may take due connection from the concerned authority i.e. Municipal Corporation Faridabad for the Sewerage and Water connection from the external sewer line and rainy well line laid Department and subject to conditions imposed by it including to manage /bear cost of laying pipelines required for connection etc.

10. That as per directions received vide Directorate memo no. 39061 dated 09.10.2025, all the concerned agencies i.e. MCF, Pollution Controlled Board & HSVP were approached and site with all the concerned officers visited the site on 16.10.2025. In pursuance, Commissioner, MCF also discussed the said matter in its meeting held on 25.10.2025, wherein all the officers of concerned department i.e MCF, HSVP, FMDA, Irrigation etc. were present. Minutes of the meeting is enclosed as **Annexure-8**. The following directions were issued: -

- a) *"The concerned Xen and AE (Enf.) MCF shall take necessary action to ensure stoppage of dirty water being discharged from the abutting area of Delhi. They will also*



ensure that no sewer water is discharges and if any such tanker is noticed, the same should be confiscated. The concerned Xen and AE(Enf.) MCF shall also ensure removal of encroachments from the said site.

- b) A mini disposal may be constructed by MCF at the said site connecting the water with the nearby sewer line.*
- c) STP in an area of about 5-6 acres MCF land be also constructed with the provision of necessary septic management tank.*
- d) The concerned Xen, MCF shall also ensure impleading of Delhi Government in the said case pending before NGT;*
- e) The Hon'ble Mayor was requested to kindly write a letter to the Hon'ble Mayor of Delhi Municipal Corporation for stoppage of dirty water being discharged in the area of this Corporation from the abutting area of Delhi;*
- f) Likewise, SE, MCF shall send a letter to ULB, Haryana interalia requesting to prevail upon the Delhi Government for stoppage of dirty water being discharged in the area of this Corporation from the abutting area of Delhi;*
- g) Immediate and periodical desilting of Budhia Nallah be ensured by the concerned by the Irrigation department. It was added that if Irrigation department issues NOC, this work shall be carried out by MCF also". Minutes of the meeting dated 25.10.2025 is enclosed.*



11. The colony in question is part and parcel of the licensed area granted by the Town & Country Planning Department to be developed as plotted residential colony. The issues concerning with its development and other ancillary works are pending on account of facts stated above.

- i. The provisions for main sewer line and pipeline for water supply were made available by the HSVP (Erstwhile HUDA). However, colonizer did not apply for the connection from these lines to provide the facilities to the licensed colony in question.
- ii. Action has been taken by MCF and T&CP Department against the sale of meat/fish in their respective areas. Vigil to avoid 'repetition of such activity without due permission'. Similarly, strict vigil shall be kept by T&CP Department in licensed area through private security agency to avoid dumping of construction & demolition waste and any other waste until licensed area is being handed over to Colonizer or any other agency.
- iii. Regarding, to provide the 30-meter-wide road, it is pertinent to mention here that the already approved re-revised layout plan of phase-I & phase-II, Okhla Enclave, Sector-91, Faridabad, existing village link road Basantpur to Sehatpur (in phase -I) has been proposed to be widened up to 30meter. Similarly, in phase-II village link road to Ismailpur has been proposed to be widened upto 30 meter.
- iv. Although temporary measures have been taken by MCF to stop sewage water coming from colonies of NCT of



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Delhi by making bund on MCF land. However, for prevention of its flow on open land of MCF permanently, necessary directions may kindly be issued to GNCT of Delhi and/or South Delhi Municipal Corporation.

That the above present reply may kindly be accepted and taken on record. It is humbly, requested that delay in filing the reply may kindly be condoned considering need of interdepartmental coordination and complexity of the issues involved. It is being undertaken that directions passed by this Hon'ble Tribunal shall be complied with earnest sincerity.

6758
 6-1-2026
 Commission
 Faridabad

[Signature]
 DEPONENT

6758
 Certified that the above was deposed on Oath/affirmation before me on this day of 20..... by who has been identified by who is personally known to me. The contents of the above were explained to the deponent's
 DEFENDER
 S.E.C.F. S.T. Pinner
 RAMBESH CHAND SHARMA, Advocate F.B.D.
 Oath Commissioner, Faridabad
 6-1-2026

Verification

Verified at Faridabad on this day ___ of January, 2026 that the contents of above reply are true to my knowledge and based on the information derived from the official record which are believed by me to be correct. No part of it is false and nothing material has been concealed there from Legal submissions have been made on advice.



[Signature]
DEPONENT

6758
Certified that the above was ~~certified~~
on Oath/affirmation before me on this
.....day of 2026
by..... who has been identified
by..... who is personally known
to me. The contents of the above have
explained to the deponents
RAMESH CHAND SHARMA, Advocate
Oath Commissioner, Faridabad
[Signature] Smt. Dimple K. Sharma
FBD
6-1-2026



STP Faridabad <stp6.faridabad.tcp@gmail.com>

OA no. 397 of 2025 titled as Edenburg City Residents & Plots Holders Welfare Association V/s State of Haryana and Others before the National Green Tribunal Principal Bench, New Delhi

1 message

Suraj Katyal <pa.hqsk70.tcp@gmail.com>
To: STP Faridabad <stp6.faridabad.tcp@gmail.com>
Cc: Savita Jindal <dtphq2.sj.tcp@gmail.com>

Thu, Nov 6, 2025 at 3:14 PM

Respected Sir,

Find enclosed herewith the soft copy of the draft status report to be filed before Hon'ble National Green Tribunal with a request to file the same with all annexures on / before next date of hearing.

Regards
Suraj Katyal
PA (HQ)
O/o DTCP, Haryana

2 attachments



O.A. NO. 397 of 2025 Status of NGT.docx
37K



CC-2805.pdf
818K

Shruti
A.T.P. o/o S.T.P.
Faridabad



हरियाणा सरकार



Subject:- OA no. 397 of 2025 titled as **Edenburg City Residents & Plots Holders Welfare Association V/s State of Haryana and Others before the National Green Tribunal Principal Bench, New Delhi.**

Kindly peruse the mail dated 31.10.2025 (CP/560) received from STP, Faridabad along with draft report and annexure to be filed before the Hon'ble National Green Tribunal before NDOH i.e. 07.11.2025 on the subject cited matter.

Earlier, after receiving the subjected application, the matter was examined in office Note at NP/15-20 and after approval of DTCP, vide this office memo. Dated 09.10.2025 (CP/558) STP, Faridabad was requested to coordinate all the concerned agencies i.e. HSVP, MCF, for taking necessary action and submit the status report before the Hon'ble Tribunal after approval of DTCP.

Now, vide referred mail, the draft status report received and after examination of the same it has been noticed that STP, Faridabad has called a meeting with the concerned departments on 25.10.2025 (CP/583), and Minutes of the meeting has been enclosed. In the said meeting, directions were issued as under: -

- a) "The concerned Xen and AE (Enf.) MCF shall take necessary action to ensure stoppage of dirty water being discharged from the abutting area of Delhi. They will also ensure that no sewer water is discharges and if any such tanker is noticed, the same should be confiscated. The concerned Xen and AE(Enf.) MCF shall also ensure removal of encroachments from the said site.
- b) A mini disposal may be constructed by MCF at the said site connecting the water with the nearby sewer line.
- c) STP in an area of about 5-6 acres MCF land be also constructed with the provision of necessary septic management tank.
- d) The concerned Xen, MCF shall also ensure impleading of Delhi Government in the said case pending before NGT;
- e) The Hon'ble Mayor was requested to kindly write a letter to the Hon'ble Mayor of Delhi Municipal Corporation for stoppage of dirty water being discharged in the area of this Corporation from the abutting area of Delhi;
- f) Likewise, SE, MCF shall send a letter to ULB, Haryana inter alia requesting to prevail upon the Delhi Government for stoppage of dirty water being discharged in the area of this Corporation from the abutting area of Delhi;
- g) Immediate and periodical desilting of Budhia Nallah be ensured by the concerned by the Irrigation department. It was added that if Irrigation department issues NOC, this work shall be carried out by MCF also".

Accordingly, since the necessary action /steps of non disposal of sewerage facility, storm water line and dumping of garbage / sewerage water in the

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A.T.P. o/o S.T.P.
Faridabad

CC-28051..



॥ बदलता हरियाणा-बदता हरियाणा ॥

-23-
हरियाणा सरकार



CC-2805

licenced colony not relates to this office, a status report to be filed in compliance of the NGT order dated 07.08.2025 draft of which has been received from STP, Faridabad is placed on file.

In view of above, if agreed, the file may be submitted to DTCP for approval of status report and thereafter, the same may be forwarded to STP, Faridabad with a direction to file before the Hon'ble Tribunal. Next date of hearing is 07.11.2025.

Suraj Katyal
PA (HQ)
06.11.2025

Submitted please.

ATP-TK

status report is placed on file for approval so that same may be forwarded to STP Faridabad to file before the Hon'ble NGT on behalf of DTCP after getting it noted from Atr, Haryana.
Submitted please.

06.11.2025

Listed to
7/11/25

Level
DGTCP

DTP(S)

STP(S)

CTP(HR (Away))

W/DTCP

CTPM - Away
06.11.2025

STP(S)

DTP(S)

ATP(TK)
ATP(TK)

Savita Jindal
DTP(HQ)

Amit Khatri
D.T.C.P.

6/11/25

Shim

A.T.P. o/o S.T.P.
Faridabad

May
sent
to STP,
Faridabad.
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REPORTABLE**IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION****WRIT PETITION (C) NO.876 OF 1996****OKHLA ENCLAVE PLOT HOLDERS'
WELFARE ASSOCIATION****...Petitioner(s)****VERSUS****UNION OF INDIA AND OTHERS****...Respondents****ORDER****Re: Directions sought for by the learned Arbitrator Justice
Vikramjit Sen, former Judge of the Supreme Court of
India.****R. BANUMATHI, J.**

The present dispute pertains to claim of number of allottees who have not been allotted plots on land owned by respondent No.6-Colonizer and not paid the amount to the Town and Country Planning for internal and external development. As per respondent No.6-Colonizer, in the year 1985, it purchased approximately 235 acres tract of land for the purpose of large-scale settlement in Section 91 of Faridabad-Ballabgarh Complex, Haryana. At that time, there was no State policy in place to regulate the colonization of land for settlement purposes. Respondent No.6-Colonizer entered into agreement with number of allottees who approached respondent No.6-Colonizer for the purpose of purchasing plots of land. In the year 1991, the State of Haryana enforced its colonization policy and respondent No.6-Colonizer accordingly

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*Shiv***A.T.P. o/o S.T.P.
Faridabad**

obtained seven colonization licences. In the year 1996, writ petitions under Article 32 of the Constitution of India were filed by the members of the petitioner-Association before the Supreme Court contending that respondent No.6-Colonizer had not adhered to the terms of the agreement in allotment of plots to the allottees who had booked the plots with respondent No.6-Colonizer. In the writ petition, number of orders came to be passed. Vide order dated 02.12.1999, the Court noted that there seems to be a dispute as to the amount payable by each allottee to respondent No.6-Colonizer as well as to the government. Stating that it is not possible to fix the exact figure payable by each allottee to the government and to respondent No.6-Colonizer, the Court directed each allottee to pay a sum of Rs.50/- per sq. yd. towards development charges to the Director, Town and Country Planning within four weeks. The balance amount, if any, was to be worked out and fixed later.

2. Pursuant to the order dated 02.12.1999, the allottees are said to have deposited the amount with Director, Town and Country Planning, Haryana (DTCP). Some of the allottees have not complied with the order of the Court by depositing the amount with DTCP. On 15.11.2013, the Director, Town and Country Planning (DTCP) has filed affidavit to the effect that whatever Internal Development Work has been done has become defunct with passage of time. It was also submitted that an estimate of the cost likely to be incurred on execution of remaining Internal Development Work will have to be worked out afresh and will have to be borne by the plot holders or licensee. It was also categorically stated that such cost cannot be borne by the government since public funds cannot be diverted for this purpose.

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3. The Court vide order dated 13.01.2015 appointed Mr. Raju Ramachandran, senior advocate as amicus curiae to go into the detailed facts of the case and prepare a report. The Supreme Court vide order dated 27.01.2016 referred the matter to arbitration. Justice Vikramajit Sen, former Judge of the Supreme Court was appointed as the sole Arbitrator for resolving the terms of reference and the dispute between the parties. The learned Arbitrator held around twenty-two hearings in the matter to resolve the dispute among the parties. The learned Arbitrator has completed the mammoth task of identifying the eligible allottees. The learned Arbitrator noted that there are three categories of allottees for the purpose of allotment which are as under:-¹

- I. General
- II. Economically Weaker Sections (EWS)
- III. No profit no loss (NPNL)

4. The Scrutiny Committee consisting of Senior Town Planner, Faridabad (Chairman), District Town Planner, Faridabad (Member), Representative of Deputy Commissioner, Faridabad (Member), Representative of the Colonizer of Durga Builders Pvt. Ltd. (Member) and representatives of concerned associations were appointed to identify number of claimants in all the three abovementioned categories. Accordingly, the Scrutiny Committee prepared its report wherein the number of persons were identified as under:-

1 (Pg. No.44D and 55(4) of Proceedings of the Supreme Court dated 13.01.2015 and 27.01.2016 and Pg.20 of the paperbook regarding Letter dated 21.03.2018 by Arbitrator)

I. General	...	470 ²
II. Economically Weaker Sections (EWS)	... ... ...	350 (out of which 106 applied for allotment) ³
III. No profit, No loss (NPNL)	... ...	1932 ⁴

5. As per the Scrutiny Committee Report, a total of 1928 claimants in the NPNL category were categorised in five categories as under:-

- (i) First List - The claimants who have paid full land cost/development charges before cut-off date.
- (ii) Second List - The claimants who have paid full land cost and part development charges before cut-off date.
- (iii) Third List - The claimants who have paid full land cost only and no development charges have been paid
- (iv) Fourth List - The claimants who have paid part land cost only and no development charges have been paid.
- (v) Fifth List - The claimants who could not produce any evidence/documents with regard to booking of plot and payment of development charge before cut-off date and got executed sale deed from the developer directly or through resale.⁵

6. After referring to the procedural order No.21 dated 31.08.2018, the learned Arbitrator sought for direction on the following questions:-

- (i) In light of the fact that Durga Builders Private Limited is claiming succession only with respect to two licences (out of total seven licences) making it necessary to also determine

2 (Pg.5 of Scrutiny Committee Report qua EWS and General allottees)

3 (Pg.6 of Scrutiny Committee Report qua EWS and General allottees)

4 (Pg.23 of Scrutiny Committee Report dated 28.10.2017)

5 (Pg.23-24 of Scrutiny Committee Report dated 28.10.2017)

which portions of the land compositely held by seven licences falls to its share?

