

**BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL
BENCH, NEW DELHI**

Original Application No. 1014/2024

Satbir Kichhana

Petitioner.....

Versus

State of Haryana & others

Respondents.....

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Place: Kaithal

Dated: 03/03/2024

**Filed
Through:**


(Aparajita, IAS)
Deputy Commissioner,
Kaithal.


Rahul Khurana, Advocate
Counsel for Respondent No. 1
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**BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL BENCH,
NEW DELHI**

Original Application No. 1014/2024

Satbir Kichhana versus State of Haryana etc.

**Reply of Deputy Commissioner, Kaithal, respondent no.1 in
compliance of orders dated 04.11.2024 and dated 17.12.2025**

Respectfully Showeth:-

It is submitted as under:-

1. That applicant Satbir Singh had filed an application dated 13.12.2023 which has been registered as original Application ('OA') referred above.
2. That applicant in his application has contended that about 240 sq. feet of the area, adjacent to main front in green belt has been damaged. As per revenue record, there was green belt up to 35 meters from the road but that green belt has been damaged by Subhash Patwari, Ramsharan Patwari under the order of Sudesh Mehra, Tehsildar. Large numbers of green trees have been cut and their proceeds have been sold. But no action has been taken by the concerned authority despite complaint.
3. That on the complaint, this Hon'ble Tribunal has pleased to constitute a joint committee comprising Divisional Forest Officer, Kaithal, District Magistrate, Kaithal and Haryana State Pollution Control Board. The Answering respondent Deputy Commissioner Kaithal was designated as Nodal Agency for co-ordination and compliance. It was further directed that the committee would collect relevant information and if finds any

violation of Environmental Laws including cutting of trees, would take appropriate remedial, prohibitive, preventive and punitive action in accordance with law within two months and would submit a compliance report with the Registrar, General of the Tribunal who may place the matter before the bench concerned, if any further order is required.

4. That in compliance of that order, report dated 30.07.2025 of Joint Committee was filed and it was intimated to the Hon'ble Tribunal that no tree has been cut from the site in question.
5. That this Hon'ble Tribunal had concluded that the Joint Committee had not looked into the averment regarding encroachment on green belt and has also not reported about the present status of green belt and plantation which has been carried out in the green belt and also about the agency which was maintaining the green belt. With the above observation, the Hon'ble Tribunal had impleaded State of Haryana through Deputy Commissioner, Kaithal, Divisional Forest Officer, Kaithal, Estate Officer, HSVP, Kaithal, Executive Officer, Municipal Council, Kaithal and Regional Officer, HSPCB, Kaithal as respondents No.1 to 5 and asked them to file a response vide order dated 08.10.2025.
6. That the application came up for hearing on 17.12.2025. On that date, it was found by the Hon'ble Tribunal that the answering respondent had nominated District Municipal Commissioner, Kaithal on her behalf as member of Joint Committee with Regional Officer, HSVP, Kaithal and District

Forest Officer, Kaithal as its members. It is further recorded in the reply that committee has inspected the site as mentioned in the complaint on 25.07.2025 and during inspection, no cutting of trees was found at the site. The Hon'ble Tribunal disagreed with the report and concluded that the Committee had not looked into the averments regarding the encroachment upon the green belt and has also not reported about the present status of the green belt plantation which has been carried out in the green belt and also about the agency which is maintaining the green belt and accordingly, directed to file the fresh response.

7. That in compliance with the order dated 17.12.2025 passed by this Hon'ble Tribunal, the Joint Committee consisting of (i) District Municipal Commissioner Kaithal, (ii) AEE, office of HSPCB, Kaithal (iii) Divisional Forest Officer, Kaithal (iv) Secretary, Municipal Council, Kaithal was constituted.
8. That the joint committee has submitted its report vide letter No. 1601 dated 12.02.2026 (copy of the same is enclosed herewith as **Annexure R-1**). According to the report, the land in dispute does not belong to the Forest Department and no such trees as alleged by the applicant were ever planted on the land in dispute and as a consequence have never been cut. It is further submitted that the land in dispute relates to HSVP (HUDA) Department, Government of Haryana.
9. That the Estate Office HSVP (HUDA) Kaithal, sought report from the Land Acquisition Office Panchkula, and the office of Land

Acquisition Collector, Panchkula alongwith officials of HSVP (HUDA) Kaithal and with the officials of the DTP Kaithal got conducted a digital survey of the land in dispute and have reported that the demarcated land in dispute comprised in Rectangle No. 10 Kila No. 24 situated at Patti Gadar Kaithal, section 4 of (Land Acquisition Act) dated 19.07.2002 and section 6 (Land Acquisition Act) dated 17.07.2003 was imposed and award no.4 dated 16.07.2005 was pronounced. Thereafter, vide letter No. 6564 dated 16.08.2005, the area up to 30 meter meant for the green belt adjacent to the Karnal road and a house part of Khasra No. 10 Kila no. 24 (7K-8M) was released from acquisition (copy of the same is enclosed herewith as **(Annexure R-2)**).

10. That the complainant in his complaint dated 13.12.2023 has alleged that a registered sale deed No. 7070/1 dated 13.12.2022 was done of the land comprised in Rectangle No. 10 Kila No. 24 situated at Patti Gadar Kaithal which is part of Green Belt. He further alleged that the sale deed has been executed 'offline' by the Sub-Registrar, Kaithal which is in violation of the rules of Government of Haryana and numbers of trees planted on the land in dispute have been cut and taken away.

