

**IN THE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH  
AT NEW DELHI**

**ORIGINAL APPLICATION NO. 124 OF 2024  
UNDER SECTION 14 AND SECTION 18 OF THE NATIONAL GREEN  
TRIBUNAL ACT, 2010**

**IN THE MATTER OF**

SUKHBIR SINGH

... APPLICANT

**VERSUS**

UNION OF INDIA AND OTHERS

... RESPONDENTS

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**SUBMITTED BY:**

**Place: Delhi**

**Date: 14-08-2024**

**THROUGH**

**RESPONDENT NO.5**

**PIYUSH CHANDEL**

(Advocate for Respondent No.5)

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**REPLY ON BEHALF OF RESPONDENT NO. 5 I.E. HARYANA SHEHARI  
VIKAS PRADHIKARAN**

**MOST RESPECTFULLY SHOWETH:**

1. That the above mentioned case is pending before the Hon'ble National Green Tribunal and is fixed for reply on behalf of Respondent No.5 i.e. Haryana Shehari Vikas Pradhikaran.
2. That the above mentioned case of the petitioner is not maintainable in the eyes of law and the same is liable to be dismissed on the ground mentioned below.
3. That the above mentioned case of the petitioner is also liable to be dismissed as no cause of action arose against the answering respondent no.5 as well as none of the prayer sought by the petitioner qua the answering respondent.
4. It is pertinent to mention here that the main dispute in the present original application is related to framing of regulatory mechanisms on the issue of cutting of trees in non notified areas in the State of Haryana. It is pertinent to mention here that the jurisdiction with respect to the framing of policy lies with the state government of Haryana and answering respondent has no role with respect to the framing of policy within the state. The answering

respondent HSVP is the autonomous body of the state government and follows the rules and regulation framed by the state government.

5. That in the present case the answering respondent cannot create policy with respect to the cutting of trees in non notified areas. Hence, any information or question with respect to the cutting of trees in non notified areas can only be answerable by the state government as well as Forest department and other competent departments of the state government.
6. That the land in question lies with the answering respondent and the same was acquired vide notification issued Under section 4 of the Land Acquisition Act, 1894 dated 30.12.2002 and the award was passed on 29.12.2004 Under Section 11 of the Land Acquisition Act, 1894.
7. That the petitioner is the habitual of filing the litigation again and again and after dismissal of his litigation by ht High Court of Punjab and Haryana and the apex court, the petitioner has now cleverly moved the present application under section 14 of the NGT Act, 2010 to harass the answering respondent and to stop the development project on the land in question.
8. That the respondent no. 5 is submitting the following facts which are required for the adjudication of the present case and to know the conduct of the petitioner.
  - a. That the land in question has been acquired fully in accordance with the provisions contained in the Land Acquisition Act. The notification under section 4 of the Land Acquisition Act, 1894 amended by the Central Act 68 of 1984 (hereinafter referred to the Act) was issued for land measuring 632.28 acres of village Para and 186.79 of village Rohtak Tehsil & District Rohtak vide notification no. LAC (F)- NTLA/2002/72 dated 1.1.2002.
  - b. The notification was published in two daily newspapers, one in English “ THE NATIONAL HERALD NEW DELHI” dated 8.1.2002 and the second in Hindi “HARI BHUMI” dated 13.1.2002 fully in accordance with the provisions contained in the Land Acquisition Act. The land was needed by the Government at the public expenses for a public purpose namely for the development and utilisation of land as Residential and Commercial in Sector-6 Rohtak situated at revenue estate Rohtak, Haryana. The substance of the notification under section 4 of the Act was also announced loudly by beating the

empty drums on the sport and locality and the copy of the substance was also pasted at various places such as office of the Director Urban Estates Haryana Panchkula, Land Acquisition Officer Urban Estates Haryana Faridabad, Deputy Commissioner Faridabad and Halka patwari office etc.