- (ii) Given that the State of Haryana has categorically stated that it cannot take over the project and make allotments, even in view of the fact that the Colonizer has intentionally not paid the Licence Fee, who will undertake the development of the Project and subsequently make allotments?
- (iii) In view of the fact that around 2690 claims were received in the NPNL category, the State of Haryana will have to devise a policy for relaxing density norms for the Project.
- (iv) The Hon'ble Supreme Court may pass appropriate directions for converting these proceedings to that of a Special Committee.⁶

7. By order dated 16.01.2019, we requested the learned senior counsel Mr. Raju Ramachandran, learned *amicus curiae* to assist the court in answering the directions sought for by the Arbitrator. Ms. Rashmi Nandakumar, advocate was required to assist the learned *amicus curiae*.⁷

8. We have heard Ms. V. Mohana and Mr. Basant, learned senior counsel appearing for the petitioner-Association, Mr. Maninder Singh, learned Senior counsel appearing for the State of Haryana along with Ms. Monika Gusain, learned counsel, Mr. Satvik Varma, learned counsel appearing for respondent No.6-Colonizer and all other parties at length on various date of hearings.

9. In order to appreciate the contentions of the parties, on 14.02.2019, we have directed the parties to submit their response on the following details:-

⁶ (Pg.3-4 of Letter dated 11.10.2018 by the Arbitrator)

⁷ (Pg. No.62(2) of Proceedings of the Supreme Court dated 16.01.2019)

- (i) How much is the total extent of land procured by respondent no.6-coloniser/developer, for the purpose of developing the project in question. The details are to be furnished along with the survey numbers/plot numbers of the land. It is also brought to our notice, a portion of the land is encroached by the third parties. A rough sketch is to be supplied showing the entire land of the project and the encroached area.
- (ii) Respondent No.6-coloniser, as well as the learned counsel for the State of Haryana, shall file the approved map/layout of the project. The map/layout shall show the position of the plots and the actual physical features of the land as on today.
- (iii) What is the total amount of money collected by the 6th respondent-coloniser from the plot owners towards the cost of the land and also towards development charges, for internal and external.
- (iv) What is the total amount of money actually deposited by respondent no.6-coloniser before the competent authority, for the purpose of internal and external development out of the money collected from the plot owners.
- (v) The total amount of money which has been paid by the plot owners before the competent authority towards development charges, pursuant to orders of this Court dated 07.04.1997 and 02.12.1999.
- (vi) The estimate of the amount which is required to complete the project in question including internal and external development charges.
- (vii) State of Haryana to file detailed report as to actual physical features of the land including the extent of internal development and external development, if any, already done. The State of Haryana shall obtain instructions and make further submissions and/or suggestions with regard to the development and other relevant issues for resolution of dispute in question.⁸

⁸ (Pg. No.65(1-4) of Proceedings of the Supreme Court dated 14.02.2019)

10. In response to the above order, all concerned parties have filed their responses and State of Haryana filed status affidavit. So far as the licences granted to respondent No.6-Colonizer, the DTCP, Haryana in its counter affidavit/Status Report stated as under:-

"Details of licences and layout – Phase I and Phase II⁹

That M/s Durga Builder Pvt. Ltd. and its associate companies were granted the following licences, for a total area measuring 234.674 acres, under Section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 (hereinafter called as Act of 1975):-

Sl. No.	Name of the Licencee	Land Owner	Licence No.	Area (in acres)
1.	M/s Durga Builders (Main Developer)	M/s Durga Builders	1/91 and 65/92	114.075 6.19
2.	Ravindra Promoters Pvt. Ltd.	Ravinder Promoters Pvt. Ltd.	2/91 and 66/92	0.918 1.82
3.	Sh. Ravinder Kumar Nanda	Sh. Ravinder Kumar Nanda	3/91	11.731
4.	Rajdhani Housing Syndicate Pvt. Ltd.	Rajdhani Housing Syndicate Pvt. Ltd.	67/92	84.54
5.	Panchsheel Co-operative House Building Society	Panchsheel Co-operative House Building Society	68/92	15.40
			Total	234.674

11. The above said licensed areas are in two pockets i.e. Okhla Enclave Phase-I (Area 126.724 acres) and Okhla Enclave Phase-II (Area 107.95 acres). Copy of the revised layout plan of Phase-I and Phase-II, as revised and approved on 24.09.1997 have been filed by the DTCP, Haryana. Out of the total extent of 234.674 acres, an extent of 46.85 acres is under encroachment and 187.825 acres land is available for planning. In the report filed by the DTCP dated 19.08.2019, it is stated that out of the above 187.825 acres area, 43.68 acres area was reserved for general category plots, 23.475 acres area was reserved for community-infrastructure sites.

⁹ (Para No.2 at Pg. 3 of Status Affidavit filed by DTCP, Haryana on 07.03.2019)

Balance, 120.67 acres was planned for EWS and NPWL category plots.¹⁰ In this regard, reference be made to layout plan of OKHLA Enclave, Phase-I, Delhi-Haryana Border, Faridabad and Layout plan, Phase-II, Sector-91, Faridabad, Haryana filed by the DTCP. In the layout plans, alleged encroached areas are also shown in red ink.

Question No.1: In light of the fact that Durga Builders Private Limited is claiming succession only with respect to two licences (out of total seven licences) making it necessary to also determine which portions of the land compositely held by seven licences falls to its share?

12. Before we consider the claim of M/s Durga Builder Pvt. Ltd., it is necessary to point out that M/s Durga Builder Pvt. Ltd. had not renewed the licence by paying necessary fee. The above seven licences i.e. licence Nos.1-3 of 1991, 65 of 1992 to 68 of 1992 were not renewed after 1999. In its reply, the State of Haryana stated that an amount of Rs.21,86,97,901/- is outstanding against the licence renewal fee.¹¹ This amount is payable by the sixth respondent-Colonizer to DTCP, Haryana. There are also other charges payable by the sixth respondent-Colonizer to the DTCP, Haryana. DTCP, Haryana has spent about Rs.1.25 crores in keeping watch and ward over the property and this amount is also payable by the sixth respondent. The claim of the sixth respondent-colonizer could be considered only if respondent No.6-Colonizer pays the licence renewal fee of Rs.21.89 crores and other amount

¹⁰ (Point No.5 at Pg.12 of Reply filed by DTCP, Haryana on 19.08.2019)

¹¹ (Under Point No.1 at Pg. 2 of reply filed by DTCP, Haryana on 19.08.2019)

spent by DTCP, Haryana towards keeping watch and ward of the licensed area and other charges.

13. **Status of the Companies:-** So far as the status of the above companies, in its reply filed on 19.08.2019, the State of Haryana stated as under:-

- That Sh. Ravinder Kumar Nanda and Smt. Promila Nanda were the Directors of **M/s Durga Builder Pvt. Ltd.** (as per the information available on the website of Ministry of Corporate Affairs, the status of the company is strike off), as per the Memorandum of Article dated 29.01.1985. However, Sh. Divij Mehra and Sh. Saurabh Kapoor are the present Directors since 24.03.2014 and 15.04.2015 respectively.
- That Sh. Ravinder Kumar Nanda and Smt. Promila Nanda are the Directors of **M/s Ravindra Promoters Pvt. Ltd.** since, 10.07.1989 (as per the information available on the website of Ministry of Corporate Affairs, the status of the company is strike off).
- That Sh. Ravinder Kumar Nanda and Smt. Promila Nanda are the Directors of **M/s Rajdhani Housing Syndicate Pvt. Ltd.** since, 13.09.1989 and 22.12.1989 (as per the information available on the website of Ministry of Corporate Affairs, the status of the company is strike off).
- That the information regarding the Directors of **M/s Panchsheel Co-operative House Building Society**, is not available on the website of MCA.¹²

The DTCP, Haryana stated that there is no record available in the office regarding change in the ownership of land of Sh. Ravinder Kumar Nanda bearing licence No.3 of 1991 to some other entity. Further, it is stated that no representation regarding change of

¹² (Under Point No.1 at Pg. No.3 of Reply filed by DTCP, Haryana on 19.08.2019)

Directors of M/s Durga Builder Pvt. Ltd. was received by the Director, Town and Country Planning, Haryana up to 17.07.2014.¹³

14. **Issue of Ownership:-** As per the report of Sh. H.P. Sharma, Court Commissioner, appointed by the Supreme Court, Sh. Arun Mehra father of Sh. Divij Mehra, on behalf of M/s Hindustan Commercial Investment Trust Ltd. and M/s Class Sales Pvt. Ltd. had filed claim for 87 plots (65 plots + 22 plots), which he claimed to have purchased from M/s Durga Builder Pvt. Ltd. This claim of plots was rejected by Court Commissioner.¹⁴ Sh. Arun Mehra filed an application of impleadment in WP(C) No.113 of 1996 in the Supreme Court on behalf of M/s Rajdhani Housing Syndicate Pvt. Ltd. in January, 2014. In its reply, the State of Haryana has stated that it has received an e-mail dated 18.07.2014 from Advocate Deepak Khosla mentioning that as per the decision of the Company Law Board dated 11.03.2014, Sh. Arun Mehra and Sh. Divij Mehra are the present Directors of M/s Durga Builder Pvt. Ltd. It is stated that one Sh. R.K. Nanda claims to have become the Director of M/s Durga Builder Pvt. Ltd. who attended the proceedings before the Director General, Town and Country Planning, Haryana at Chandigarh as Director of M/s Durga Builder Pvt. Ltd. It was submitted that by the Gazette Notification dated 24.09.2018, the name of M/s Durga Builder Pvt. Ltd. has been struck off from the Registrar of Companies and dissolved by the Government of India, Ministry of Company Affairs, New Delhi. On behalf of the Colonizer, an order dated 24.01.2019 passed by the National Company Law Tribunal has been produced to show that in the Gazette Notification

¹³ (Under Point No.1 at Pg. 3-4 of reply filed by DTCP, Haryana on 19.08.2019)

¹⁴ Pg.No.4 of the reply dated 19.08.2019 filed by DTCP, Haryana

dated 24.08.2018 qua M/s Durga Builder Pvt. Ltd. has been kept in abeyance.¹⁵

15. Stand of the Sixth Respondent-M/s Durga Builder Pvt. Ltd. – The Colonizer:- Though the present sixth respondent-M/s Durga Builder Pvt. Ltd.-Colonizer claims that all assets of the Company M/s Durga Builder Pvt. Ltd. were purchased by Mr. Arun Mehra from Sh. R.K. Nanda, the same could not be verified. Members of the petitioner association/allottees purchased the plots from the Colonizer who held the above seven licences and therefore, they are entitled to the entire extent of land as per the layout without going into the question of which is the portion of the land M/s Durga Builder Pvt. Ltd. is claiming succession. As per the report of Sh. H.P. Sharma, Court Commissioner, appointed by the Supreme Court, Sh. Arun Mehra father of Sh. Divij Mehra, on behalf of M/s Hindustan Commercial Investment Trust Ltd. and M/s Class Sales Pvt. Ltd. had filed claim for 87 plots (65 plots + 22 plots), which he claimed to have purchased from M/s Durga Builder Pvt. Ltd. This claim of plots was rejected by Court Commissioner.

16. The learned *amicus curiae* submitted that as per the affidavit dated 19.08.2019 filed by DTCP, Haryana and e-mail dated 18.07.2014 received by the Department from the advocate Deepak Khosla mentioning that as per the decision of the Company Law Board dated 11.03.2014, Mr. Arun Mehra and Divij Mehra are the present Directors of M/s Durga Builders Pvt. Ltd. The learned *amicus* submitted that when Mr. Arun Mehra is claiming to be the Director of M/s Durga Builders Pvt. Ltd. of which he is a Director, the claim of Mr. Arun Mehra need not be considered as it has been

¹⁵ (Under Point No.1 at Pg. No.4-5 of Reply filed by DTCP, Haryana on 19.08.2019)

rejected by the Court Commissioner. So far as the claim of Mr. Arun Mehra in respect of 87 plots, liberty is granted to Mr. Arun Mehra to work out his remedy in accordance with law by agitating the matter before the competent court. However, it is made clear that the claim of Mr. Arun Mehra in respect of 87 plots shall not come in the way of the claim of the beneficiaries identified by the Scrutiny Committee.

17. Though the Commissioner rejected the claim of the sixth respondent-Colonizer, the correctness of the same shall be examined with reference to documents. The area claimed by the Colonizer can be considered by the arbitrator by considering the layout plan now produced by DTCP, Haryana.

18. The claim of the sixth respondent can be considered by the arbitrator only subject to the condition that he is paying the licence renewal fee of Rs.21,86,97,901/- (as on 28.02.2019) payable with interest @ 6% from 28.02.2019 plus Rs.1.25 crores borne by DTCP, Haryana in maintaining the security as per the order of the Court dated 18.07.2013. The area claimed by the sixth respondent-Colonizer shall be considered by the learned arbitrator only after examining by the rightful claim of the beneficiaries identified by Scrutiny Committee (to be finalised and approved by the learned arbitrator).

Question No.2: Given that the State of Haryana has categorically stated that it cannot take over the Project and make allotments, even in view of the fact that the Colonizer has intentionally not paid the License Fee, who will undertake the development of the Project and subsequently make allotments?