11. That the matter was enquired into, through the Additional Deputy Commissioner, Kaithal. The report of the Additional Deputy Commissioner, Kaithal received vide letter No. 2912 dated 04.03.2025 is attached herewith as **(Annexure R-3)**

12. That from the facts stated above, it is clear that there was no land for green belt as per report Annexure R-2. As per report Annexure R-2, there is no plantation on the land in dispute rather no agency had planted and maintained any tree upon the land in dispute.

13. That the complainant has filed this application with an ulterior motive. It is evident from the report of the Additional Commissioner, Kaithal that a lot of litigations related to the land in dispute are pending in the Civil Court. The above mentioned sale deed was registered in compliance of the order passed by the Civil Court, Kaithal. The copy of the reply filed by the Sub-Registrar, Kaithal in the enquiry is (**Annexure R-4**)

It is, therefore, respectfully prayed that in the light of facts explained above, the application filed by the applicant is devoid of merits and it may kindly be dismissed with costs, in the interest of justice.

Place: Kaithal

Date: 03-03-2026


Deputy Commissioner,
Kaithal, Respondent No.1

Verification:- Verified that the contents of above reply are true and correct to the best of my knowledge and are based upon the information derived from the official record. No part of it is false and nothing has been concealed therein.

Place: Kaithal

Date: 03-03-2026


Deputy Commissioner,
Kaithal, Respondent No.1

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

OA No. 1014 of 2024

IN THE MATTER OF:

Satbir Kichhana

.....Applicant

Versus

State of Haryana

.....Respondent

AFFIDAVIT

I, Aparajita, IAS, Deputy Commissioner, Kaithal do hereby solemnly affirm and state as under:-

1. That in the aforesaid official capacity, I am well conversant with the fact and circumstances of the case, therefore, I am competent to file accompanying reply and to swear this affidavit.
2. That I have gone through the contents of the accompanying reply which has been drafted under my instructions.

Deponent



Aparajita, IAS
Deputy Commissioner, Kaithal.

VERIFICATION:

Verified at Kaithal on 03.03.2026 that the contents of affidavit are true and correct to the best of my knowledge and on the basis of information derived from official record which I believe to be true and no material fact has been concealed therein.

Attested As Identified

Executive Magistrate

KAITHAL

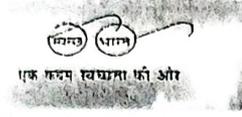
03/03/2026

Deponent



Aparajita, IAS
Deputy Commissioner, Kaithal.

रवाचरु कौथल रवाचरु हरियाणु



District Municipal Commissioner, Kaithal

SCO 323-324 HUDA Sector-20, Kaithal -136027

E-Mail: dmc-kaithal@ulbharyana.gov.in (01746-234300)

सेवा में,

उपायुक्त महोदया,
कैथल।

क्रमांक: 1601 /DMC/KTL दिनांक: 12/02/2026

विषय:- **Joint Inspection in the mater in OA. 1014/2024 titles as
Satbir Kichhana versus State of Haryana.**विषयाधीन मामले में आपके पत्र क्रमांक 2806-10/MA दिनांक 30.01.2026
व पत्र क्रमांक 4205-09/MA दिनांक 10.02.2026 के सन्दर्भ में।विषयाधीन मामले में अवगत करवाया जाता है कि सन्दर्भित पत्रों की
अनुपालना में अधोहस्ताक्षरी की अध्यक्षता में AEE HSPCB कैथल, मण्डल वन अधिकारी
कैथल व सचिव परिषद, कैथल के साथ एक Joint Inspection की गई जिसमें उक्त
स्थान से वृक्ष कटे होने के साक्ष्य नहीं पाए गए। उक्त जमीन HSVP, कैथल से सम्बन्धित
है। इसके अतिरिक्त उक्त ग्रीन बैल्ट पर अतिक्रमण है या नहीं बारे सम्बन्धित विभाग ही
निर्णय ले सकता है।अतः Joint Inspection की रिपोर्ट आप महोदया की सेवा में आगामी
कार्यवाही हेतु प्रस्तुत है।

संलग्न:- उपरोक्तानुसार।

जिला नगर आयुक्त,
कैथल

Joint Inspection in the matter in QA No. 1014/2024 titled as Satbir
Kichhana versus State of Haryana.

उपरोक्त बारे शिकायतकर्ता श्री सतबीर किच्छाना द्वारा दी गई शिकायत बारे उपायुक्त कैथल के कार्यालय पत्र क्रमांक 17798 दिनांक 08/07/2025 द्वारा Joint Inspection हेतु ड्यूटी लगाई थी। उक्त आदेशों की अनुपालना में सम्बन्धित विभागों द्वारा पूर्व में जांच की गई और उक्त जांच माननीय एन0जी0टी0 के समक्ष प्रस्तुत की गई, परन्तु माननीय एन0जी0टी0 द्वारा उक्त जांच से असहमति जताते हुए दिनांक 17/12/2025 को निर्देशों में टिप्पणी करते हुए उक्त ग्रीन बैल्ट पर अतिक्रमण, उक्त ग्रीन बैल्ट की वर्तमान स्थिति, ग्रीन बैल्ट पर किए गए पौधारोपण व उक्त ग्रीन बैल्ट की देखरेख करने वाले विभाग/बोर्ड का नाम बताने बारे निर्देशित किया गया है। तदपश्चात् माननीय उपायुक्त महोदया, कैथल द्वारा दिए गए मौखिक निर्देशों की अनुपालना में आज दिनांक 11/02/2026 को District Municipal Commissioner, Kaithal., AEE O/o HSPCB, Kaithal. and Divisional Forest Officer, Kaithal. द्वारा पुनः Joint Inspection किया गया। निरीक्षण के दौरान पाया गया कि शिकायतकर्ता द्वारा पेड़ों की कटाई बारे शिकायत दी गई है, परन्तु मौका अनुसार व वन विभाग के रिकार्ड अनुसार सम्बन्धित जमीन वन विभाग से सम्बन्धित नहीं है और न ही उक्त जमीन पर वन विभाग द्वारा कोई भी पौधारोपण करवाया गया है। इसके अतिरिक्त आपको यह अवगत करवाया जाता है कि उक्त जमीन पर कोई भी वृक्ष कटने का साक्ष्य नहीं पाया गया है। उक्त जमीन हरियाणा शहरी विकास प्राधिकरण, कैथल से सम्बन्धित है। इसके अतिरिक्त उक्त ग्रीन बैल्ट पर अतिक्रमण है या नहीं उक्त बारे सम्बन्धित विभाग ही निर्णय ले सकता है। यह आपको सूचनार्थ एवं आगामी आवश्यक कार्यवाही हेतु प्रेषित है।