- c. The land owners were given an opportunity to file objections Under section 5-A of the Land Acquisition Act, and the petitioner availed the opportunity given to him and he filed the objections, because of this he was given due opportunity of being heard. Accordingly the report was sent to the Govt. and after considering the matter and resort of Land Acquisition Collector, it was decided to acquire the land of the petitioners. It is further submitted that some portion of the land of the petitioner is falling in the Road area. It is relevant to mention here that total land measuring 255.64 acres of village Para and Rohtak has been left out from the acquisition U/s 5A of the Land Acquisition Act because of the constructed area.
- d. Thereafter the declaration under section 6 of the Land Acquisition Act of land measuring 434.68 acres area of Village Para and 128.75 acres area of Village Rohtak vide notification no. LAC(F)-NTLA/2002/128 dated 30.12.2002 was issued by the appropriate authority fully in accordance with the provisions of the Act. The substance of the notification under section 6 was also published in two daily newspapers one in "HARI BHUMI" Hindi dated 8.1.2003 and the second "THE HINDU" in English dated 7.1.2003 and the copy of the substance was also pasted at various places as mentioned above. The substance of the notification under section 6 was also announced loudly by beating the empty drums on the sport and in the locality.
- e. As per the directions of the Government, resurvey of the area was conducted and the report was sent to the Govt. The Govt. again decided to release the total area of 25.36 acres of village Para and 5.95 acres of village Rohtak (Total 31.31 acres) because of blocks of thickly populated area. Hence the acquisition proceedings were fully carried out in accordance with the law of the land. No legal rights of the petitioners have been infringed by the answering respondent.

- f. That the notices U/s 9 of the Act were issued on 5.11.2004 and 8.11.2004 to the land owners for their claims. After considering the individual claims on 24.11.2004, the award for the acquisition of the total land measuring 532.12 acres i.e. 409.32 acres of Village Para and land measuring 122.80 acre of village Rohtak was announced vide award No. 5 & 6 dated 29.12.2004. The land owners have been awarded fair and adequate compensation as per prevailing market price and considering at length all the relevant factors, situations and location of the acquired land further on the recommendation of the Divisional level Evaluation Committee headed by the Commissioner of Rohtak Division Rohtak in lieu of their land and the petitioner had taken the compensation from the Land Acquisition Officer, the possession had also been handed over to Estate Officer, HUDA on 29.12.2004 except in those cases under which stay has been granted by this Hon'ble High Court. The entry to his effect has been made in the Rapat Rojnamcha.
- g. It is further submitted that the land measuring 197.94 acres was released after award vide director's letter dated 3.11.2006. Because of deserving houses, blocks of thickly populated area, samadhis, pocket which could not be gainfully utilized by HUDA and with Structures also.
- h. The state Govt. has absolute right to acquire the land needed for public purpose. The land in dispute is also being acquired for serving public purpose i.e. Commercial Sector-6 Rohtak. The petitioners have been awarded proper and adequate compensation as per prevailing market price in lieu of their land.
- i. That the award was announced on 29.12.2004 and the possession was handed over to the Estate Officer, HUDA on the same day. Except those cases in which Hon'ble High Court has granted the stay dispossession. That it is pertinent to mention here that the petitioner was paid Rs. 1989085/- as compensation towards the acquisition and the same was received by the petitioner vide cheque no. 285871 dated 09-02-2005.
- j. That against the acquisition, the petitioner approached the Hon'ble High Court of Punjab & Haryana for seeking quashing of the notification issued U/s 4 of the Land Acquisition Act, 1894 and also

prays for the quashing of notification dated 30.12.2002, notification where of became issue U/s 6 of the act of 1894, Moreover, the petitioner also seek the quashing of award dated 29.12.2004, as became passed U/s 11 of the act of 1894. That the Hon'ble High Court vide order dated 6th May, 2024 as dismissed the writ petition with reasoning that :-