19. In terms of Section 5 of the Haryana Development and Regulation of Urban Areas Act, 1975, the Colonizer shall deposit 30% of the amount realised from time to time from the plot holders within a period of ten days of its realisation in a separate account to be maintained in a scheduled bank. That amount shall only be utilised by him towards meeting the cost of internal development works in the colony. The remaining amount shall be deemed to have been retained by the Colonizer *inter alia* to meet the cost of land and external development works. In the present case, the Colonizer has not complied with the requirement under Section 5 of the said Act. In the reply filed by the Director, Town and Country Planning, Haryana (on 19.08.2019), it is stated that the licensee M/s Durga Builder Pvt. Ltd. has not complied with Rules 24, 26(2), 27 and 28 of Haryana Development and Regulation of Urban Areas Rules, 1976, as per which the licensee shall have to maintain separate ledger account of each plot holder, intimate the account number and full particulars of the scheduled bank wherein he deposits 50% of the amount realised by him from the plot holders for meeting the cost of internal development works.¹⁶

20. **Vide order dated 07.04.1997** on the question of the cost of land, the court noted that as far as the cost of the land is concerned, the Colonizer has agreed to abide by the rate which it contracted for, namely Rs. 100/- to Rs. 200/- per square yard depending upon the size of the plots. As far as the development charges are concerned, the court noted that the parties are governed by the orders of the Department. As regards the internal development charges, the court in its order dated 07.04.1997 noted that the Government has fixed Rs. 878/- for the plots of the size 135 sq.

¹⁶ (Point No.2 at Pg. 6-7 of Reply filed by DTCP, Haryana on 19.08.2019)

yards to 170 sq. yards and Rs. 975/- for plots of 171 to 220 sq. yards. As to the external development, it was worked out at Rs. 4,70,000/- per acre which was to be borne by the allottees.¹⁷ However, it is stated only some of the allottees (according to the Colonizer, only 143 of the allottees) have complied with the order of the Supreme Court. But according to the petitioners that in compliance of the order of the Supreme Court, they have paid the amount. This has to be verified; those of them who have not complied with the order of the Supreme Court shall be directed to pay the amount with 6% interest on the amount payable from 01.01.1998.

21. **Vide order dated 02.12.1999**, the court observed that it is not possible to fix the exact figure payable by each allottee to the Government and to the Colonizer. All the same, the court directed each allottee to pay a sum of Rs. 50/- per square yard within four weeks from the date of this order to the Government of Haryana in the account of the Colonizer. The court directed that the balance amount if any, payable by each allottee will be worked out and fixed up later. To avoid further complications, the court directed the allottees to send the amount by draft by registered post to the Director, Town and Country Planning, if personal delivery is not feasible. The remittance of the amount was directed to be immediately sent to respondent No.6 by the remitter.¹⁸ However, it is stated that only some of the allottees (according to Colonizer, only 143 of the allottees) have complied with the order of the Supreme Court.

17 (Para No.8 of Proceedings of the Supreme Court dated 07.04.1997)

18 (Para No.1 of Proceedings of the Supreme Court dated 02.12.1999)

22. **Submissions on behalf of Respondent No.6-Colonizer:-** It has been submitted by respondent No. 6 that the rate for development stood at Rs. 550/- per sq. yard plus the cost of land in the year 1995. The Supreme Court revised these charges upwards vide its orders dated 07.04.1997 and 02.12.1999. A complete scrutiny of all the claims has revealed that out of the eligible 1708 NPNL claimants in the scrutiny committee report, only 143 have paid development charges @ Rs. 600/-, in compliance of order dated 02.12.1999 passed by this court; the rest 1565 have failed to comply with the said order and have shied away from paying the requisite development charges, thereby being no longer entitled for allotment of a plot. Further, according to respondent No.6, many plot claimants have also defaulted in making payment of cost of land as stipulated by order dated 07.04.1997. According to respondent No.6-Colonizer, the petitioners falling short on the land and development charges have jeopardised the development of plots allotted to them.¹⁹

23. **Submissions on behalf of the Petitioners:-** On the other hand, the petitioners contend that it has been falsely alleged by the builder-respondent No.6 that the petitioners have not paid the amount as directed by this Court vide orders dated 07.04.1997 and 02.12.1999. It has been submitted by the petitioners that they have deposited the amount with the DTCP, Haryana. The petitioners averred that they are ready to deposit the amount whatever is the amount now payable for internal and external development as estimated by the Government of Haryana.²⁰

19 (Point No.6 at Pg. 4 of submission on behalf of R-6 filed on 22.07.2019)

20 (Para No.4 at Pg. 1 of submission on behalf of petitioners filed on 13.03.2019 in terms of order dated 14.02.2019).

24. The petitioners further submitted that the cost of internal development of the land is inclusive of the land cost. As such, the petitioners have already made the agreed payment of internal and external development charges. It has been claimed by respondent No. 6 that it has deposited a total amount of Rs. 18.90 crores with the Government for external development charges out of which only a sum of Rs. 2.30 crores has been spent by the DTCP, Haryana. This fact has also been admitted by the Government of Haryana/Town and Country Planning in their affidavit dated 09.09.2008. According to the petitioners, there is still a sum of Rs. 16.70 crores lying with the Government. However, it has been stated by the petitioners that whatever amount is due and payable to DTCP, Haryana towards internal and external development charges, they are ready and willing to deposit the said amount as is estimated by the Govt. of Haryana.²¹

25. In the light of our direction dated 14.02.2019, the Director, Town and Country Planning, Haryana has filed status affidavit containing the details as to (i) amount so far deposited towards the external development charges; (ii) estimate of the internal and external development works and other details.

26. **Stand of Director, Town and Country Planning:-** The State of Haryana has filed detailed status report stating that an amount of Rs.19,76,69,127/- has been deposited with the Department towards the external development charges:-Rs.17,17,72,000/- by the Colonizer + Rs.1,75,00,000/- by the petitioners). The DTCP has stated that respondent No.6, in the written submission dated

²¹ (Point No. (V) at Pg. 15-16 of submission on behalf of petitioners filed on 13.03.2019 in terms of order dated 14.02.2019)

22.07.2019 stated that they have collected Rs.15,79,90,433/- from "No Profit, No Loss" and "General Category" plot claimants and further submitted that the DTCP, Haryana has spent Rs.8,60,00,000/- on the internal development works and deposited Rs.17,17,00,000/- with the State of Haryana for external development works. The State of Haryana has also taken the stand that in response to the show cause notice dated 23.04.2013 issued by the Department to M/s Durga Builder Pvt. Ltd. and its associate companies, reply dated 25.06.2013 signed by Sh. Ravinder Kumar Nanda was filed stating that M/s Durga Builder Pvt. Ltd. has collected Rs.28,13,91,183/- i.e. Rs.17,00,99,128/- in Phase-I and Rs.11,12,92,055/- in Phase-II and spent Rs.21.39 crores on the internal development works. According to the State of Haryana, the stand of DBPL is totally contradictory to its stand taken in the written submission filed in the court.²²

27. Amount so far deposited towards external development charges:- So far as the amount deposited towards External Development Charges, in the Status Report, the State of Haryana has stated as under:-

"That, as per the terms and conditions of the licence, the internal development works are to be executed by the colonizer, so no amount on account of Internal Development Charges has been deposited by the colonizer to the Department. It is further submitted that the colonizer has deposited Rs.17.17 crores. That as per order of this Hon'ble Court dated 07.04.1997 and 02.12.1999, the petitioners have deposited a total sum of **Rs.1.75 crores @ Rs.50/- per sq. yd.** with the Department which has adjusted by the

²² (Under Point No.2 at Pg.7-8 of Reply filed by DTCP, Haryana on 19.08.2019)

Department against outstanding dues of external development charges.

Sl. No.	Detail of External Development Charges	Total amount deposited (in Rs.)
1.	Deposited by the licensee	17,17,72,000/-
2.	Deposited by the petitioners directly in the Department	1,75,00,000/-
	Total	19,76,69,127/-

However, it is submitted that an amount of **Rs.37.739 crores** is outstanding against External Development Charges. As per rough estimate given by the Superintending Engineer, HSVP Circle, Faridabad, about Rs.47.00 crores would be required for completion of the external development works around the colony area and connecting the services with the internal works to be executed in the colony.²³

28. Estimate of the Internal Development Works:- So far as the internal development works in the licensed colony, the DTCP in the status report has stated as under:-

“That the Department requested Haryana Shahari Vikas Pradhikaran to give estimate against internal development works in the licenced colony. As per information supplied by the Superintending Engineer, HSVP Circle, Faridabad vide letter dated 01.03.2019 (Annexure-VI), rough cost estimate for execution of the internal development works in the above said colony would be as under:-

- (a) Approximately **Rs.17 crores** would be required for providing internal water supply, sewerage, storm water drainage and construction of roads (balance work) of Okhla Enclave, Phase-II, Sector 91, Faridabad.
- (b) Approximately **Rs.22.10 crores** would be required for providing internal water supply, sewerage, storm water

²³ (Para No.2 at Pg.4-6 of Status Affidavit filed by DTCP, Haryana filed on 07.03.2019)

drainage and construction of roads (balance work) of Okhla Enclave, Phase-I, Sector 91, Faridabad.

- (c) Approximately **Rs.20.86 crores** would be required for providing storm water drainage for Phase-I and II.
- (d) Approximately **Rs.3.98 crores** would be required for laying of RCC pipe and construction of disposal (sewer). This is in addition to expenditure of **Rs.1.92 crores** incurred till date.
- (e) Approximately **Rs.5.09 crores** would be required for providing electrification and street light.²⁴

Thus, total amount of **Rs.70.00** crores would be required to complete the internal development works in the colony.²⁵

29. **Estimate of the External Development Works:-** For execution of the external development works, Superintending Engineer, HSVP Circle, Faridabad has informed that approximately **Rs.8.00 crores** have already been spent on External Development works of the licensed area. As per rough cost estimates given by the Superintending Engineer, HSVP Circle, Faridabad about **Rs.47.00 crores** would be required for completion of the external development works around the licensed colony area and connecting the services with the internal development works to be executed in the colony. Thus, a total amount of Rs.117,00,00,000/- (Rs.70,00,00,000/- Plus Rs.47,00,00,000/-) is required for the internal development and external development works.²⁶

30. So far as the actual physical features including the extent of internal development and external development works executed, the Status Report states as under:-

24 (Para No.2 at Pg.5 of Status Affidavit filed by DTCP, Haryana on 07.03.2019)

25 (Para No.2 at Pg.6 of Status Affidavit filed by DTCP, Haryana on 07.03.2019)

26 (Para No.2 at Pg. 6 of Status Affidavit filed by DTCP, Haryana on 07.03.2019)

“Regarding external development it is submitted that it includes city level infrastructure such as master plan roads, hospital, college, public health services etc. which are executed as per the provision of Development Plan. As per Superintendent Engineer, Haryana Shahari Vikash Pradhikaran (HSVP), master sewer line from Durga Builder to Palla Chowk, road from bye-pass to Okhla Enclave, connecting sewer of Okhla Enclave disposal have already been executed and the work of master water supply is being undertaken.”²⁷

So far as existing water supply (shown in green colour) and existing sewerage lines (shown in red colour), reference be made to the layout plans of OKHLA Phase-I at Delhi-Haryana Border, Faridabad filed by the State of Haryana along with its status report dated 07.03.2019.

31. As discussed above, a total of Rs.117,00,00,000/- is required for completion of internal and external development works. Since the completion of internal and external development works would take some time, suitable provision has to be made for increase in cost of internal and external development works and other incidental expenses. In our view, in addition to Rs.117,00,00,000/- (Rs.70,00,00,000/-plus Rs.47,00,00,000/-) for internal and external development works, another 10% i.e. Rs.11,70,00,000/- is to be added to the total cost of internal and external development works. Thus, the amount of Rs.128,70,00,000/- (Rs.117,00,00,000/- + Rs.11,70,00,000/-) is payable to the Director General, Town and Country Planning (DGTCP), Haryana for undertaking and completing the internal and external development works. Mr. Maninder Singh, learned Senior counsel appearing for the Director,

²⁷ (Para No.2 at Pg. 6 of Status Affidavit filed by DTCP, Haryana dated 07.03.2019)

Town and Country Planning, Haryana submitted that at least 90% of the amount has to be deposited to enable the Department to undertake the works. The question is as to how this amount is to be paid to DTCP, Haryana.

32. Apportionment of the total cost for internal and external development charges:- The learned senior counsel appearing for the petitioners submitted that the members of the petitioner association are ready to proportionately bear the cost of the internal and external development works. Taking the total amount as Rs. 128,70,00,000/- and the total extent of area to be allotted to the eligible allottees, the Arbitrator shall determine the cost for the square meter and proportionately apportion the total cost amongst the eligible plot owners. Each one of the eligible plot owners shall file individual affidavit undertaking to make the payment before the DTCP within the time frame fixed by the Arbitrator. If the proportionate amount so apportioned to the individual plot owners is not paid within the stipulated time frame, they shall forfeit the right over the plot. The format of the affidavit shall be finalised by the learned Arbitrator. In case if any of the eligible allottees are having difficulty in paying the amount, two or three eligible allottees are at liberty to join together depending upon the size of the plot and pay the development charges and share their proportionate right over the plot. It is made clear that the payment of the development charges will have to be time bound and in case, the amount is not paid within the time bound, the said allottee shall forfeit the right for the plot.

33. From out of the above amount of Rs.1,28,70,00,000/-, Rs.70 lakhs to be kept apart to enable the Director, Town and Country

Planning, Haryana to adjust the expenditure so far borne by DTCP in issuing various advertisements and other such incidental expenses. The details of such expenditure so far made by DTCP along with necessary bills/vouchers be produced before the learned Arbitrator and the learned Arbitrator to pass appropriate orders for adjustment of the expenditure amount so far borne by DTCP, Haryana.

34. On behalf of the petitioners, it was stated that the General Secretary of petitioners' association has been duly authorised by its members in the general meeting held on 15.09.2019 to state that its members shall pay the development charges within the stipulated time frame fixed by the State of Haryana. In the response filed by the petitioners' association, it is stated that in case if any plot holder does not pay the amount on demand by DTCP, Haryana within the stipulated time frame, the plot holder may be levied interest at the rate of 18% by giving one more opportunity to the plot holder for payment. The request for one more opportunity to deposit the apportioned amount payable cannot be accepted since the matter is pending for more than two decades. The payment of apportioned amount should be a time bound one. In case if any of the plot owner (who has already obtained the sale deed) does not pay the apportioned external and internal development charges within the time frame, the developments/amenities like sewerage, water connection, electricity and other developments shall not be extended to him.