Officer Name

Signature

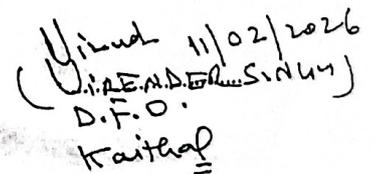
1. District Municipal Commissioner, Kaithal



2 AEE O/o HSPCB, Kaithal.



3 Divisional Forest Officer, Kaithal.


(Yinud 11/02/2026
D.F.O.
Kaithal)

4. Secretary, Municipal Council, Kaithal.



To

Deputy Commissioner
Kaithal.

No.1601

/DMC/KTL

Dated- 12-02-2026

Subject- Joint Inspection in the mater in OA. 1014/2024 titles as Satbir Kichhana versus State of Haryana.

With reference to your letter No. 2806-10/MA dated 30-01-2026 and letter no. 4205-09/M.A. dated 10-02-2026 in the subject under consideration.

With respect to subject stated above, it is informed that in compliance with the referenced letters, a joint inspection was conducted under the chairmanship of the undersigned with AEE, HSPCB, Kaithal, Divisional Forest Officer, Kaithal and Secretary Municipal Council Kaithal and no evidence of tree felling/cutting was found at the site. The land belongs to the HSVP, Kaithal. Furthermore only the concerned department can decide whether the green belt is encroached upon.

Therefore, the report of Joint Inspection is presented to you for further action

Attached- As Above

-Sd/-

District Municipal Commissioner
Kaithal

(TRUE TRANSLATED COPY)


TEHSILDAR, KAITHAL

03/03/2026

Joint Inspection in the matter in QA No. 1014/2024 titled as
Satbir Kichhana versus State of Haryana.

Regarding the above complaint filed by the complainant Mr. Satbir Kichhana, Deputy Commissioner Kaithal had assigned duty for Joint Inspection vide his office letter no. 17798 dated 08-07-2025. In compliance with the above orders, an investigation was also conducted earlier by the concerned departments and the said investigation was presented before the Hon'ble NGT, but the Hon'ble NGT expressed its disagreement with the said investigation and vide order dated 17-12-2025 directed to mention the encroachment on the said green belt, the present condition of the said green belt, the plantation done on the green belt and the name of the department/board looking after the said green belt. Thereafter, in compliance with the oral instructions given by the Hon'ble Deputy Commissioner, Kaithal, today on 11/02/2026, a joint inspection was again conducted by District Municipal Commissioner, Kaithal and Divisional Forest Officer, Kaithal. During the inspection, it was found that the complainant had complained about the felling of trees, but as per spot and records of forest Department, the concerned land does not belong to forest Department nor has any plantation been done by forest department on said land. Apart from this, you are informed that no evidence of any tree felling has been found on said land. The said land belongs to Haryana Urban Development Authority, Kaithal. Apart from this, only the concerned department can decide whether there is encroachment on the said green belt or not. This is sent to you for information and further necessary action.

Officer Name	Signature
1. District Municipal Commissioner, Kaithal	Sd /-
2. AEE O/o HSPCB, Kaithal.	Sd /-
3. Divisional Forest Officer, Kaithal	Sd /-
4. Secretary, Municipal Council, Kaithal	Sd /-

(TRUE TRANSLATED COPY)


TEHSILDAR, KAITHAL



-11-

हरियाणा शासकीय भूविभाजन अधिकारी
OFFICE OF ESTATE OFFICER (HVP) KATHAL
Address: Sector 19, HVP, Kathal
E-mail: HVP_kathalhsap2013@gmail.com

Annexure- R-2

WITH Translated copy.

शे.प. नं.

सम्पदा अफिसर,
कैथल।

पत्र क्रमांक:- 43011

दिनांक:- 10.02.2026

विषय:- Hon'ble NGT case with Original Application No. 1014/2024 (Satbir Kichhaha Vs State of Haryana & Ors.)- Reply to show cause notice.