- i. *However, for the reasons to be assigned hereinafter, this court does not find any merit in the instant writ petition, thus is constrained to dismiss the same.*
  - ii. *Initially, for the reason that the earlier writ petition bearing No. CWP-19846-2004, wherein, also a ground of discrimination became raised rather becoming dismissed. Moreover, when the SLP bearing No. SLP (C) No. 8113 of 2011, as became directed against the said decision made on CWP-19846-2004 also became dismissed.*
  - iii. *Consequently, the institution of the instant writ petition before this court, thus with similar reliefs, and, causes of action also similar to the ones as carried in writ petition (supra), besides when the parties in the earlier writ petition and in the instant one are also similar, there by the earlier makings of a binding and conclusive verdict, thus on the earlier writ petition rather makes the instant writ petition to be estopped by the norm of constructive res judicata.*
  - iv. *Secondarily, for the reason that the subject lands are an integral component of the layout plan, and, thereby this court does not deem it fit, and, appropriate to tinker with the said prepared layout plans by the Engineering cell of the acquiring authority. Paramountly when therebys public interest becomes promoted rather than ill individualistic interest*
  - v. *In aftermath, this court finds no merit in the instant petition,*
- k. That earlier, in the year 2008 the similar case was decided by the Hon'ble High Court of Punjab & Haryana titled as Rajbir Singh Versus State of Haryana & Ors. CWP 7064 of 2008 decided on 21.09.2023, Whereas the petitioner were seeking for the quashing for the notification issued on 1.1.2002 and the award dated 29.12.2004,

but the Hon'ble High Court has dismissed the Civil Writ Petition and on the same ground the Hon'ble High Court has dismissed the writ petition of the petitioner.

- l. That aggrieved by the order of the Hon'ble High Court of Punjab & Haryana, Rajbir Singh approached the Hon'ble (Apex Court) Supreme Court of India, but the Hon'ble Supreme Court has also dismissed the SLP (25243/ 2023) titled as Rajbir Singh Versus State of Haryana vide order dated 1.12.2023 with the reasoning that "*in our considered view, no case of interference with the impugned judgment dated 21.09.2023 passed by the division bench of the Punjab & Haryana High Court at Chandigarh is made out*".
- m. That the petitioner has also moved the representation dated 23.11.2023 before the zonal committee, Urban Estate Haryana, at Panchkula for seeking release of their land falling in Khasra/ Killa No. 41/ 7/ 2 (3-8), 8 (8-0), 13(8-0), 18(8-0) measuring 27 K - 8M by resorting to the policy of the State Govt. dated 14.09.2018, on the ground that the HSVP cannot utilise the Land in question as it has become non essential / unviable. The Zonal Administrator, HSVP - Additional Director, Urban Estate, Rohtak has dismissed the representation made by the petitioner with the detailed order dated 17.10.2023.
- n. That after dismissing from the Hon'ble Apex Court, now the petitioner approached the Hon'ble NGT with respect to the dispute pertaining to the cutting of trees in the non notified areas by specifying the land which is now under the possession answering respondent.
- o. That the issue pertaining to the trees in the land in question, respondent submits that, the answering respondent is trying all the possibilities to shift the trees from the land in question to some other places. That as per the development plan the trees which are falling and which are required to shift from one place to another the answering respondents are making their best efforts. It is pertinent to mention here that the Estate Officer HSVP Rohtak vide letter dated 20.10.2023 issued to the Administrator HSVP Rohtak with a request to shift/ cutting of tree plants from the subject cited land to free the HSVP land from encroachment in compliance of Punjab & Haryana

High Court, decision in CWP No. 7064 of 2008. That vide letter dated 19.12.2023, the department of forest has replied to the letter dated 23.11.2023 issued by the Administrator HSVP to the forest department. That the department of Forest has replied that “***the trees falling under the land in question at sector-6, Rohtak does not fall under the jurisdiction of department of forest. Hence department of forest cannot act with respect to the shifting/ cutting of trees in the land in question***”.

That on 30.01.2024, the Estate Officer, HSVP, Rohtak has also requested the department of Horticulture HSVP, Rohtak and requested to explore the possibilities/ feasibility of shifting of trees elsewhere.

That vide letter dated 07.02.2024, Superintendent, Administrator, HSVP, Rohtak has requested the executive engineer HSVP, Horticulture Division for removal of Trees/Plants from the site in question by following the due procedure of evaluation of pleas and auction procedure.

That vide letter dated 15.03.2024, a telephonic complaint was received from RWA President, Sector-6, Rohtak regarding illegal plantation in land involved in CW P7064 of 2008 titled as Rajbir Singh Versus State of Haryana & Ors. During the site visit on 13.03.2024, it was found that fresh plantation have been made by an old land owners. It is pertinent to mention here that old owners are illegally encroaching the land by planting new plants and are not vacating the encroached land. Copy of photographs are already attached.