35. The learned Senior counsel Mr. R. Basant repeatedly submitted that as many as about 450 members of petitioners' association have obtained the sale deed and they would definitely

pay the apportioned development charges. Since there are number of beneficiaries, it is necessary to clarify the consequence **if the claimants do not pay the amount stipulated within the prescribed time frame.** In case the claimants express unwillingness to pay the proportionate development charges or fail to give an undertaking within the given time frame, the land allotted to them will revert to the Colonizer on certain conditions viz. – colonizer will pay the claimant the amount paid towards the cost of land with interest from the date on which such payment was made at a rate which may be considered appropriate by the arbitrator. The Colonizer in addition to the above, shall also pay the proportionate amount towards development works payable for the said plot to the government of Haryana. On the order passed by the arbitrator, such payment shall be made within six weeks from the date of failure of payment by the claimant.

36. Insofar as the other categories of allottees who have not been identified and who are yet to have the sale deed, in case if they do not pay the development charges within the time frame, as discussed earlier, they shall forfeit the right over the plot. The Colonizer has undertaken to refund the amount to the allottees in case of failure to pay the apportioned amount by the individual plot owners. The Colonizer has also undertaken to refund the amount to the allottees who cannot pay the due amount to DTCP, Haryana. In case of the plot owner who cannot pay the apportioned development charges or committed default in payment of the apportioned amount, the colonizer shall pay the consideration amount paid by the allottee along with the reasonable interest.

Additionally, the Colonizer shall also pay the apportioned amount of the development charges qua those plots.

37. Number of claimants settled by the Scrutiny Committee appointed by the learned Arbitrator – Report signed by all the parties:- Shri H.P. Sharma, Court Commissioner was appointed by the Supreme Court vide order dated 21.10.2008. As per order dated 18.07.2013 of the Supreme Court, it was directed that fresh exercise to prepare a final list of claimants be undertaken by the Director General, Town and Country Planning. This was accordingly done and 3002 eligible plot holders were identified. This information was submitted to the Supreme Court through affidavit dated 15.11.2013. The Arbitrator vide order dated 07.05.2016 set the following conditions to determine the entitlement of each plot holder:-

- a) Plot holders should have made bookings alongwith entire payments towards cost of land prior to 07.04.1997.
- b) Such plot holders should have paid/deposited the entire development charges with the Haryana Government upto 31.12.1999, in terms of the order of the Supreme Court dated 02.12.1999.
- c) The plot holders who have made bookings alongwith the entire payment towards cost of land prior to 07.04.1997 but had not made payments towards the development charges in terms of the order of the Supreme Court dated 02.12.1999, can be considered provided they are willing to pay the development charges as would be required on the date of carrying out the actual development.
- d) Multiplicity and duplicity of claims, i.e. more than one claim from one family will not be considered as eligible. Further, if any person is already in occupation of a plot illegally or by encroachment, he will similarly not be considered for any further allotment.²⁸

²⁸ (Para Nos.3-5 of the Order dated 07.05.2016 of Arbitrator)

38. The exercise of deciding eligible candidates was started with the NPNL category. The Director, Town and Country Planning, Haryana issued a public notice on 18.08.2016 in the newspaper inviting applications to file claims accompanied with supporting documents regarding allotment/booking of plot in NPNL category. The Scrutiny Committee decided that an amount of Rs. 550/- be taken as development charge for scrutiny of claims.²⁹ The Scrutiny Committee received 2690 applications for the purpose of scrutiny before the cut-off date. However, 523 applicants did not appear before the Committee for the purpose of scrutiny. After scrutiny of applications, the Committee found total 1932 NPNL category applicants, 73 general category applicants, 165 commercial category applicants and 2 EWS category applicants.³⁰

39. **NPNL Category** were divided into five categories as under³¹:-

Those who have paid full land cost/development charges before cut-off date	.....	1155
Those who have paid full land cost and part development charges before cut-off date	.....	457
Those who have paid full land cost only and no development charges	.....	86
Those who have paid part land cost only and no development charges	.....	17
Those who got sale deed executed directly from developer or through re-sale	.....	220

29 (Under Point No.6 at Pg 4 of submission of R6 dated 22.07.2019).

30 (Pg 23 of vol. 1 of scrutiny committee report dated 28.10.2017)

31 (Under Point No.3 at Pg.9 of the Reply filed by DTCP, Haryana on 19.08.2019)

40. Thereafter, scrutiny qua general and EWS category claimants was started. Vide order No.20 dated 13.07.2018, the Arbitrator directed the State to again give state-level advertisements inviting representation from all parties alongwith documents supporting their allotment in General and EWS category by 31.07.2018. The cut-off date for submitting application/claims was four weeks from the date of advertisement. In compliance of this order, public notice was advertised on 04.08.2018 in Amar Ujala, Dainik Jagran (Hindi) and Tribune (English). The last date for receipt of application was 03.09.2018 but since 03.09.2018 being a gazetted holiday, the applications received upto 04.09.2018 were considered by the Committee.³² Under the **EWS category**, draw was held on 30.07.1994 and 18.11.1995 where 350 persons were successful. **Only 106 applicants applied for allotment.**³³

41. **General Category:-** During scrutiny of documents, it was observed that in the general category plots where Builder Buyer Agreement has been executed, the rate for plot size more than 263 sq. yards had been fixed @ 425 per sq. yards. Following categorisations were made with respect to general category claimants³⁴:-

Claimants who paid land cost @ 425 with development charge at the rate of 550 per sq. yard	.....	52
Claimants who paid part land cost/development charge	.....	16
Claimants who could not produce any evidence/documents with regard to booking/payment of development charge before cut-off date and got sale	.....	402

32 (Pg 3 of scrutiny committee report qua general and EWS category).

33 (Pg.6 of scrutiny committee report qua general and EWS category)

34 (Pg.5 of scrutiny committee report qua general and EWS category)

deed/conveyance deed executed from
developer

Note:- The report of the general category plots was not signed by Sh. Ashok Aggarwal, the authorised representative of Durga General Plot Holders Welfare Association as he was not satisfied with the scrutiny procedure/comments of the scrutiny committee.³⁵

Note:- In above 402 cases, 86 numbers of cases are claimed by M/s Hindustan Commercial Investment Trust & M/s Class Sales Pvt. Ltd., wherein the Directors are Sh. Divij Mehra etc. only who are now claiming to be the Director of M/s Durga Builder Pvt. Ltd. in the Supreme Court.³⁶

42. The Scrutiny Committee consisting of Senior Town Planners and others have thus identified the number of eligible plot owners. The number of eligible allottees have to be decided by the Arbitrator applying the parameters as set out in the order of the Arbitrator dated 07.05.2016 and the learned Arbitrator to determine the final list of eligible plot owners in all the categories – NPNL, Economic Weaker Sections (EWS) and General and also commercial.

43. Once the number of allottees are identified, as discussed earlier, the amount of internal and external development cost has to be proportionately apportioned amongst each one of the eligible allottees. It is seen from the Scrutiny Committee Report and the status report filed by the State of Haryana, about 452 plot owners have got the sale deed from the Colonizer; some of the allottees are yet to get the sale deed. Section 8 of the Haryana Development and Regulation Urban Areas Act, 1975 (HDRA Act) inter alia provides for cancellation of licences if the Colonizer contravenes any of the conditions of the licence or the provisions of the HDRA Act and also

³⁵ (Under Point No.3 at Pg.10 of the Reply filed by DTCP, Haryana on 19.08.2019)

³⁶ (Under Point No.3 at Pg.10 of the Reply filed by DTCP, Haryana on 19.08.2019)

provides for mode of carrying out the development works in the colony. Section 8(4) of the HDRA Act enables the Director to transfer the possession and title of the land to the plot owners. Section 8 (4) of the HDRA Act reads as under:-

“8. Cancellation of licence –

.....

(4) Notwithstanding anything contained in this Act, after the colony has been fully developed under sub-section (2), the Director may with a view to enabling the colonizer, to transfer the possession of and the title to the land to the plot-holders within a specified time, authorise the colonizer by an order, to receive the balance amount, if any, due from the plot-holders, after adjustment of the amount which may have been recovered by the Director towards the cost of the development works and also transfer the possession of or the title to the land to the plot-holders within aforesaid time. If the colonizer fails to do so, the Director shall on behalf of the colonizer transfer the possession of and the title to the land to the plot-holders on receipt of the amount which was due from them.

.....”

Once the allottees are identified and the allottees pay the apportioned development charges, the learned Arbitrator shall direct the Director to execute necessary documents in favour of the allottees in terms of Section 8(4) of the HDRA Act.

Question No.3:- In view of the fact that around 2690 claims were received in the NPNL category, the State of Haryana will have to devise a policy for relaxing density norms for the Project.

44. Out of the total 234.675 acres licensed land under seven licences, 46.85 acres land is under encroachment/unauthorised construction and 187.825 acres land is stated to be available for planning. In the report filed by the DTCP, Haryana dated 19.08.2019, it is stated that out of the above 187.825 acres area,

43.68 acres area was reserved for general category plots, 23.475 acres area was reserved for community/infrastructure sites. Balance, 120.67 acres was planned for EWS and NPPL category plots. As per the layout plan of Phase-I and Phase-II, details of the plots like category, plot area and the number of plots are as under:-

Phase-I**Total – 1502 plots *³⁷**

Sl. No.	Size of the Plot	Number of Plots	Category	Total (category wise)
1.	200 sq. Mtrs	272 plots	Category D – reserved for NPPL	427 plots
2.	148.75 sq. Mtrs	155 plots	Category E – reserved for NPPL	
3.	101.25 sq. Mtrs	163 plots	Category F – reserved for EWS	746 plots
4.	50 sq. Mtrs	255 plots	Category G – reserved for EWS	
5.	112 sq. Mtrs	328 plots	Category H – reserved for EWS	
6.	420 sq. Mtrs	101 plots	Category A – reserved for General	329 plots
7.	350 sq. Mtrs	78 plots	Category B – reserved for General	
8.	242 sq. Mtrs	150 plots	Category C – reserved for General	

Phase-II**Total – 1424 plots*³⁸**

Sl. No.	Size of the Plot	Number of Plots	Category	Total (Category wise)
1.	200 sq. Mtrs	163 plots	NPPL	356 plots
2.	148.75 sq. Mtrs	176 plots	NPPL	
3.	128 sq. Mtrs	17 plots	NPPL	
4.	101.25 sq. Mtrs	425 plots	EWS	857 plots
5.	50 sq. Mtrs	268 plots	EWS	
6.	112 sq. Mtrs	164 plots	EWS	
7.	420 sq. Mtrs	96 plots	General	211 plots
8.	350 sq. Mtrs	24 plots	General	
9.	242 sq. Mtrs	91 plots	General	

37 Revised lay-out plan submitted by DTCP, Haryana in its status affidavit dated 07.03.2019 at Pg. 26.

38 Revised lay-out plan submitted by the DTCP, Haryana in its status affidavit dated 07.03.2019 at Pg. 27.

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45. On behalf of the Director, Town and Country Planning, Haryana, it is stated that as per the revised layout plan of Phase-I and Phase-II, the plotted area shall not exceed 55% of the net planned area of the colony. The commercial area shall also be included in this plotted area for calculations of the area under the plots. In Phase-I, the total area under the scheme is 126.724 acres out of which the area under the residential plot is 61.64 acres. In Phase-II, the total area under the scheme is 107.95 acres out of which 51.03 acres is the area in residential plots.*³⁹

46. Insofar as the question raised by the learned Arbitrator that whether the present density norms can be relaxed for the project, Mr. Maninder Singh, learned Senior counsel appearing for the State of Haryana has submitted that the density norms like the area reserved for roads, common purposes, etc. cannot be reduced. Insofar as the density of the plots, the learned Arbitrator if need be, shall make appropriate adjustments of the plots in conformity with the existing rules. The adjustments of the plot area will have to be done from amongst the plot owners. The State of Haryana shall render its co-operation in adjustment of the plot sizes in the approved layout of course, subject to the conformity with the existing rules and governing sanction of the scheme.

Licence fee payable by the Colonizer, issue of encroachment and the expenses met by the Director, Town and Country Planning, Haryana in engaging the watch and ward of the licensed area and other issues.

47. **Licence fee:-** As discussed earlier, seven licences were issued to M/s Durga Builders Private Limited and its associate

³⁹ Under Point No.2 at Pg. 3 in the status affidavit filed by DTCP, Haryana dated 07.03.2019.

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companies for the total area measuring 234.674 acres under Section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 (HD&RUA Act). The above said licensed areas are in two pockets i.e. as Okhla Enclave Phase-I (Area 126.724 acres) and Okhla Enclave Phase-II (Area 107.95 acres). The copies of the approved layout plans of Okhla Enclave Phase-I and Phase-II are revised on 24.09.1997. In terms of the provisions of the Act and as per the conditions of the licence, the Colonizer has to pay the licence fee and the licence renewal fee. In the status affidavit filed by the Director, Town and Country Planning, Haryana in March, 2019, it is stated that an amount of Rs.21,86,97,901/- (as on 28.02.2019) is outstanding from the Colonizer. As per the terms and the conditions of the licence, the Colonizer/Developer is bound to bear the expenses to carry out the internal development works in the colony and to clear the government dues of fee for renewal of licence and other expenses borne by the State of Haryana. However, with a view to move forward with the development, the allottees of the plots have undertaken to pay the cost of the internal and the external developments. But the Colonizer cannot be allowed to go scot free. The sixth respondent-Colonizer is bound to pay the licence fee of Rs. 21,86,97,901/- (as on 28.02.2019) towards the fee for renewal of licence which is payable with interest @ 6% per annum from 28.02.2019. If the amount is not paid by the sixth respondent, it is for the State of Haryana to proceed against the sixth respondent to recover the amount as if it is a land revenue. For the said amount of 21,86,97,901/- (as on 28.02.2019), there would be a charge on the properties of the sixth respondent-Colonizer.