उपरोक्त विषय पर इस कार्यालय के पत्र क्रमांक 39592 दिनांक 06.02.2026 की निरंतरता में।

उपरोक्त विषयक केस में खसरा नम्बर 10//24 (7K-8M) भोजा पट्टी गादड़ लैक्टर 18 कैथल से सम्बंधित है। उक्त खसरा नम्बर 10//24 पर धारा 4 दिनांक 19.07.2002 व धारा 6 दिनांक 17.07.2003 को जारी हुई थी तथा अवाई नम्बर 4 दिनांक 16.07.2005 को सुनाया जा चुका है। उक्त खसरा नम्बर 10//24 का रकबा 7 कनाल 8 मरला अर्जित किया गया था परन्तु सरकार द्वारा उक्त खसरा नम्बर में से करनाल रोड़ के साथ लगती 30 मीटर ग्रीन बैल्ट व एक मकान (32'x47') पत्र क्रमांक 6564 दिनांक 16.08.2005 के तहत छोड़ा (रिलीज) गया है राजस्व विभाग से उक्त खसरा नम्बर की निशानदेही तिथि 03.02.2026 को करवाई गई मुताबिक मौका निशानदेही अनुसार खसरा नम्बर 10//24 का नक्शा व जमाबन्दी खेचट नम्बर 829 साथ संलग्न है।
संलग्न/उपरोक्त अनुसार।

MA

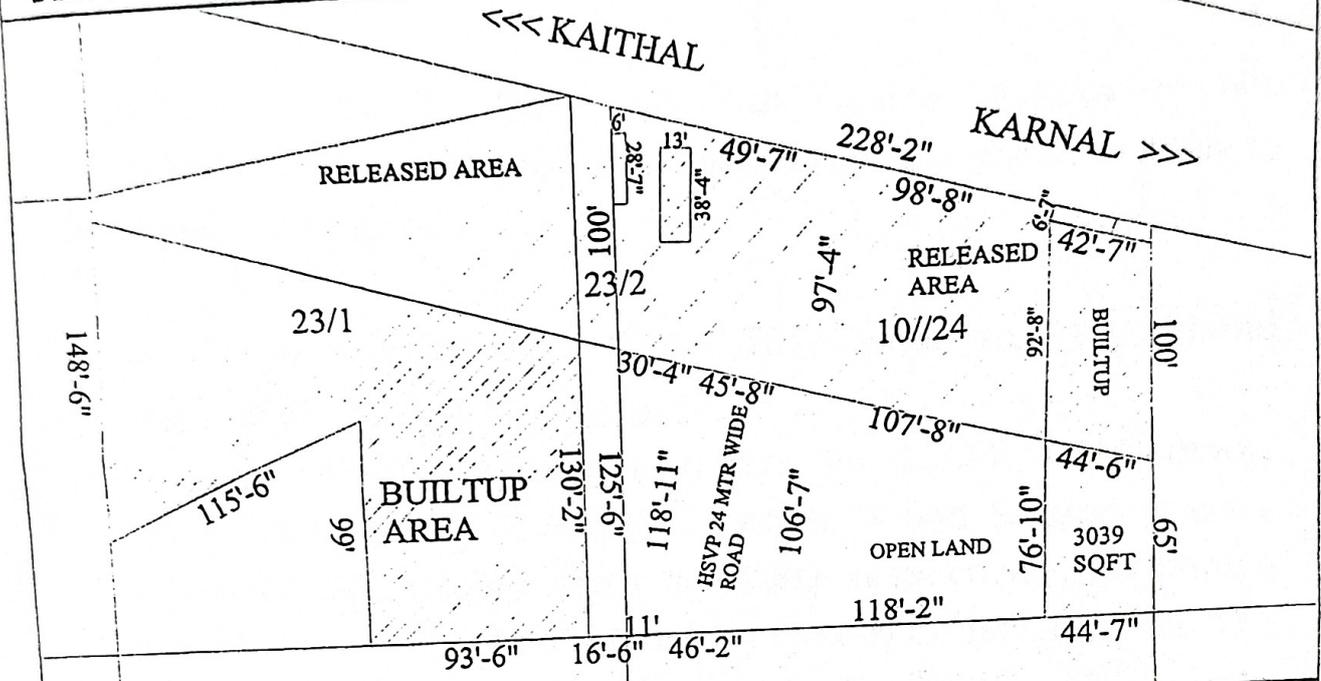
[Signature]
12/06/26

MC-TV
[Signature]



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सम्पदा अधिकारी,
ह0श10वि0प्रा0, कैथल।

DIGITAL DEMARCATION PLAN OF VILLAGE PATI GADAR (KAITHAL DISTT. KAITHAL)



S.NO	PARTICULAR	SYMBOL
1.	RELEASED LAND AFTER AWARD	
2.	BUILTUP AREA	

1. REFERENCE BY REVENUE BURJI 55/25 SE AT VILLAGE PATTI GADAR
 2. REFERENCE BY REVENUE BURJI 9/25 SE AT VILLAGE SHERGARH

SURVEY CONSULTANTS
UNIQUE SURVEYORS & DESIGN
 LAND SURVEY CONSULTANT
 VILLAGE BALETTUN BATEAH
 NEAR SANGARWARA SAPO (PH-1)
 DISTRICT - UNIQUE SURVEYORS & DESIGN
 Ph. No. 912778992

UNIQUE SURVEYORS DESIGN
 For Unique Survey and Design
 P. No. 16/1/2018
 Partner

N
 ↑

To

Deputy Commissioner
Kaithal.

Letter no.-43011 Dated- 10-02-2025

Subject - Hon'ble NGT case with Original Application No. 1014/2024(Satbir Kichhana Vs State of Haryana & ors.) – Reply to show cause notice.

In continuation of this office letter No. 39592 dated 06-02-2026 on the above subject.

In the above case, Khasra No. 10/24(7K-8M) mauja Patti Gadar, Sector 18, Kaithal. Section 4 and Section 6 were issued on July 19,2002 and July 1,2003, respectively, for Khasra No. 10/24 and Award no. 4 was pronounced on July 16,2005. The area of 7 kanal 8 marla of the said Khasra No. 10//24 was acquired , but the government has released 30 meter green belt along Karnal Road and one house (32'x47') from the said Khasra No. under the letter no. 6564 dated 16-08-2005. The demarcation of the said Khasra No. was done by the Revenue department on 03-02-2026. As per spot demarcation, the map of Khasra No. 10//24 and Jamabandi khewat No. 829 are enclosed.