That due to the act of illegal encroachment by the old owners, the answering respondent (EO-HSVP, Rohtak) vide letter dated 15.03.2024 has requested the deputy Superintendent of Police (HQ-Rohtak) to take appropriate legal action against trespassing upon HSVP land in question along with violation of orders of the Hon’ble High Court of Punjab & Haryana, and Supreme Court.

9. That due to the illegal acts of petitioner as well as old owners are continuously creating a problem to the answering respondent for delivery of possession to the allottees by making frivolous cases to the Hon’ble High Court as well as Supreme Court and after dismissing from the apex court,

the petitioner is now approaching the Hon'ble NGT with a new issue. It is pertinent to mention here that the land in question in the present case has already been ~~acquired~~ by the state government in the year 2002 and the award has already been made as well as the payment was also paid to the petitioner. It is further pertinent to mention here that a scheme was also floated in the year 2012 and as per the scheme the allotment letters were also been issued to the allottees in the land in question. It is pertinent to mention here that as per the terms and conditions of the allotment the possession has to be delivered to the allottees within a period of 3 years but due to the litigations pending before the High Court and Apex Court, the possession could not be delivered on the grounds already mentioned above and if, in present case any stay or direction issued in the favour of petitioner in that case the interest of allottees may be violated and those allottees are already been suffered due to the litigation involved in the site in question and if present application is allowed in that case many allottees who has already paid their amount may suffer again.

**Prayer :**

It is therefore, most respectfully prayed that the present application filed by the petitioner is liable to be dismissed on the grounds already mentioned above in the interest of justice.

Place: DELHI

Date: 14-08-2024

**SUBMITTED BY:**



**RESPONDENT NO.5  
Estate Officer  
HSVP, Rohtak**

**THROUGH**



**PIYUSH CHANDEL**  
(Advocate for Respondent No.5)  
A 22 LGF, Shivalik Colony,  
Malviya Nagar, New Delhi-110017  
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Mob. No. 8968217890

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**IN THE MATTER OF :**

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... APPLICANT

**VERSUS**

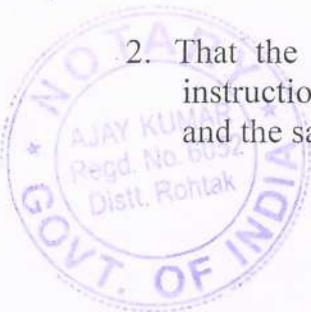
UNION OF INDIA AND OTHERS

... RESPONDENTS

**AFFIDAVIT IN SUPPORT OF REPLY TO ORIGINAL APPLICATION**

**AFFIDAVIT OF BHARAT BHUSHAN GOGIA, HCS, AGED 45 YEARS, DESIGNATED AS ESTATE OFFICER, HSVP, ROHTAK. THE DEPONENT ABOVE NAMED DO HEREBY SOLEMNLY AFFIRM AND DECLARE AS UNDER:**

1. That the deponent is the concerned representative of Respondent No.5 (HSVP) in the above said Reply and well conversant with the facts and circumstances of the present case and competent to swear this affidavit.
2. That the accompanying Reply has been drafted by my counsel under my instruction, the contents of the same be read as part and parcel of my affidavit and the same are not being repeated here for the sake of brevity.



**VERIFICATION:-**

Verified at 14<sup>th</sup> day of Aug., 2024 that the contents of my above affidavit are true and correct to my knowledge.