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48. **Issue of encroachment and the expenses met by the Director, Town and Country Planning, Haryana in engaging the watch and ward of the licensed area:-** In the counter affidavit filed by the Director, Town and Country Planning, Haryana, it is stated that an extent of 46.85 acres land was under encroachment/unauthorised construction. By the order dated 18.07.2013, the Supreme Court has directed the Department for watch and ward of the licenced area till the matter is resolved. In this regard, in the affidavit filed by the Director on 19.08.2019, it is stated that:-

*The Department has hired a private security agency at the expense of Rs.2.5 lakh per month, which has deputed twelve number of security guards for twenty-four hours to keep a watch and ward of this licensed area. The Department has already paid approximately Rs.1.25 crores to the security agency. Due vigilance on the licensed area is being kept and demolition of encroachment/unauthorised construction is being done by the Enforcement Wing of Town and Country Planning, Department. A whatsapp group of the officials of police department, enforcement wing of this department and hired security guards has been created to update the time to time status of unauthorised constructions, if any. For the awareness of general public, the flex boards have been displayed on prominent places of this colony clearly mentioning that matter of this colony is *subjudice* and no person can do sale, purchase of plots and raise unauthorised construction in this colony till the matter is resolved. Whenever any new illegal construction activity comes to the notice, the same are immediately removed.*⁴⁰

49. In the affidavit, it is further stated that there was a big demolition drive in the colony on 11.04.2017 during which, newly erected thirty-five residential structures and fifteen numbers of DPC/boundary wall were removed. It is further stated that even if any small construction activity like wire fencing, DPC, boundary wall, etc. occurs in the colony, the same is removed by the security guards at the initial stage and the Department has taken sincere efforts to ensure that no new encroachment or unauthorised construction has taken place on the licensed area. It is stated that

40 Point No.4 at Page No.11 of reply filed by DTCP, Haryana on 19.08.2019.

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however, the already existing encroachment over an area of 46.85 acres could not be removed due to Law and Order problem.

50. In this regard, DTCP, Haryana has pointed out that an amount of Rs.1.25 crores already spent by the Department towards the watch and ward and the same is also payable by the sixth respondent-Colonizer. Thus, the total amount payable by the Colonizer to the Department is Rs.21,86,97,901/- (as on 28.02.2019) which is payable with interest @ 6% per annum from 28.02.2019 Plus Rs.1.25 crores borne by the Department to the security agency till August, 2019-the date of filing of the affidavit before the Supreme Court and further expenses borne by the Department for watch and ward of the licensed area and other incidental expenses. If the above amount is not paid by the sixth respondent-Colonizer, it is for the State of Haryana to proceed against the sixth respondent to recover the amount as fee which is a land revenue.

51. **Surplus plots, if any, left – Entitlement of respondent No.6-Colonizer:-** It has been submitted by Respondent No.6-Colonizer that a joint technological survey was conducted by the State and the Colonizer as per order dated 07.05.2016 of the Arbitrator. In this survey, electoral and electricity records of the encroached area were taken and tallied with the names in the scrutiny report to determine the genuineness of plot holders. It was found that a considerably large number of petitioners before this Court are already living on the licensed land⁴¹. Respondent No.6 is required to submit a final list of such claimants before the Arbitrator. It is clarified that if it is found that any allottee is already living on the

⁴¹Under Point No.4 at Pg.3 of submissions on behalf of R6 to clarifications sought by the Supreme Court vide order dated 14.02.2019.

encroached land, they would not be entitled from claiming any further allotment in their favour.

52. Surplus plot if any – Entitlement of Respondent No.6-

Colonizer:- One last issue as to the entitlement over the surplus land, if any, left after allotment of land to eligible allottees has to be settled. In this context, it is observed that though there are various claims as to who is the present Director of M/s Durga Builders Private Limited, there is no serious dispute that the land in question was owned by said M/s Durga Builders Private Limited and its associate companies. Licenses were also granted to them by the State of Haryana. These licenses have long since expired and have not been renewed after 1999. However, till date no action has been taken against these companies on account of non-renewal of license. According to the State of Haryana, an amount of Rs. 21,86,97,901/- (as on 28.02.2019) is outstanding against licence renewal fee. On payment of this outstanding amount against the license renewal fee with interest from 28.02.2019 and also on payment of expenses borne by DCTP in engaging the security agencies for watch and ward of the licensed area, M/s Durga Builders Private Limited and its associate companies would be entitled to claim the surplus plots.

53. Additionally, in case, if any of the allottees are not in a position to pay the apportioned internal and external development charges and expresses willingness to quit and consequently the plot falls vacant, the same shall be considered being allotted to the sixth respondent-Colonizer, of course, striking a balance between the allottee of the plot and the Colonizer. The Arbitrator shall determine the compensation payable by the sixth respondent-Colonizer and

direct the sixth respondent-Colonizer to compensate the allottee of the plot by directing the sixth respondent-Colonizer to pay adequate compensation in lieu of the claim for the plot falling vacant. In order to make a claim for such plots falling vacant, the sixth respondent-Colonizer is to pay:- (i) the compensation to allottee as directed by the learned arbitrator; and (ii) to pay the apportioned amount of internal and external development charges.

Question No.4:- The last direction as sought by the Arbitrator is to pass appropriate directions for converting these proceedings to that of a Special Committee:-

54. In this context, we may usefully refer to the order of appointment of the Arbitrator dated 27.01.2016 wherein, this Court provided that all the parties shall submit their respective proposed terms of reference before the Arbitrator who shall first settle the terms of reference and thereafter, resolve the disputes involved between the parties. On completion of the arbitral proceedings, the Arbitrator was directed to submit a report to the Supreme Court.

55. Arbitration is a mechanism to settle the disputes of the parties on the basis of the terms of arbitration agreement between the parties. In the present case, there is no agreement between the parties. The matter was referred to Justice Vikramjit Sen only as a remedial measure to solve the grievance of the petitioners who were aggrieved by the non-allotment of the plots by Colonizer and to resolve the lengthy issue involved in such allotment. Thus, the instant arbitration proceedings cannot be strictly called so and the term 'arbitration' in this context is a misnomer and the proceedings actually are one of a Special Committee.

56. In his letter dated 23.01.2018, the Arbitrator has also observed that *"these proceedings are not in the nature of arbitration and*

essentially, in the nature of a Special Committee of the Hon'ble Supreme Court of India." We fully agree with the views expressed by Justice Vikramjit Sen. It is made clear that the present proceedings are not in the nature of arbitration within the meaning of the Arbitration and Conciliation Act, 1996; but essentially, in the nature of a Special Committee constituted by the Hon'ble Supreme Court of India.

Other observations relevant for determination of the issue:-

57. **Remuneration payable to the Arbitrator:-** As to the question of remuneration payable to the Arbitrator, reference can be made to the order dated 27.01.2016 wherein, it was provided that the fee shall be decided by the Arbitrator and be borne equally by all the parties. Accordingly, the Arbitrator shall decide his fee to be payable by the parties as directed by the learned arbitrator.

58. **Summary of Conclusion:-**

Number of claimants settled by the Scrutiny Committee:-

- The number of eligible allottees are to be decided by the Arbitrator applying the parameters as set out in the order of the Arbitrator dated 07.05.2016 and the learned Arbitrator to determine the final list of eligible plot owners in all the categories – NPNL, Economic Weaker Sections (EWS) and General and also commercial.
- Once the allottees are identified and the allottees pay the apportioned development charges, the learned Arbitrator shall direct the Director to execute necessary documents in favour of the allottees in terms of Section 8(4) of the HDRA Act.

Question No.1:

- Members of the petitioner association/allottees purchased the plots from the Colonizer who held the above seven licences and therefore, they are entitled to the entire extent of land as per the layout without going into the question of which is the portion of the land M/s Durga Builder Pvt. Ltd. is claiming succession.
- The claim of the sixth respondent can be considered by the arbitrator only subject to the payment of licence renewal fee of Rs.21,86,97,901/- (as on 28.02.2019) with interest @ 6% from 28.02.2019 plus Rs.1.25 crores borne by DTCP, Haryana in maintaining the security as per the order of the Court dated 18.07.2013.
- The claim of the sixth respondent-colonizer could be considered only if respondent No.6-Colonizer pays the licence renewal fee of Rs.21.89 crores and other amount spent by DTCP, Haryana towards keeping watch and ward of the licensed area and other charges.
- On payment of this outstanding amount against the license renewal fee with interest from 28.02.2019 and also on payment of expenses borne by DCTP in engaging the security agencies for watch and ward of the licensed area, M/s Durga Builders Private Limited and its associate companies would be entitled to claim the surplus plots.
- **Claim of Mr. Arun Mehra qua 87 plots:-** So far as the claim of Mr. Arun Mehra in respect of 87 plots, liberty is granted to Mr. Arun Mehra to work out his remedy in accordance with law by agitating

the matter before the competent court. However, it is made clear that the claim of Mr. Arun Mehra in respect of 87 plots shall not come in the way of the claim of the beneficiaries.

Question No.2:

- The Town and Country Planning Department has stated that only after payment of at least 90% of the total amount, they will undertake the work.
- A total amount of Rs.128,70,00,000/- (Rs.117,00,00,000/- on account of internal and external development work + Rs.11,70,00,000/- as 10% additional cost) is payable to the DTCP, Haryana. The total amount of Rs.128,70,00,000/- is payable by the members of the petitioners' association and eligible plot owners to the Director General, Town and Country Planning (DGTCP), Haryana for undertaking and completing the internal and external development works.
- Out of the above amount of Rs.128,70,00,000/-, Rs.70 lakhs to be kept apart to enable the Director, Town and Country Planning, Haryana to adjust the expenditure so far borne by DTCP in issuing various advertisements and other such incidental expenses.
- As regards the internal development charges, the court in its order dated 07.04.1997 noted that the Government has fixed Rs. 878/- for the plots of the size 135 sq. yards to 170 sq. yards and Rs. 975/- for plots of 171 to 220 sq. yards. As to the external development, it was worked out at Rs. 4,70,000/- per acre which was to be borne by the allottees.⁴² However, it is stated only some of the allottees (according to the Colonizer, only 143 of the

⁴² (Para No.8 of Proceedings of the Supreme Court dated 07.04.1997)

allottees) have complied with the order of the Supreme Court. But according to the petitioners that in compliance of the order of the Supreme Court, they have paid the amount. This has to be verified; those of them who have not complied with the order of the Supreme Court shall be directed to pay the amount with 6% interest on the amount payable from 01.01.1998.

Apportionment of the amount and consequence of failure to pay:-

- The Arbitrator shall determine the cost for the square meter and proportionately apportion the total cost amongst the eligible plot owners depending on their respective plot size.
- The General Secretary of petitioners' association has undertaken that its members shall pay the development charges within the stipulated time frame fixed by the Arbitrator/State of Haryana.
- The payment of apportioned amount should be a time bound one. In case if any of the plot owner (who has already obtained the sale deed) does not pay the apportioned external and internal development charges within the time frame, the developments/amenities like sewerage, water connection, electricity and other developments shall not be extended to him.
- In case the claimants who have not so far got the sale deed executed express unwillingness to pay the proportionate/apportioned development charges or fail to give an undertaking within the given time frame, the land allotted to them will revert to the Colonizer on certain conditions viz. – (i) colonizer will pay the claimant the amount paid towards the cost of land with interest from the date on which such payment was made at a rate

which may be considered appropriate by the arbitrator; and(ii) in addition to the above, the Colonizer shall also pay the proportionate amount towards development works payable for the said plot to the government of Haryana.

- Insofar as the other categories of allottees who have been identified and who are yet to get the sale deed, in case if they do not pay the development charges within the time frame, as discussed earlier, they shall forfeit the right over the plot. The Colonizer has undertaken to compensate such allottees and pay the amount to such allottees as refund the amount to the allottees in case of failure to pay the apportioned amount by the individual plot owners.

Question No.3:-

- Insofar as the question raised by the learned Arbitrator that whether the present density norms can be relaxed for the project, Mr. Maninder Singh, learned Senior counsel appearing for the State of Haryana has submitted that the density norms like the area reserved for roads, common purposes, etc. cannot be reduced.
- Insofar as the density of the plots, the learned Arbitrator if need be, shall make appropriate adjustments of the plots in conformity with the existing rules. The adjustments of the plot area will have to be done from amongst the plot owners. The State of Haryana shall render its co-operation in adjustment of the plot sizes in the approved layout of course, subject to the conformity with the existing rules and governing sanction of the scheme.

Question No.4:-

- It is made clear that the present proceedings are not in the nature of arbitration within the meaning of the Arbitration and Conciliation Act, 1996; but essentially, in the nature of a Special Committee constituted by the Hon'ble Supreme Court of India.

Other observations relevant for determination of the issue:-

- The sixth respondent-Colonizer is bound to pay the licence fee of Rs. 21,86,97,901/- (as on 28.02.2019) towards renewal of licence with interest @ 6% per annum from 28.02.2019. If the amount is not paid, it is for the State to proceed against the sixth respondent to recover the amount as if it is a land revenue. For the said amount of 21,86,97,901/- (as on 28.02.2019), there would be a charge on the properties of the sixth respondent-Colonizer.
- Upon the payment of Rs.21,86,97,901/- as licence fee, respondent No.6-Colonizer is at liberty to work out his remedy qua the encroached area of 46.85 acres in accordance with law and also the surplus plots as determined by the learned arbitrator.
- Pursuant to the order passed by the Supreme Court, DTCP, Haryana has stated that it has spent an amount of Rs.1.25 crores towards watch and ward and the same is payable by the Colonizer. Thus, the colonizer shall pay Rs.1.25 crores to DTCP, Haryana till August, 2019-the date of filing of the affidavit before the Supreme Court and further expenses borne by the Department for watch and ward of the licensed area and other incidental expenses. If the above amount is not paid by the sixth respondent-Colonizer, it is for the State of Haryana to proceed against the sixth respondent to recover the amount as land revenue.

- On payment of licence fee and other dues, the Colonizer would be entitled to make a claim for the surplus plots, if any, left over.

59. We place on record the valuable assistance rendered by learned Senior counsel, Mr. Raju Ramachandran, learned *amicus curiae* who is assisted by Ms. Rashmi Nandakumar, Advocate. We also place on record the co-operation rendered by Mr. R. Basant and Ms. V. Mohana, learned senior counsel appearing for the petitioner-Association; Mr. Maninder Singh, learned Senior counsel and Dr. Monika Gusain, learned counsel appearing on behalf of State of Haryana and DTCP; and Mr. Satvik Varma and Mr. Mohit Mudgal, learned counsels appearing on behalf of the sixth respondent-Colonizer.