As enclosed / above

Sd/-

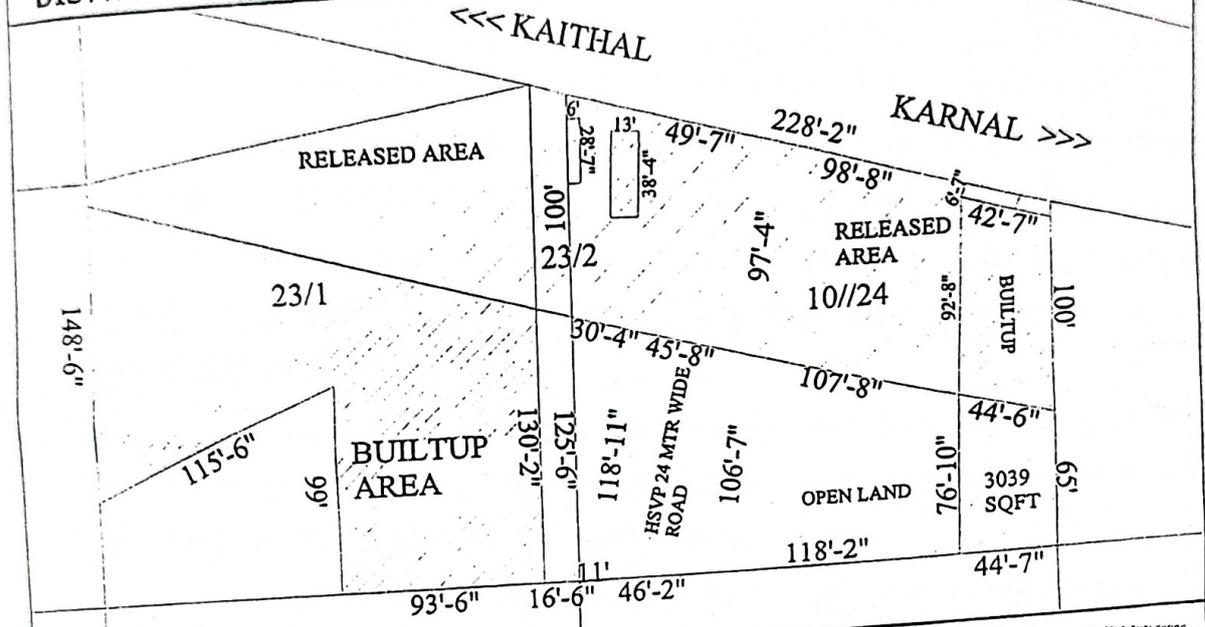
Estate Officer,
H.S.V.P., Kaithal.

(TRUE TRANSLATED COPY)


TEHSILDAR, KAITHAL

03/03/2026

DIGITAL DEMARCATION PLAN OF VILLAGE PATI GADAR (KAITHAL DISTT. KAITHAL)



S.NO	PARTICULAR	SYMBOL
1.	RELEASED LAND AFTER AWARD	
2.	BUILTUP AREA	

1. REFERENCE BY REVENUE BURJI 55/25 SE AT VILLAGE PATTI GADAR
 2. REFERENCE BY REVENUE BURJI 9/25 SE AT VILLAGE SHERGARJI

SURVEY CONSULTANTS
UNIQUE SURVEYORS & DESIGN
 Unique Surveyors & Design
 Village Gadliyan, Sahasr
 Distt. Kaithal, Haryana
 Ph. 912779222

Unique Surveyors
 DESIGN
 For Unique Surveyors & Design
 H. K. Sharma

N
 ↑



Annexure - R-3

With Translated Copy.

प्रेषक: अतिरिक्त उपायुक्त,
कैथल।

प्रेषित: उपायुक्त महोदया,
कैथल।

विषय: क्रमांक : 29/2 दिनांक: 4/3/25
सी0 एम0 विन्डो संख्या 12630 व 011047 पर कार्रवाई करने बारे।
आपके कार्यालय के पत्र क्रमांक-696 दिनांक 06.02.2025 की अनुपालना में।

संदर्भित पत्र के माध्यम से विणयवर्णित मामले को निम्नहस्ताक्षरी को स्वयं जाँच करके रिपोर्ट स्पष्ट टिप्पणी सहित भिजवाने बारे लिखा गया था, जिसकी जांच के लिए सुनवाई हेतु अधोहस्ताक्षरी द्वारा सभी पक्षों को दिनांक 18.02.2025 को बुलाया गया। दिनांक 18.02.2025 को शिकायतकर्ता व अन्य सभी पक्ष उपस्थित आये। सुनवाई के दौरान शिकायतकर्ता व कर्मचारियों के द्वारा अपने ब्यान दिये जो कि इस प्रकार है।

श्री ईश्वर सिंह रिटायर्ड नायब तहसीलदार द्वारा अपने ब्यान में कहा गया कि मेरे द्वारा किसी प्रकार की ट्रान्सफर डीड, सेल डीड नहीं की गई शिकायतकर्ता आदतन शिकायत करने का आदी है उक्त सम्पति से शिकायतकर्ता कोई हित व अहित नहीं है।