Place: Rohtak

Dated: 14-08-2024

**ATTESTED**  
  
**NOTARY PUBLIC  
ROHTAK GOVT. OF INDIA**

  
**DEPONENT  
Estate Officer  
HSVP, Rohtak**

  
**DEPONENT  
Estate Officer  
HSVP, Rohtak**

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... APPLICANT

VERSUS

UNION OF INDIA AND OTHERS

... RESPONDENTS

**AFFIDAVIT IN SUPPORT OF DOCUMENTS**

AFFIDAVIT OF BHARAT BHUSHAN GOGIA, HCS, AGED 45 YEARS, DESIGNATED AS ESTATE OFFICER, HSVP, ROHTAK. THE DEPONENT ABOVE NAMED DO HEREBY SOLEMNLY AFFIRM AND DECLARE AS UNDER:

1. That the deponent is the concerned representative of Respondent No.5 (HSVP) in the above said Reply and well conversant with the facts and circumstances of the present case and competent to swear this affidavit.
2. That the documents annexed with accompanying Reply, are true and correct photo copies of their respective Originals.



**VERIFICATION:-**

Verified at 14<sup>th</sup> day of Aug, 2024 that the contents of my above affidavit are true and correct on the basis of official records and no part of it is incorrect or false nor any material has been concealed therefrom.

Place: Rohtak  
Dated: 14-08-2024

**ATTESTED**  
  
**NOTARY PUBLIC**  
ROHTAK GOVT. OF INDIA

**DEPONENT**  
**Estate Officer**  
**HSVP, Rohtak**

**DEPONENT**  
**Estate Officer**  
**HSVP, Rohtak**

HARYANA GOVT  
URBAN ESTATES DEPT  
NOTIFICATION

No. LAC(F)-NTLA-2002/NTLA/72

Dated: 30/12/2002

Whereas the Governor of Haryana is satisfied that the Land specified below is needed by the Government at public expenses for a purpose, namely for the development and utilization of Land of commercial sector-6 Rohtak under the Haryana Urban Development Authority Act, 1977 by the Haryana Urban Development Authority in the area of village Rohtak Hadbast No. 74 & Village Pada Hadbast No. 67 Tehsil & District Rohtak for which Haryana Government Urban Estates Department notification No. LAC(F)-2002/NTLA/72 dated 1.1.2002 under section 4 of the Land Acquisition Act, 1894 has been published. It is hereby declared that the land described in the specification below is needed for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 for the information of all whom it may concern.

The planned of this land may be inspected in the officer of the Land Acquisition Collector, Urban Estates Haryana Sector-12 Faridabad and District Town planner, Rohtak.

SPECIFICATION

District	Tehsil	Locality/ Village & H.B.No.	Area in acres	Rect. Khasra Nos.
Rohtak	Rohtak	Rohtak 74	128.75 Acres.	7367, 7373, 7378, 7379, 7380, 7381, 7382, 17520/7383, 17521/7383, 7384, 17577/7385 17578/7385, 7386, 7387, 15688/7388, 15689/7388, 7389 17522/7390, 17523/7390, 9027/7391, 9028/7391, 9029/7391 9030/7391, 9031/7391, 10205 7392, 10204/7393, 10883/7393, 10884/10205/7393, 13095/10206/7393, 13096/10206/7394, 10207/7394, 10888/7395, 10884/10205/7395, 13094/10208/7396, 13098/10208/7396, 13099/10208/7396, 13100/10208/7396, 13101/10209/7396, 13102/10209/7396, 13103/10209/7396.

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2. 3. 4. 5.

7397, 10210/7398, 10211/7398, 7399,  
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17932

k Rohtak Pada 434.68  
67 acres

10  
 3, 4, 5, 16/1, 16/2, 16/3, 16/4, 23/2, 24/1,  
 24/2, 24/3, 25,  
 11

11/2/1, 11/2/2, 12, 13, 14, 15, 16, 17, 18/1,  
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19/3,20/1, 20/2/1, 20/2/2,20/2/3,21/1,21/2,  
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4,5,6/1,6/2.

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6/2min, 15/1.

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1, 14/1, 14/2, 14/3, 14/4, 15/1, 15/2, 16, 17/1, 17/2,  
17/3, 24/1/1, 24/2/1, 25/2.

and khasra nos. 129, 140, 142, 143, 144, 145, 149.