60. Accordingly, the clarifications sought by the Learned Arbitrator are answered.

61. All pending applications shall stand closed.

.....J.
[R. BANUMATHI]

.....J.
[A.S. BOPANNA]

New Delhi;
October 03, 2019

ITEM NO. 1

COURT NO.10

SECTION X

SUPREME COURT OF INDIA
RECORD OF PROCEEDINGS

IA NOS.41-42 IN WRIT PETITION (CIVIL) NO(s). 113 OF 1996

OKHLA ENCLAVE JOINT ACTION COMMITTEE

Petitioner(s)

VERSUS

U O I & ORS

Respondent(s)

(For directions and exemption from filing O.T. and office report)

WITH

I.A. NOS. 8 & 9 IN W.P.(C) NO. 876 OF 1996

(For directions and exemption from filing O.T. and office report)

Date: 14/12/2007 These Petitions were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE C.K. THAKKER

HON'BLE MR. JUSTICE ALTAMAS KABIR

For Petitioner(s)
in IA.42-43

Mr. Rana Mukherjee, Adv.
Mr. A.H. Laskar, Adv.
Mr. Anand, Adv.
Mr. Abhijit Sengupta, Adv.

in WP.876/96

Mr.S.K. Dholakia, Sr.Adv.
Mr. Ashish Dholakia, Adv.
Ms. Sumita Hazarika, Adv.
Mr. Adarsh Peradarshni, Adv.

Ms. Minakshi Vij, Adv.

Mr. P. Narasimhan, Adv.

For Respondent(s)

Mr. R.K. Shukla, Sr.Adv.
Mr. Ashok Bhan, Adv.
Mr.Y.P. Mahajan, Adv.
Mr. DS Mehra, Adv.
Mr. P. Parmeswaran, Adv.

Mr. H.K. Puri, Adv.

Mr. Ranbir Singh Yadav, Adv

Mr. P Narasimhan, Adv.
Mr. Prem Malhotra, Adv.

Mr. Kishan Datta, Adv.

Mr. Abhijit Sengupta, Adv.

Mr. Arun K Sinha, Adv.
Mr. Rakesh Singh, Adv.
Mr. Mukesh Kumar Sinha, Adv.

Mr. T.V. George, Adv.

Mr. Vikas Singh, ASG
Mr. Sanjeev K. Bhardwaj, Adv.
Mr. B.K. Prasad, Adv.

Sharma
A.T.P. o/o S.T.P.
Faridabad

UPON hearing counsel the Court made the following
ORDER

I.A.No.8 in WP.No.876/1996:

Notice was issued on this application on May 15, 2007.
Service is complete. In spite of that some respondents do not appear.

In view of the fact that affidavit in reply is not filed, in our opinion, ends of justice would be met if we grant one more opportunity to the respondents to file affidavit. Let such affidavit be filed within three weeks.

List in the last week of January, 2008.

I.A.No.41 in WP.No.113/1996:

We have heard learned counsel for the petitioner/applicant and for respondent No.1. The learned counsel for respondent Nos. 2 and 3 is not present.

We have also perused the affidavits in reply filed by respondent Nos. 2 and 3 as also by respondent No.1.

In the present application petitioners have complained that the respondents are not allowing them to construct their houses on their respective plots on which sale deed and possessions have been given to them.

:3:

In view of the above fact, the abovesaid assertion is not disputed by the respondents. In our opinion, ends of justice would be met if we grant at this stage prayer in terms of payer clause (b) which reads thus:

"direct he respondent No.2 to approve the Proposed Building Plans of petitioner's/applicant's plots and enable them to construct their houses on their respective plots so that remaining alive petitioners can enjoy the roof of their own houses in the evening of their life;"

[Usha Bhardwaj]
Court Master

[Vinod Kulvi]
Court Master

Shiv

A.T.P. o/o S.T.P.
Faridabad

352

ANNEXURE - III

69 1870

EDENBURG CITY RESIDENTS & PLOT HOLDERS WELFARE ASSOCIATION

35A, Ground Floor, Block-A, Edenburg City, Sector -91, Faridabad

Zile Singh
President
M. 9312210783

Moman Ram Goswami
Gen. Secretary
M. 9650381901

Ashok Kumar
Treasurer
M. 9810563848

Ref No.

Date: 22/4/25

To,

The Director, Town and Country Planning,
Haryana, Chandigarh.

to examine
District Town Pl
Faridabad
Diary No. 1791
Date: 25/4/25

Subject: Execution of the order dated 25.04.2025 pass by the Hon'ble Supreme Court in M. A No. 1290 of 2022 in WP (C) No. 876 of 1996 title as Okhla enclave Plot Holder Welfare Association vs union of India through Secretary

Pl. see on page - 4

Respected Sir,

In the caption matter clarification was sought by the State regarding consideration of owners and Plot holders having sale deed executed by Builder in favour of plot holders. The Hon'ble Court in the referred order has clarified the same in para no. 20 and in para No. 43 of the above mentioned order at par with case of sale deed holders in the list of 492 plots which is reproduced as under:

"While the allottees who claim to have valid sale deeds must present themselves before the Scrutiny Committee to determine the legality of their sale deed. Further, in respect of sale deeds that are found to be legal and valid, demarcation must be done and development charges etc., must be collected in terms of the order of this court dated 03.10.2019. the IA is disposed of accordingly."

"43. The query with respect to para (i) and (ii) has been answered above, in response to I.A. No. 7680/2023 in M.A. (D) 21286/2020."

In the light of the above-mentioned facts and circumstances it is requested that our association Durga General Plot Holders Welfare Association and Edenburg City Resident and Plot Holders Welfare Association having members of plot owners by virtue of sale deeds executed by the builder be verified by your department as same is already done by the scrutiny Committee to enable us to

Shiv
A.T.P. o/o S.T.P.
Faridabad

22/4/25

-3-

EDENBURG CITY RESIDENTS & PLOT HOLDER WELFARE ASSOCIATION

35A, Ground Floor, Block-A, Edenburg City, Sector -91, Faridabad

Zile Singh
President
M. 9312210783

Moman Ram Goswami
Gen. Secretary
M. 9650381901

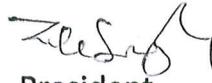
Ashok Kumar
Treasurer
M. 9810563848

Ref No.

Date.....

proceed further for approval of building plan etc. of all the plots in a time bound manner. Further in compliance of order dated 25.04.2025 the Hon'ble Supreme court has given clear instructions to the Department to make layout plan in 10 weeks and for that demarcation of the area is required to be done by the department. However, it can only take place only when the sewerage water which is entering/being put into the area be stopped and further prevent it from entering the land and the water which is already staggged in the area is taken out and debris is cleared. Post this process only the levelling of the land can be done which is prior necessity for demarcation if process is not completed in a time bound manner it will amount to contempt of court for willful disobedience of the Hon'ble Supreme Court's order.

Thanking You
Yours Faithfully,


President

Durga General Plot Holders Welfare Association

Edenburg City Resident and Plot Holders Welfare Association

Copy to:

1. STP, Faridabad.
- ✓ 2. DTP, Faridabad
3. DTP (Enforcement) Faridabad.

Shiv
A.T.P. o/o S.T.P.
Faridabad

354 EDENBURG CITY RESIDENTS & PLOT HOLDERS
WELFARE ASSOCIATION

ANNEXURE - IV

71

35A, Ground Floor, Block-A, Edenburg City, Sector -91, Faridabad

Zile Singh
President
M. 9312210783

Moman Ram Goswami
Gen. Secretary
M. 9650381901

Ashok Kumar
Treasurer
M. 9810563848

Ref No.

Date.....

To

1. The Director, Town & Country Planning
Haryana, Chandigarh
2. Senior Town Planner
Faridabad
3. Regional Officer (Noddle Officer) Pollution
Control Board Faridabad
4. District Town Planner
Faridabad
5. District Town Enforcement
Faridabad

A7PCH1
4
7/5
District Town Planner (P)
Faridabad
Diary No. 1910
Date 7-5-25

Subject: Demarcation of Plots in Okhla Enclave in compliance of order dated 25.04.2025 passed by the Hon'ble Supreme Court of India in Okhla Enclave Plot Holders Association vs Union of India & Others bearing WPC NO. 876 of 1996.

Sir,

In the captioned matter the Hon'ble Supreme Court of India was pleased to pass order dated 25.04.2025 directing the State of Haryana to proceed with the demarcation of the plots in Durga builder. Also an Original Application bearing OA no. 91/2021 was filed by the undersigned Association before the Hon'ble National Green Tribunal (hereinafter referred as NGT) for providing functional main sewer line, functional storm water, portable water, 30 meter wide road and also to stop the illegal dumping of debris/rubble, illegal meat market and the sewage water entering into the land of the undersigned Association's land from the Municipal Corporation of Faridabad's land and to stop the environmental degradation because of the above mentioned causes. A notice was issued in OA 91/2021 to all the respondents i.e., State of Haryana, through its Secretary, Director, Town and Country Planning, Commissioner, Municipal Corporation of Faridabad and Haryana Pollution Control Board and directed to file a joint report vide order


Shrinu

A.T.P. o/o S.T.P.
Faridabad

dated 13.04.2021. A joint status report was filed by Haryana State Pollution Control Board, Haryana Shehri Vikas Pradhikaran, Faridabad and Municipal Corporation Faridabad on 31.01.2022 in which it was agreed by the Respondents to keep a strict vigil in the licensed area to avoid dumping of sewage water, construction & demolition waste and any other waste until licensed area is being handed over to the colonizer or any other agency. Not to mention, the Director, Town and Country Planning, Haryana was made custodian of the Licensed Colony by the order dated 17-07-2013 and 18-07-2013 passed by the Hon'ble Supreme Court of India and the responsibility has not been transferred to any other agency. Even after the order passed by the Hon'ble NGT hundreds of tankers are emptied in the licensed colony making life miserable for the people who are already living there and also for the people who are planning to make their homes soon as they have already appeared before the scrutiny committee and are found eligible. Till date the sewage water is entering the land of the undersigned association even after repeated letters and reminders to the MCF, HSVP, HSPCB no steps have been taken to stop the water sewer/Tankers entering into the Durga Builders land.

The compliance of order dated 25.04.2025 cannot be complied (Demarcation of Plots) with unless the water is taken out from the land, filled with soil and levelled and further dumping of waste material, sewage water is stopped from entering into the land. Further in order dated 25.04.2025 the Hon'ble Supreme Court has directed the State of Haryana to remove the encroachment. As these directions are given to be completed in a time bound manner the Department has to work upon things simultaneously as any delay will attract Contempt of Court.

Thanking you

Yours Sincerely



President

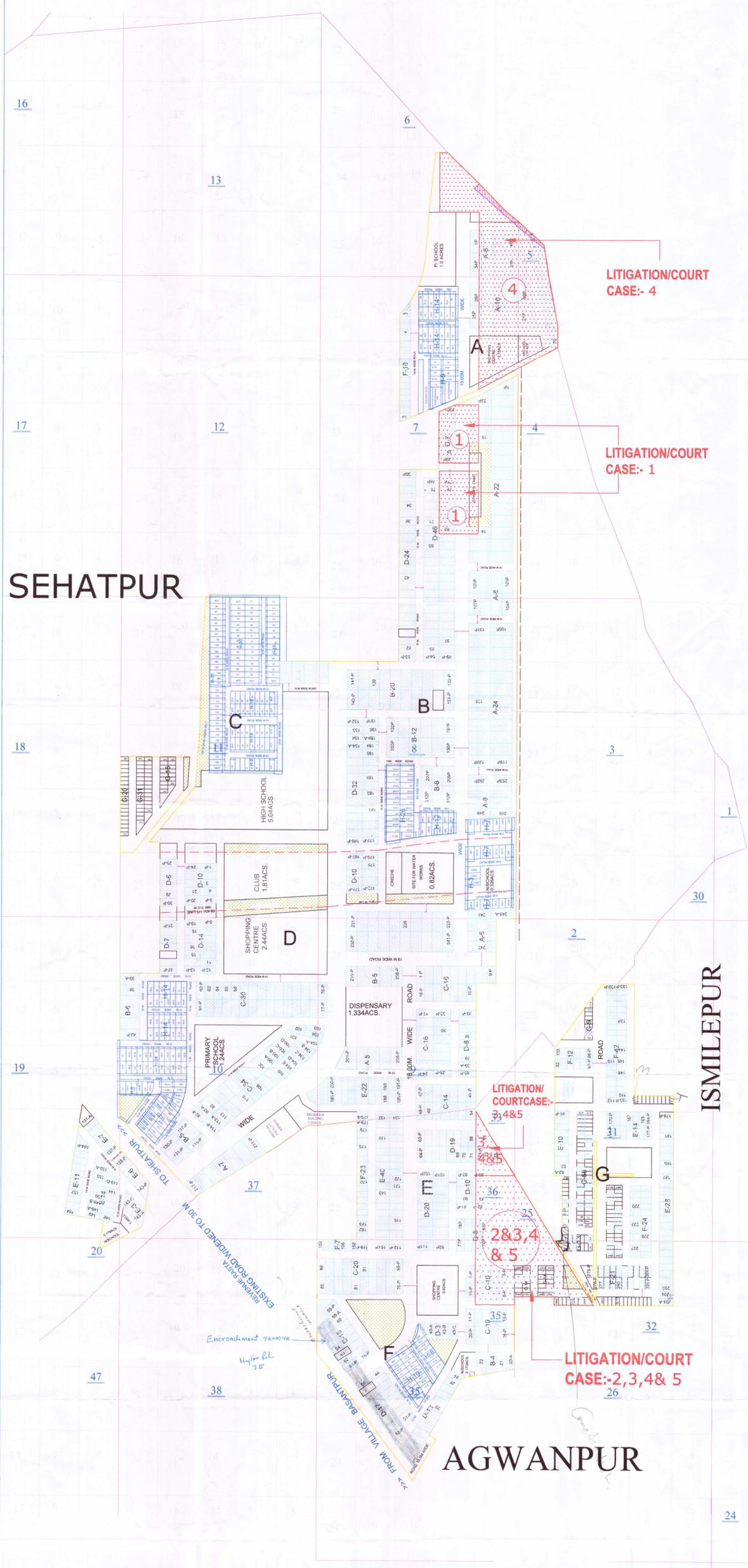
Durga General Plot Holders Welfare Association

Enclose

1. Order of Hon'ble N.G.T. Dated
2. Order of Supreme court of India dated 17-07-2013 & 18-07-2013.

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Faridabad

ATP: 06 S.T.P. Faridabad



LITIGATION/COURT CASE:-

1. KARTAR SINGH V/S DURGA BUILDERS STRUCK OFF ON DATED 20.12.2022. (CIS NO. 249/2020)
2. ZAIDI CONSTRUCTION PVT. LTD. V/S DURGA BUILDERS PVT. LTD. (CIS NO. C S-401-2015)
3. ANIL KUMAR V/S DTP (E), FARIDABAD. (CS/33314-2019)
 - i. ANIL KUMAR V/S STATE OF HARYANA (CWP NO 28679/2022)
 - ii. ANIL KUMAR V/S DTP (E), FARIDABAD. (CP/12/2020).
4. SANJAY SINGH V/S DTP (E), FARIDABAD. (CASE NO. 520)
5. NEHA V/S DURGA BUILDERS DTP (E), FARIDABAD (CASE NO. CS-1157-2015).