रामशरण कानूनगो बतौर पटवारी हल्का पट्टी गादड कैथल ने ब्यान किये कि मेरे द्वारा राजस्व रिकार्ड में कोई तबदीली न की है और खसरा न0 10/24 के रकबा पर शिकायतकर्ता ने मकान बना रखा है जो कि रकबा की गिरदावरी करवाने के लिये मेरे उपर दबाव बना रहा था। इस रजिंश में मेरी झुठी शिकायत कर रहा है।

डा0 संजय कुमार तत्कालीन एस0 डी0 एम0 ने अपने ब्यान दिये कि मेरे द्वारा कोई भी भूमि न तो कोई भूमि अधिकृत कि गई और ना ही काई छोडी गई। HSVP हरियाणा पंचकूला ही भूमि को अधिग्रहण एंव रिलिज करने में सक्षम है। इसके अलावा यह भी उल्लेखनीय है कि शिकायतकर्ता का खुद का मकान ही 10/24 पर स्थित है। मेरे द्वारा कभी भी किसी भी पेड काटने के कोई आदेश न दिये गए थे। शिकायतकर्ता आदतन शिकायत एवं ब्लैकमेल करने वाला व्यक्ति है। अतः शिकायत को दुरुखिल दफतर करने का अनुरोध किया जाता है।

श्री मति सुदेश मेहरा तहसीलदार द्वारा अपने ब्यान पत्र क्रमांक 98/आर0 सी0 दिनांक 21.02.2025 के माध्यम से निम्नप्रकार से दिये।

There is no entry in the revenue record that land in dispute was the property of the Haryana Urban Deelopment Authority in the jamabandi referred above. Copy of jamabandi is (Annexure R1). It is clear the land was owned by

1/1



Office of Additional Deputy Commissioner, Kaithal
Room no. 209, 1st Floor Mini Secretariate, Karnal Road, Kaithal
Phone:01746-234203/235786 Email: adcktl@hry.nic.in ,

Satpal son of Chander Parkash and not owned by Haryana Urban Development Authority. After correction of entry it was found that land in dispute was situated in friends Colony and not in HUDA Sector 18, Kaithal.

Sh. Satpal owner of the land had filed Civil suit no 1341/2022 dated 30.07.2022. DTP kaithl when contacted had advice to apply online for permission under section 7A of the Haryana Development and Regulation of Urban Area Act 1975 for getting registered the sale deed. Thereafter, plaintiff applied for the same. That application was again declined by DTP, Kaithal and it was intimated to the plainfiff that no permission is required under section 7A as the land is situated in approved area.

Office of the Sub registrar Kaithal and, DTP Kaithal has filed their reply to the civil suit. After hearing arguments application for interim Mandatory injunction of plaintiff was allowed by the court of Civil Judge(S.D), Kaithal vide order dated 07.11.2022. in civil suit titled as Satpal Vs State of Haryana and respondents were directed to get the suit property registered for sale.(Annexure-3)

That undersigned has also obtained report from the area patwari about the ownership and status of land in dispute. It has been reported that land measuring 7 kanal 18 marla of khewat no 829 khasra no 24/10 as per namabandi for the year 2019-2020 is not situated in sector 18 Huda Kaithal(Annexure-6). At the time of registration sale deed no 707/1 dated 13.12.2022 land measuring 3 kanal 17 marla out of it was owned buy Satpal son of Chetan Parkash.

So there is nothing illegal or wrong done intentionally in registration of sale deed no 7070/1 dated 13.12.2022. In the circumstances explained above, the complaint of the complainant is devoid of merits. I hereby prayed to file the complaint in the interest of justice.

O/C



Office of Additional Deputy Commissioner, Kaithal
Room no. 209, 1st Floor Mini Secretariate, Karnal Road, Kaithal
Phone: 01746-234203/235786 Email: adcktl@hry.nic.in ,

शिकायतकर्ता सतबीर किच्छाना द्वारा ब्यान किया कि जो मैंने शिकायत ग्रीन ट्रीब्यूनल आफ इंडिया ने उपायुक्त कैथल डायरेक्टर पर्यावरण को दो महीने में ग्रीन बैल्ट से काटे गए पेड़ों अधिग्रहण भूमि किला न0 24 मरबा न0 10 किला न0 24 सतबीर किच्छाना vs हरियाणा राज्य हियरिंग दिनांक 04.11.2024 Forest Divisional Officer के आदेश कार्यवाही को अमल में लाने के लिए दो महीने के अन्दर रजिस्ट्रार पर्यावरण को रिपोर्ट करनी थी। समय होने उपरान्त भी रिपोर्ट अभी अधुरी है। ग्रीन बैल्ट की मुख्य निचाई पर 150 फुट लगभग लम्बा 15 फुट चौड़ाई पर जगताग भूमि पर मैंने मिट्टी डलवाकर पेड लगवाए थे और पर्यावरण की रक्षा की थी जो ये सभी कार्य अपने खर्च पर किये थे। निवेदन है कि ये सरकार को अधिग्रहण भूमि है पर्यावरण की रक्षा की जाए पेड लगवाए जाए व दोषियों के खिलाफ कार्यवाही की जाए।

निष्कर्ष:

सन्दर्भित पत्र के माध्यम से प्राप्त शिकायत की सुनवाई पर दर्ज ब्यान/रिपोर्ट व अन्य दस्तावेजों का अवलोकन करने उपरान्त पया गया कि रजिस्ट्री न. 1341/2022 दिनांक 13.07.2022/शिकायत में विवरणित भूमि को सिविल सूट न0 1341/2022 दिनांक 13.07.2022 पर माननीय सिविल कोर्ट, कैथल के आदेश दिनांक 07.11.2022 की अनुपालना में जिला न्यायावादी के परामर्श पर उपायुक्त महोदय से स्वीकृत होने उपरान्त रजिस्टर किया गया है। शिकायत में विवरणित भूमि की सम्बन्धित न्यायालय से रजिस्ट्री व अन्य पर किसी प्रकार की पाबन्दी ना होने के कारण अब तक की गई कार्यवाही में कोई भी कार्य नियमों के विरुद्ध ना होना पाया गया है।

उपरोक्त रजिस्ट्री माननीय न्यायालय के आदेशों के सन्दर्भ में की गई है। अतः यदि किसी को कोई आपत्ति है वह नियमानुसार न्यायालय में अपील दायर कर सकता है।

O/C

अतिरिक्त उपायुक्त,
कैथल।

From: Additional Deputy Commissioner,
Kaithal.