*1000*  
 SPECIAL SECRETARY TO GOVERNMENT HARYANA  
 URBAN ESTATES DEPARTMENT.  
*H. H.*

HARYANA GOVERNMENT  
URBAN ESTATES DEPARTMENT  
NOTIFICATION

108

No. IAC(F)-NTLA-201

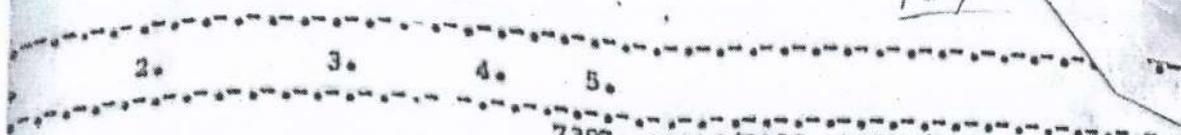
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Dated: 30-12-2007

Whereas the Governor of Haryana is satisfied that the Land specified below is needed by the Government at public expenses for a purpose, namely for the development and utilization of Land of commercial sector-6 Rohtak under the Haryana Urban Development Authority Act, 1977 by the Haryana Urban Development Authority

-2-

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- 7397, 10210/7398, 10211/7398, 7399,
- 9023/7400, 9024/7400, 9025/7400,
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6/2min, 15/1.

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17/3, 24/1/1, 24/2/1, 25/2.

and khasra nos. 129, 140, 142, 143, 144, 145, 149.

SPECIAL SECRETARY TO GOVERNMENT HARYANA  
URBAN ESTATES DEPARTMENT.

*[Handwritten signature]*

34/

Land Acquisition Award

BY RAJESH JOGPAL., HCS

LAND ACQUISITION COLLECTOR,

URBAN ESTATE DEPARTMENT HISAR. (HARYANA)

Award No. 5	: Dated 29-12-2004
Area of Land	: Acre 409.32
Purpose of Land acquisition	: For the development and utilization of residential transport and communication sector 6, Rohtak.
Village	: Pada
Hadbast No.	: 67
Tehsil & Distt.	: Rohtak

1. AWARD :

The Haryana Govt. vide notification No. LAC (H) 2002/72 dt. 1.1.2002 published in the Haryana Govt. Gazette (Extra Ordinary) under Section - 4 of Land Acquisition Act, 1894 (hereinafter called the Act) notified that the Land measuring 632.28 acres was likely to be needed for a public purpose i.e. for residential, transport, communication sector 6, Rohtak.

A declaration under Section 5 of the Act was published on 30.12.2002 vide no. LAC (F) 2002/128 under which 434.68 acres of Land was declared for acquisition. Subsequently, the Land Acquisition Collector, Urban Estate Department, Haryana Hisar was also directed under Section - 7 of the Land Acquisition Act, 1894 to exercise powers for the acquisition of land question.

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2. AREA OF LAND

The area of land given in the above declaration is 409.32 acres after measurement conducted at the spot by the field staff as required under Section-8 of the Act was found correct. The detail of this area are given in the statement No.1 which has been prepared according to para No. 36 (1) of the Financial Commissioner's standing order No. 28, attached with the land acquisition file.

3. CLASSIFICATION OF THE LAND

The classification of the Land under acquisition vide this award as per Jamabandi for the year 1998-99 is as under :-

Sr. No.	Class of Land	Area		
		Kanal	Marla	Acres
1.	Near G.T. Road 1 acre depth			
2.	Chahi/Nehri	23	0	2.87
3.	Bhood, Banjar, Barani & Gair Mumkin	2059	17	257.48
		1191	15	148.97
	Total	3274	12	409.32

The above classification of land was intimated to the Land Owners/interested person through notices issued U/S-9 of the Land Acquisition Act, 1894 and was read over to them, before the announcement of award. None of the interested persons raised any objection regarding the classification of the Land under acquisition.

4. DEMAND OF THE LAND OWNERS AND INTERESTING PERSONS

The land owners and other interested persons who appeared on 24.11.2004 personally or through their duly authorized agents to state their interests and nature of their respective interests in land i.e. the amount of the compensation and objections regarding as to measurement of land etc. The land Owners and other interested persons field their claim in writing. According of the claims field the interested persons have claimed compensation in respect of their land under acquisition @ Rs. 400/- to 10,000/- per sq. yards vide their claims field U/S-9 of the Land Acquisition Act, 1894. But none of them have produced any documentary evidence/proof in support of their claims.