1. LICENSED BOUNDARY SHOWN THUS
2. ENCROACHMENT SHOWN THUS
3. LITIGATION SHOWN THUS
4. 328 NOS. PLOTS OUT OF 492 PETITIONERS I.A. no.113 of 1996, adjudicated vide Hon'ble supreme court order dated 14.12.2007 OF ISHOWN THUS
5. SALE DEED PLOTS SHOWN THUS



DRG. NO. DTP (F) 1896/98 DATE 04.05.1998

DRAWN BY (VIKASH, AD)

CHECKED BY (ASHOK KUMAR, JD)

PLANNING ASSISTANT (SUKHPAL SINGH, PA)

ASSISTANT TOWN PLANNER (BIJENDER SINGH)

DISTRICT TOWN PLANNER (VED PARKASH)

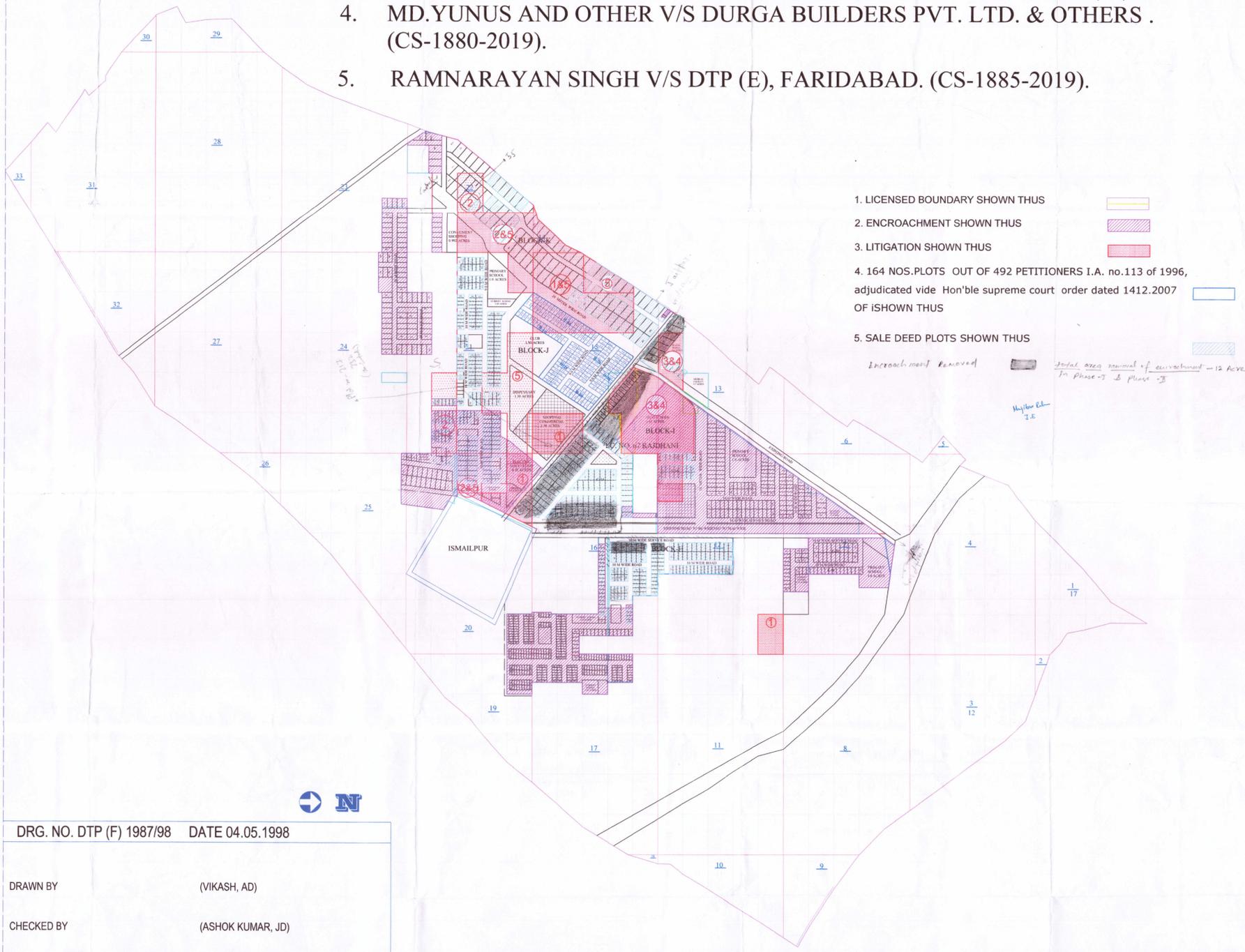
DEPTT. OF TOWN & COUNTRY PLANNING, HARYANA

SENIOR TOWN PLANNER FARIDABAD

REVISED LAYOUT PLAN OF OKHLA ENCLAVE PHASE-II, FARIDABAD. SAZRA CUM LAYOUT PLAN OF DURGA BUILDER PHASE II

Sharma
A.T.P. No. 877
Faridabad

1. GYARSI LAL V/S DTP & OTHER'S (DISMISSED) (CIS NO. CS 2935/2015).
2. RWA V/S DTP & OTHER'S (DISMISSED) (CS-3132-2015).
3. JOGINDER SINGH V/S RANJANA KISHORE (DISMISSED 29.10.2022). (CS-2457/2016).
4. MD.YUNUS AND OTHER V/S DURGA BUILDERS PVT. LTD. & OTHERS . (CS-1880-2019).
5. RAMNARAYAN SINGH V/S DTP (E), FARIDABAD. (CS-1885-2019).



DRG. NO. DTP (F) 1987/98 DATE 04.05.1998	
DRAWN BY	(VIKASH, AD)
CHECKED BY	(ASHOK KUMAR, JD)
PLANNING ASSISTANT	(SUKHPAL SINGH, PA)
ASSISTANT TOWN PLANNER	(BIJENDER SINGH)
DISTRICT TOWN PLANNER	(VED PARKASH)
DEPTT. OF TOWN & COUNTRY PLANNING, HARYANA	



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Shivni
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Faridabad



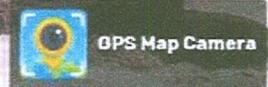
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 A.T.P. o/o S.T.P.
 Faridabad



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A.T.P. o/o S.T.P.
Faridabad



Faridabad, Haryana, India
P01, Gali No. 2, Panchsheel Colony, Part 2, Basantpur, Faridabad,
Haryana 121013, India
Lat 28.498517° Long 77.337671°
10/09/2025 02:14 PM GMT +05:30

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Faridabad



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Faridabad



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Faridabad



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Faridabad



राज कुमार पाण्डेय जी
पाण्डेय जी बिल्डिंग मैटेरियल सप्लायर
 हमारे यहाँ ईंट, बेंड़ी, इन्ट, लोहेन्द्र, मिट्टी, तलवा, अप्पा, तेंदें इत्यादि उचित टैट पर उपलब्ध हैं।
 ईस्लामपुर धौक, जेतपुर ठेका रोड, फरीदाबाद, हरियाणा।
 M.: 9911413162
 नोट - JCB किराने पर उपलब्ध है।

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 Faridabad



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Faridabad



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Faridabad



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Faridabad



Shiv
A.T.P. o/o S.T.P.
Faridabad



आप सभी क्षेत्र वासियों को
 रक्षाबंधन
 स्वतंत्रता दिवस
 व
 जन्माष्टमी
 की पप्पी चैयरमेन को हार्दिक शुभकामनाएं

KARNALI
 PUBLIC SCHOOL
 9892664661 9810152158

WELFARE ASSOCIATION
 PUBLIC HEALTH

Shrin
 A.T.P. o/o S.T.P.
 Faridabad



ਹਿਰਦਿਆਂ ਵਿਚੋਂ ਆਉਂਦੀ ਸੇਵਾ
OFFICE OF THE SUPERINTENDING ENGINEER
HSVP CIRCLE FARIDABAD

fbd.sehuda@gmail.com



0129-2220690



To

The Senior Town Planner,
Faridabad.

Memo No. 345253

Dated: 31.10.25

Sub :- OA No. 91 of 2021 titled as Edenburg City RWA Vs State of Haryana.
Ref : Request to provide the response to issues raised in O.A No. 91 of 2021 from your good office.

With reference to the subject cited matter, the facts regarding detailed status for the external development works executed by HSVP has already been sent to your good office vide this office letter no. 370 dated 28.01.2022 (copy enclosed). Further, it is also intimated that the facts & details given vide this office letter no.370 dated 28.01.2022 founds correct as per the record available in this office. Therefore, same may be considered while preparing any reply in regard to subject cited matter.


Superintending Engineer,
HSVP Circle, Faridabad

Endst. No. 345256

Dated: 31.10.25

A copy of the above is forwarded to the Executive Engineer, HSVP Division No.3, Faridabad for information.


Superintending Engineer,
HSVP Circle, Faridabad

Office of the Superintending Engineer, HSVP Circle, Faridabad
 HSVP Office Complex, Sector-12, Faridabad
 Tel. + Fax: 0129-2220690 E-mail: fbd.sehuda@gmail.com

The Administrator,
 HSVP, Faridabad,

Memo No. 370

Dated. 28/11/2022

Sub :- OA No.91 of 2021 titled as Edonburg City RWA Vs State of Haryana.

Kindly refer to the DTP Fbd. office memo No.570-576 dt.27.01.2022 addressed to your good office and copy endorsed to this office.

With reference to subjected matter, the brief facts regarding external development works being carried out by the HSVP as received from the Executive Engineer, HSVP Divn.No.3, Faridabad are as under:-

The various development works executed for Okhla Enclave are as follows:-
The development works executed in respect of Okhla Enclave :-

(A)

(a) Sewerage Work :-

1. A rough cost estimate for providing external sewerage scheme for Durga Builder Phase-I & Okhla Enclave Phase-II, Sector-91, Faridabad was got administratively approved amounting Rs.128.12 Lac vide C.A. HUDA Panchkula letter No.21434 dt.21.05.1997. Accordingly a sewer line approx. 4000 Mtr. long stands laid for carrying out the sewerage effluent from Okhla Phase-I & II upto sewerage disposal near Village Palla, Faridabad.
2. Thereafter an additional estimate of balance work to connect already laid sewer lines to make functional including cost of intermediate Pumping Station & Pumping Machinery for external sewerage scheme for Okhla enclave Phase-I & II, Faridabad has been got approved for Rs.398.00 Lac vide C.A. HUDA Panchkula letter No.14819-22 dated 07.08.2013. The following works were executed against above estimate :-

Sr No.	Name of Work	Expenditure	Remarks
(i)	Construction of Pump chamber, Boundary wall, Iron gate & Pillar, Generator Room & Staff Quarter at Sewerage Disposal for Okhla Enclave near Palla Bridge and all other works contingent thereto (including three years maintenance & defect liability period free of cost).	Rs.287.94 Lacs	Construction of pump chamber.
(ii)	Providing & fixing of Machinery at disposal.		Fixing of machinery disposal.
(iii)	Excavation work, laying of D.I pipes, specials, C.C 1:4:8, steel work, C.C 1:1 1/2 :3 iron work in Palla disposal, Faridabad and all other works contingent thereto.		Laying of D.I pipes etc.
	Total		

Notes:- As reported by the E.E.S, HSVP, Fbd. that the external sewerage line and above pump chamber was transferred to MCF vide this office memo No.7448-54 dt.13.12.2019 (copy enclosed). The colonizer never applied for sewer connection to the HSVP in the past. The colonizer can apply for sewer connection to MCF, as MCF is custodian of the above sewerage line & disposal.

Contd...P/2

09.12.22

Shrim

A.T.P. o/o S.T.P.
 Faridabad

हरियाणा शहरी विकास प्राधिकरण

Office of the Superintending Engineer, HSVP Circle, Faridabad
HSVP Office Complex, Sector-12, Faridabad
Tel. + Fax: 0129- 2220690 E-mail: fhd.sehuda@gmail.com

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b) Water Supply Works :-

Name of work	Exp. (Rs. In Lacs)	Remarks
Rough cost estimate amounting to Rs.55.30 Crore for Augmentation of Master water supply scheme Zone-I (For Sector-33,34,39,41,42,45,91A Green Field colony) FHD.	38.24 Crores	The work was carried out for entire zone-I (For sec. 33,34,39,41,42,45,91A Green field Colony Fhd.) No specific calculation can be done for Durga Builders area.

Note:- As reported by the E.E.3, HSVP, Fhd. that the Ranney Well scheme for Zone-I including Sec-91, Okhla Enclave was transferred to MCF in the year 2017. The Ranney Well line was laid upto Gate of colonizer towards Agra Canal. The colonizer never applied for any water connection to the HSVP in the past. The colonizer can apply bulk water connection to the MCF/EMDA as these depths are custodian of the Ranney Well scheme.

c) Road works :-

Name of work	Exp. (Rs. In Lacs)	Remarks
Road from bye pass to Okhla Enclave Sec-91, Faridabad	447.57	Approx. 4.0 KM road from Palla Bridge to Okhla Enclave was special repaired.

Note:- As reported by the E.E.3, HSVP, Fhd. that the above road was special repaired in the year 2010-11. At present, HSVP is not maintaining above road being MCF area.