To: Deputy Commissioner,
Kaithal.

No. 2912 Dated 04-03-2025

Sub: Regarding action on CM Window No. 12630 and 011047.

In compliance with your office letter No 696 dated 06-02-2025.

The undersigned was asked to personally investigate the matter described in the referenced letter and submit a report with clear comments. For this purpose, the undersigned summoned all parties for a hearing on February 18, 2025. The complainant and the employees gave their statements, which are as follows:

Sh. Ishwar Singh, retired Naib-Tehsildar, said in his statement that no transfer deed or sale deed has been done by me. The complainant is a habitual complainer and the complainant has no interest or harm in the said property.

Ramsharan Kanungo, Patwari Halka Patti Gadad, Kaithal, stated that he had not made any changes to the revenue records and that the complainant had built a house on Khasra No. 10/24 and was pressuring him to have the land surveyed. He was filling a false complaint against him in this conspiracy.

Dr. Sanjay Kumar, the then SDM, stated that he had neither acquired nor released any land. Only the HSVP, Haryana, Panchkula, is competent to acquire and release the land. Furthermore, it is noteworthy that the complainant's own house is located at 10/24. He never ordered any trees to be cut. The complainant is a habitual complainer and blackmailer. Therefore, he requests that the complaint be file.

Mrs. Sudesh Mehra, Tehsildar gave her statement through letter No. 98/RC dated 21-02-2025 as follows.

There is no entry in the revenue record that land in dispute was the property of the Haryana Urban Development Authority in the jamabandi referred above. Copy of jamabandi is (Annexure R1). It is clear the land was owned by Satpal son of Chander Parkash and not owned by Haryana Urban Development Authority in Friends Colony and not in HUDA, Sector 18, Kaithal.

Sh. Satpal owner of the land had filed Civil suit no. 1341/2022 dated 30-07-2022. DTP, Kaithal when contacted had advice to apply online for permission under section 7A of the Haryana Development and Regulation of Urban Area Act 1975 for getting registered the sale deed. Thereafter, plaintiff applied for the same. That application was again declined by DTP, Kaithal and it was intimated to the plaintiff that no permission is required under section 7A as the land is situated in approved area.

Offices of the Sub Registrar Kaithal and DTP Kaithal has filed their reply to the civil suit. After hearing arguments application for interim Mandatory injunction of plaintiff was allowed by the court of Civil Judge(S.D), Kaithal vide order dated 07-11-2022. In civil suit titled as Satpal vs State of Haryana and respondents were directed to get the suit property registered for sale (Annexure 3)

That undersigned has also obtained report from the area patwari about the ownership and status of land in dispute. It has been reported that land measuring 7 kanal 18 marla of khewat no 829 khasra no 24/10 as per jamabandi for the year 2019-2020 is not situated in sector 18 HUDA Kaithal(Annexure-6). At the time of registration sale deed no 707/1 dated 13-12-2022 land measuring 3 kanal 17 marla out of it was owned by Satpal son of Chetan Parkash.

So there is nothing illegal or wrong done intentionally in registration of sale deed no 707/1 dated 13-12-2022. In the circumstances explained above, the complaint of the complainant is devoid of merits. I hereby prayed to file the complaint in the interest of justice.

The complainant Satbir Kichhana stated that the complaint I had filed with the Green Tribunal of India regarding the trees cut from the green belt in two months by the Deputy Commissioner, Kaithal, Director of Environment and the order of Forest Divisional Officer, acquired land, Kila No. 24, Maraba No.10, Kila No. 24, Satbir Kichhana vs State of Haryana, Hearing dated 04-11-2024, was to be reported to the Environment Registrar with in two months to implement the action. Even after the due date, the report is still incomplete. I had planted trees by filling soil on the Jagtang land, approximately 150 feet long and 15 feet wide, at the main level of the green belt and had protected the environment at my expenses trees should be planted and action should be taken against the culprits.

Conclusion after reviewing the statement/report and other documents recorded on hearing the complaint received through the referenced letter, it was found that the land described in Registry No. 1341/2022 dated 13-07-2022(land mentioned in complaint) registered after getting approval from the Deputy Commissioner on the advice of the District Attorney in compliance with the order dated 07-11-2022 of the Hon'ble Civil Court, Kaithal on Civil Suit no. 1341/2022 dated 13-07-2022. Since there is no restriction on the registry and other matters of the land described in the complaint from the concerned court, no action taken so far has been found to be against the rules. The above registration has been made in accordance with the orders of the Hon'ble Court. Therefore, if anyone has any objection, they may file an appeal in the court as per the rules.