5. STATEMENT OF THE ACQUIRING DEPARTMENT 343

The representative of the acquiring department pointed out that the claims put up by the land owners were too high and are without any documentary proof. The acquiring department requested that the market value of the land in question may be determined as per the rate supplied by the Collector Rohtak District.

6. MARKET VALUE

The Deputy Commissioner-cum-Collector Rohtak District was requested to supply the market rate of land under acquisition vide this office letter No. 1074 dt. 2.4.2004 Deputy Commissioner-cum-Collector Rohtak has supplied the market rate of the land under acquisition vide his memo No. 1031-1033 dt. 8.11.2004 dated 27.7.2004 @ Rs. 4,50,000/- per acre (Rs. Four Lakhs Fifty Thousand Only) Nehri and Chahi Rs. 3,50,000/- Gair Mumkin Banjar Kadim Bhood and Barani Rs. 5,50,000/- near-road up to one acre depth.

I have inspected the land under acquisition along with the revenue staff of my office before the announcement of Award. Keeping in view the location, situation and all other factors, I observe that the market rate supplied by the Deputy Commissioner-cum-Collector Rohtak are fair and adequate i.e. Rs. 4,50,000/- per acre (Rs. Four Lakhs Fifty Thousand only) Nehri and Chahi Rs. 3,50,000/- per acre Gair Mumkin, Banjar Kadim Bhood and Barani Rs. 5,50,000/- per acre near road up to one acre depth. I award the same.

7. STRUCUTRES AND TUBEWELL ETC.

There are some structures/ Tubewells in the land which are also being acquired. An assessment of these structures etc. has been made by Executive Engineer, HUDA Division No. 1 Rohtak and he has supplied the assessment report vide his office memo No. 14848 dt. 27.12.2004 I agree with assessment supplied by the technical authorities and I allow the same accordingly. The detail of acquired structure/tubewell is attached with the land acquisition file. M

8. TREES

There are some trees in the land, which are also acquired. An assessment of these trees has been made by Executive Engineer, HUDA Horticulture Division Rohtak and he has supplied the assessment report vide his office dt. 27.12.2004. I agree with the supplied assessment made by the technical authorities and allow the same accordingly.

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9. CROPS

As per report of revenue staff and spot inspection there were different kind of standing crops such as wheat mustard, barseem etc. On the verbal request of the land owners/interested persons they were allowed to harvest their crops upto April 15,2005.

10. COMPUSORY ACQUISITION CHARGES AND ADDITIONAL AMOUNT

Due to the compulsory nature of the acquisition compulsory acquisition charges at the rates of 30% admissible under the provisions of the Act are allowed and the right holders will also get an amount of 12% per annum from the date of notification under Section -4 i.e. 1.1.2002 to the date of announcement of the award i.e. 29.12.2004 U/S (23) (2) & 23 (1-A) of Land Acquisition Act. 1894.

11. POSSESSION

Upto the announcement of award i.e. 29.12.2004.

7 Nos. C.W.Ps have been received. The possession of the acquired land have been taken except the land mentioned in the above CWP. It is further added that the CWP received to the announcement of award i.e. dt. 29.12.2004 will also be entertained.

Thus the land of which possession has been taken vests in the ownership of Haryana Government and on transfer will be vest in Haryana Urban Development Authority free from all encumbrance from today.

12. MODE OF PAYMENT

The payment will be made to the owners and other interested persons according to their shares entered in the latest record of rights (Jamabandi 2000-2001) and as per sanctioned mutations thereafter.

## CONCLUSION :

Subject to the above facts this award stands as under :- 345

Sr. No.	Description	Amount
1.	Compensation of Land.	Rs. 16,95,86,875.00
2.	Compensation for building structures and tubewell etc.	Rs. 1,20,70,500.00
3.	Compensation for trees	Rs. 97,422.00
4.	Compulsory Acquisition charges @ 30% on item No. 1 to 3.	Rs. 5,45,26,439.00
5.	Additional amount @ 12% U/S 23 (1-A) On item No. 1 & 2 from 1.1.2002 to 29.12.2004	Rs. 6,52,69,495.00
	Total	Rs. 30,15,50,731.00

(Rs. Thirty Crows Fifteen lacs Fifty thousand Seven hundred & Thirty One only)

This award has been announced in the presence of land owners/ interested persons on this day.