(B) Detail of Estimates which is not approved till date :-

- (i) Rough cost Estimate amounting to Rs.17.00 Crores for providing internal water supply, sewerage, storm water drainage scheme and construction of roads (balance work) of Okhla Enclave Phase-II, Sector-91, Faridabad which was sent to the C.E HSVP Panchkula vide this office letter No.7251 dated.31.07.2013.
- (ii) Rough cost Estimate amounting to Rs.22.10 Crores for providing internal water supply, sewerage, storm water drainage scheme and construction of roads (balance work) of Okhla Enclave Phase-I, Sector-91, Faridabad which was sent to the C.E HSVP Panchkula vide this office letter No.7259 dated.31.07.2013.
- (iii) Rough cost Estimate amounting to Rs.20.86 Crores for providing external storm water drainage scheme Durga Builder Okhla Enclave Phase-I & II, Sector-91, Faridabad. (EDC) which was sent to the C.E HSVP Panchkula vide this office letter No.8223 dated.03.09.2013.
- (iv) Rough cost estimate amounting to Rs.509.00 Lacs for providing electrification & street light Durga Builder Okhla Enclave Phase I & II, Faridabad (EDC) (Reported by XEN Electrical HSVP Faridabad).

These estimates were prepared as per plan provided by District Town Planner, Faridabad. The estimates were prepared as per site condition in the year 2013 & at present condition is more or less same.

The above estimates were prepared in 2013 on basis of old HSR. At present as per new HSR, estimate cost may increase from 30% to 50%.

As far as internal development works executed in the above license area, it is intimated that HSVP had never executed any work within the license area & this office cannot comment on the functionality of these services.

Contd..P/3

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It is further submitted that as per HSVP is concerned, all the external services were already laid & handed over to the MCF.

This is submitted for your kind information & further necessary action please.

DA/ -As above.

Superintending Engineer,
HSVP Circle, Faridabad.

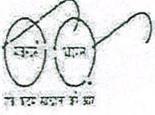
Endst: No. 371-375

Dated: 28/11/2022

A copy of the above is forwarded to the following for information & necessary action please:-

1. The Commissioner, Municipal Corporation, Faridabad.
2. The Chief Engineer-I, HSVP, Pauchkula.
3. The Regional Officer, Haryana Pollution Control Board, Sector-16, Faridabad.
4. The District Town Planner, Faridabad w.r.t. his office memo No.570-576 dt.27.01.2022.
5. The Executive Engineer, HSVP Divn. No.3, Faridabad w.r.t. his office letter No.203-207 dt.28.01.2022.

Superintending Engineer,
HSVP Circle, Faridabad.



Municipal Corporation, Faridabad

B.K. Chowk N.I.T. Faridabad – 121001, Haryana-India
Tel. : 0129-2411649, 2411664, 2415549



No. MCF/PS/2025/1194

Dated: 29/10/2025

Minutes of the Meeting:

A co-ordination meeting between the officers of different departments of Faridabad to discuss and review the status of various works/issues related to Water Supply, Sewerage, Storm Water Drainage, Roads etc. in Faridabad as also a case bearing OA No. 397 of 2025 titled as "Edenburg City Residents & Plots Holders Welfare Association V/s State of Haryana and others" pending before Hon'ble NGT was held on 25-10-2025 under the chairpersonship of Hon'ble Mayor in which besides undersigned officers of other departments detailed in the attached attendance sheet were present

2. At the outset, Commissioner, MCF welcomed the Hon'ble Mayor and submitted that in order to ensure timely execution of different works being /to be executed in the area of Faridabad and also to resolve inter-departmental issues, it has been felt expedient to convene the present co-ordination meeting and such meetings shall be held on 15th of every month; formal notice conveying time and venue of the same shall be conveyed to all concerned well in advance. It was further conveyed by CMC that all the concerned departments shall send their respective Agenda to the office of SE, MCF inter alia also mentioning the status of compliance of issues raised and discussed in the coordination meetings convened every month by Sh. Dhesi, Principal Advisor to Hon'ble CM. The SE MCF shall compile all such agenda items and circulate to all concerned well before the date of meeting.
3. The following issues were discussed and decisions taken:
 - i) OA No. 397 of 2025 titled as "Edenburg City Residents & plots Holders Welfare Association V/s State of Haryana and other" before Hon'ble NGT- It was conveyed in the meeting that the present has been filed by the applicant/association and is pending before the Hon'ble NGT with a grievance regarding non disposal of the sewerage facility, storm water line and dumping of sewerage water in the licensed colony bearing license no. 1-3 of 1991 & 65-68 of 1992 granted for development of Residential Plotted Colony in Sector-91, Faridabad. It was further conveyed that a status report/ATR has to be submitted before Hon'ble NGT on or before the next date fixed i.e. 7-11-2025. After detailed discussion, it was decided that:
 - a) The concerned Xen and AE (Enf) MCF shall take necessary action to ensure stoppage of dirty water being discharged from the abutting area of Delhi. They will also ensure that no sewer water is discharged and if any such tanker is noticed, the same should be confiscated. The concerned Xen and AE(Enf) MCF shall also ensure removal of encroachments from the said site.
 - b) A mini disposal may be constructed by MCF at the said site connecting the water with the nearby sewer line.
 - c) STP in an area of about 5-6 acres MCF land be also constructed with the provision of necessary septic management tank.
 - d) The concerned Xen MCF shall also ensure impleading of Delhi Government in the said case pending before NGT;
 - e) The Hon'ble Mayor was requested to kindly write a letter to the Hon'ble Mayor of Delhi Municipal Corporation for stoppage of dirty water being discharged in the area of this Corporation from the abutting area of Delhi;

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f) Likewise, SE, MCF shall send a letter to ULB Haryana inter alia requesting to prevail upon the Delhi Government for stoppage of dirty water being discharged in the area of this Corporation from the abutting area of Delhi;

g) Immediate and periodical desilting of Budhia Nallah be ensured by the concerned by the Irrigation department. It was added that if Irrigation department issues NOC, this work shall be carried out by MCF also.

Regarding NGT case relating to construction of road of Sector 21-A, after detailed discussion, it was decided that upon receipt of NOC from HSVP, the construction of road shall be carried out by MCF before the next date of the case. The concerned Xen- MCF shall pursue this case.

ii) Restoration of damaged CC road from Sainik Colony to Badkhal village due to laying of sewer line work under AMRUT Yojana: It was pointed out in the meeting by FMDA that various letters have been written to MCF inter alia seeking certain information about the execution of the said work but no reply to the same has been given. After detailed discussion, the concerned Xen- MCF -Sh. Kadyian was directed to send the required information that since no funds for restoration of the road are available with MCF, the restoration work may be executed by FMDA.

iii) Returning back O&M of internal roads wrongly transferred to FMDA of ROW less than 30 mtr: After discussion, the concerned Xen-MCF Sh.Kadyian was directed to write letters to concerned Xen to physically take over these roads and ensure the patch/repair work of all such roads immediately. The horticulture work in the RoWs of these roads may also be got ensured.

iv) NOC for construction of water supply infrastructure / Boosting station over 5 acres MCF land in Revenue estate of Village Bajori/Gaipur (Transfer of 5 acres MCF land to FMDA): The Senior Architect, MCF being Nodal Officer in this case shall take Immediate action for the issuance of NOC.

v) NOC for utilization of 0.8 acre MCF land for construction of IBS near Green Fields colony/Bandhua Mukti Morcha flats site for augmentation water supply scheme for Badkhal Constituency through line no - 7.1: It was conveyed that about 0.8 acre of land near Bandua Mukti Morcha flats' site adjoining green field colony is required for construction of Intermediate Boosting station for augmentation of water supply in Badkhal constituency is required for which MCF's NOC is required. After detailed discussion, the Senior Architect, MCF being Nodal Officer in this case shall take Immediate action for the issuance of NOC.

vi) Transfer of land acquired by MCF for FMDA for installation of new tube-wells under Ranney well water supply for feeding water to Ranney well line no. 4 & 5 in Revenue Estate of Village Nachauli and Bhupani: It was informed in the meeting that MCF acquired land for installation of 53 tubewells in village Nachauli and Bhupani; out of which 13 numbers of tubewell have since been installed and handed over to FMDA and rest of the 40 tubewell have to be installed by FMDA since ranney well is maintained by FMDA. After discussion, it was directed that AMC shall send a letter to DC Faridabad for getting the MCF's land identified after consulting related award and other details. Xen irrigation was also directed to give details of MITC land to FMDA by 28-10-2025 for installation of remaining tube-wells.

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vii) Providing and laying of 1800 mm dia Master Sewer line along Agra Canal from Kheri Bridge upto STP Mirzapur: It was pointed out that the said work is pending for the last more than 3 years and sewerage of sector -18,14 & 9 is being discharge in Gurugram Canal. To this, Xen-Kadiyan informed that there is an objection having been raised by MCF Audit. CMC directed Xen-Kadiyan to immediately get the objection removed and put up estimate for the desired work by 28th October, 2025 by cancelling the earlier agreement related to this work. In this case, Xen- Kadiyan shall work as Nodal Officer.

viii) Operationalization of 80 MLD STP Mirzapur and deputing associated staff with this STP to FMDA: After discussion, it was decided that MCF Xen- Sh. Kadiyan shall look after this work in addition to this present duties.

ix) Payment of pending water supply dues from MCF (Rs.276Cr. Approx. since 2021): Since MCF has no funds for discharging the said liability, CMC directed the SE to send a reference to the Govt. for release of funds. It was also decided that since the water/sewer charges being recovered from the residents of MCF area are quite on lower side in comparison to such charges being recovered by other departments such as HSVP etc., SE was directed to collect details of such charges being recovered by other departments and send a viable proposal to the Govt. for increase of these charges in the MCF area.

x) Construction of standalone STP of 2 MLD capacity for treatment of Domestic sewage of Village Jharseintly, Faridabad. For this work, it was informed that an estimate Rs.7.5 crore already stands prepared and the same has to be funded by FSCL. CMC directed Xen-I to get the estimate examined from Chief Engineer FMDA and Xen-III who is looking after the charge of FSCL also will take up the matter with FSCL for funding the amount to MCF.

xi) Removal of commercial encroachment on drains/nallah from Neelam Chowk to Railway Line along Neelam ROB both sides and removal of residential encroachment on and along AC Nagar Nallah between Neelam Bata ROB, Faridabad. It was decided that a team comprising of JCT, SE and concerned Xen, MCF and SE and Xen of FMDA shall immediately visit the site so as to ascertain the extent of encroachments to be removed and shall submit a detailed report to this effect. Thereafter the FMDA shall prepare design for laying sewer line along the nallah and other infrastructure required to be laid.

xii) Removal of encroachment from Lakkarpur drain near Charmwood village. After discussion, it was decided that a team of officers i.e. Joint Commissioner (T), SDB Badkhal, SE, MCF, SE and SE HSVP shall visit the site to ascertain the extent of encroachments to be removed at the said site and thereafter shall take action for removal of the same. ACMC-I shall be the overall in-charge of the said work.

xiii) Construction of culvert in Lakkarpur - It was decided that this culvert shall be constructed by FMDA and if any NOC to this effect is required from MCF, the same may be obtained by contacting the concerned Xen, MCF.

xiv) Removal of encroachment from Mughal Bridge to Delhi-Mumbai Expressway on and along Buriya Nallah (Santosh Nagar Jhuggi): After discussion, it was decided that a team of officers i.e. concerned Joint Commissioner, SDB Badkhal, SE, MCF, SE, HSVP shall visit the site to ascertain the extent of encroachment at the said site within 15 days and thereafter shall take action for removal of the same. ACMC-I shall be the overall in-charge of the said work.

DX

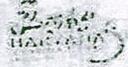
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- xv) Tapping of sewerage connected with drainage system into sewerage network. It was decided that a joint inspection by a team of officers i.e. SE, HSVP, SE FMDA, SE MCF and Xen Irrigation shall inspect the sites of Budhia Nallah, Gaunchi drain, Sehampur Drain, Agra Canal and Gurugram canal etc. to ascertain the source of sewage water and shall submit its suggestive report with photographs etc. Thereafter a detailed DPR shall be made for taking corrective measures. It was also decided that notices to the persons who have not taken sewer connections and are discharging the dirty water in the drain should be issued within a week and necessary action against all these persons should be taken. It was also decided that right from JE to Xen, MCF shall inspect atleast one Km of their area daily to find out the sites where sewer water is being discharge into drains instead of sewer line. For this purpose, SE shall earmark area for every JE, AE and Xen. He will also devise a proforma according to which the required information has to be collected.
- xvi) Non traceable manholes of 900 mm dia sewer line from Badkhal chowk through sector -19-28 dividing road upto by-pass road. CE, FMDA informed that 900mm line was laid under JNNURM from Mathura Road upto Sec 29 disposal. However the same appears to be buried under Smart Road and is not traceable; due to which the Badkhal drain is carrying sewage discharge of about 20 MLD. It was added by him that the very purpose of laying the said sewer line under AMRUT will be defeated in case this line is not traced and sewage connected with it. After detailed discussions it was decided and directed that a team of officials namely Sh. Sanjeev, Xen, MCF, Sh. Khem Chand, AE, MCF and Sh. Nawal Singh, AE, FMDA shall inspect the site to locate the sewer line/manholes of this line and submit its report within one week.
- xvii) Various issues relating to sewerage and Strom Water in Faridabad as observed during the rainy season 2025-26: A list of 111 critical sites has been placed in the meeting where accumulation of rainy/storm water stagnates during the rainy season (copy of list of such sites is attached). There were detailed discussions on this and it was decided that the concerned Xen, AE and JE of all the three departments i.e. MCF/FMDA/HSVP shall visit the respective sites to ascertain the reasons for stagnation of rainy/ storm water at these sites and shall submit a consolidated suggestive report along with respective action plan within 15 days.
- xviii) Challaning of defaulters under CAQM: In view of the deteriorating air quality and as per the directions issued by the Government /NGT, Commissioner, MCF directed all concerned departments to take immediate measures by challaning the defaulters to control and mitigate air pollution within their respective jurisdictions.
- xix) Tagging of officers/officials of coordination departments with "311 App". In order to timely resolve the complaints reflected on "311 App", CMC directed Xen-MCF- Sh. Sanjeev to tag all the officers/officials of coordination departments with 311 App immediately. All concerned were directed to ensure timely disposal of complaints,so reflected against the departments on this App.

At the end, it was conveyed by CMC that a short review meeting to this effect through VC shall be held on 3rd November, 2025.


Commissioner
Municipal Corporation
Faridabad

To
All concerned

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