-Sd-

Additional Deputy Commissioner,
Kaithal

TRUE TRANSLATED COPY


TEHSILDAR, KAITHAL

03/03/2024

To

The Additional Deputy Commissioner,
Kaithal

Subject :- दिनांक 05/02/2025 समाधान शिविर एच.एस.ई.बी. कार्यालय कैथल ।
सी0एम0 विन्डों संख्या - 12630 व 011047 पर कार्यवाही करने बारे।

Endst. No 98/RC Dated 21/2/25

R/Sir,

The answering respondent submitted as under:-

1. This complaint is filed by Sh. Satbir Kichana R/o Friends Colony Kaithal. The complainant has alleged in complaint that this land was acquired by HUDA for construction of Green Belt and compensation for acquisition of this land was also disbursed to the owner of the land. It is alleged that respondent had registered the sale deed of this land bearing registration No. 7070/1 dated 13-12-2022 by colluding with land grabbers.
2. The complainant without verifying the facts has made this false complaint with ulterior motive. As per jamabandi for the year 2019-2020, Satpal son of Chetan Parkash is owner of land measuring 77/158 share in rect. No.10 killa no.24 measuring 7 kanal 18 marla. There is no entry in the revenue record that land in dispute was the property of the Haryana Urban Development Authority in the Jamabandi referred above. Copy of Jamabandi is **(Annexure R1)**. This land is situated in Friends Colony, Kaithal. Previously it was planned to acquire this land of Friends Colony for HUDA Sector-18. But before the acquisition of land could be completed, this land of friends colony was denotified from the acquisition. There was entry vide DDR no.83 dated 29.09.2020 in remarks column of Jamabandi for the year 2019-2020 not entering the mutation in the name of Satpal son of Chetan Parkash (Page 3 of Jamabandi). Then after receiving letter no.1536 dated 22.09.2021 from HUDA Kaithal, DDR No.279 dated 18.11.2021 **(Annexure - 2)** was recorded and entry about not entering mutation was deleted from the remarks Colum of above said Jamabandi **(Page 7 of Jamabandi)**. It is clear that land was owned by Satpal son of Chander Parkash and not

Cont-2

owned by Haryana Urban Development Authority. After correction of entry it was found that land in dispute was situated in Friends Colony and not in HUDA Sector 18, Kaithal.

3. Satpal owner of the land had filed Civil Suit no.1341/2022 dated 30.07.2022 (Annexure - 3) contending that the office of Sub Registrar, Kaithal had refused to register the sale deed of land in dispute as on the portal of M.C. Kaithal, the land was being shown as unapproved. It is further alleged in the suit that M.C. Kaithal when approached to correct the online record of the land of Satpal, he was advised to contact the office of DTP Kaithal in this regard. DTP Kaithal when contacted had advice to apply online for permission under section 7A of the Haryana Development and Regulation of Urban Area Act 1975 for getting registered the sale deed. Thereafter, plaintiff applied for the same. That application was again declined by DTP, Kaithal and it was intimated to the plaintiff that no permission is required under section 7A as the land is situated in approved area. With the suit application for mandatory Interim Injunction, for directing to the answering respondent to register the sale deed was also filed in civil court.
4. In that suit M.C. kaithal, DTP Kaithal, Sub Registrar Kaithal, Estate Office, HUDA, Kaithal with state of Haryana were impleaded as defendants. Office of Sub registrar Kaithal and, DTP Kaithal has filed their reply to the civil suit. Despite service, no reply was filed by Estate Officer, HUDA and M.C. Kaithal. After hearing arguments application for Interim Mandatory injunction of plaintiff was allowed by the court of Civil Judge (S.D.), kaithal vide order dated 07.11.2022 in civil suit titled as Satpal Vs State of Haryana and respondents were directed to get the suit property registered for sale. **(Annexure-3)**. In the suit filed before the court. HUDA Kaithal had nowhere taken the stand that land in dispute is owned by the HUDA Kaithal.
5. After the civil court order dated 7.11.2022 in case no.1341/2022 titled as Satpal Vs State of Haryana, the plaintiff approached the answering respondent for registration of the sale deed as directed by the civil court. Answering respondent was duty bound to comply with the order of the Hon'ble court. As due to the entry of unapproved against the

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-3-

property ID number of this land on online portal, registration system was not accepting the case for registration. Due to which applicant had made written request to the Deputy Commissioner, Kaithal for granting the permission for registration of the sale deed, manually. The Deputy Commissioner, Kaithal had obtained the opinion from the District Attorney, Kaithal and in this regard, District Attorney, Kaithal has opined that as per record, land in dispute is situated at Friends Colony, Kaithal which is an approved colony (Annexure-4). Due to entry of "Unapproved" against the property ID number of this land on portal of M.C. Kaithal, "No Dues Certificate" is not being issued by the M.C. Kaithal. There is no specific reason in the written statement as to why the request of plaintiff for registration of sale deed be not accepted. Accordingly, he advised to grant permission to register the sale deed manually as per FCR Letter No.740/STR-V-2021/1527 dated 02.03.2021. After receiving the permission from the Deputy Commissioner the sale deed was registered as per law (Annexure-5).

6. That undersigned has also obtained report from the area Patwari about the ownership and status of land in dispute. It has been reported that land measuring 7 kanal 18 marla of Khewat No. 829 Khasra No.24/10 as per Jamabandi for the year 2019-2020 is not situated in Sector-18 Huda Kaithal (Annexure-6). At the time of registration sale deed No. 7070/1 dated 13.12.2022 land measuring 3 kanal 17 marla out of it was owned by Satpal son of Chetan Parkash.
7. So there is nothing illegal or wrong done intentionally in registration of sale deed No. 7070/1 dated 13.12.2022. In the circumstances explained above, the complaint of the complainant is devoid of merits. I hereby prayed to file the complaint in the interest of Justice.

Your's faithfully,


Sudesh Mehra

Tehsildar, Chhachhrauli