*Laxa Joffa*

Land Acquisition Collector  
Urban Estate Deptt. Hr.  
Hisar

camp at O/O SDM (Civil) Rohtak

Place : Rohtak

Dated : 29.12.2004

Announced today i.e. 29.12.2004 in open court to those who appeared before me in response to the notices. The award is now filed in my offices.

*Laxa Joffa*  
Land Acquisition Collector  
Urban Estate Deptt. Hr.  
Hisar

camp at O/O SDM (Civil) Rohtak

Place : Rohtak

Dated : 29.12.2004

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Annexure R-3

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अवार्ड स्टेटमेंट सैक्टर नं.	ग्राम	हदबस्त नं०	तहसील	जिला	अवार्ड नं०	दिनांक		
1	2	3	4	5	6	7	8	9
क्रमांक	खेद खतोनी	भूमि पति का नाम	नम्बर खसरा	रकबा/किस्म	भूमि/सम्पत्ति का मुआवजा	प्रतिशत 30 कम्पलशरी एक्वीजीशन चार्जिज	12 प्रतिशत प्रतिवर्ष अतिरिक्त राशि	कुल मुआवजा राशि
1040	सुरवर 577	सुरवर 577	41		11,98,750/-	3,59,625/-	4,30,710/-	19,89,085/-
1258	महाबिंद 577 कोरा	महाबिंद 577 कोरा	7/2	3-8 (असल)		सालाना 19,89,085/-		
			8	8-0				
			13	8-0				
			18	8-0				
			विशाल 4	27-8 (असल)	27-8 (असल) 27-8 (असल)			

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क्रम संख्या	नं० आसामी	नाम मालिक वगैरा	रकम मुआवजा रुपये	जिला पैसे	नं. चोवर चैक या नकदी देने की तिथि
	1707	सेखर कार फुग महालिह	1989085		paid via 285871 9/1/05 LAC
	1708	राजबरी फुग महालिह	580755		paid via 285871 9/1/05 LAC
	1709	श्रीमती शान्ती विष्णु रक्षकरी लिह	8076		paid via check no 082165 21-9-05 LAC
	1710	शुभला फुग रक्षकरी लिह	8076		paid by che no 082166 21-9-05 LAC

**Annexure R-4****27**

CWP-20329-2011 (O&amp;M)

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2024:PHHC:059457-DB

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT  
CHANDIGARH****CWP-20329-2011 (O&M)****Reserved on: 15.04.2024****Date of Decision : May 06, 2024**

SUKHBIR SINGH

...Petitioner

V/S

STATE OF HARYANA AND OTHERS

...Respondents

**CORAM: HON'BLE MR. JUSTICE SURESHWAR THAKUR  
HON'BLE MR. JUSTICE LALIT BATRA**Present : Mr. Raghav Gulati, Advocate  
for the petitioner.Mr. Ankur Mittal, Addl. AG Haryana with  
Mr. P.P. Chahar, Sr. DAG, Haryana.Mr. Vikas Chatrath, Advocate  
for the respondents No.7(i) to (iii).

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**SURESHWAR THAKUR, J.**

1. Through the instant writ petition, the petitioner prays for the quashing of the notification issued under Section 4 of the Land Acquisition Act, 1894 (hereinafter referred to as "the Act of 1894"), (Annexure P-2), and, also prays for the quashing of notification dated 30.12.2002 (Annexure P-4), notification whereof became issued under Section 6 of the Act of 1894. Moreover, the petitioner also seeks the quashing of award dated 29.12.2004 (Annexure P-5), as became passed under Section 11 of the Act of 1894.

2. The brief facts of the case are that as per jamabandi for the year 2000-01, the owner is the owner in cultivating possession of the land



CWP-20329-2011 (O&amp;M)

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falling in Khasra/Killa No.70//17/2, 17/3, 17/4, 24/1/1/1, 24/1/12, 24/2/1/1 and Killa No.41//7/2, 8, 13 and 18, situated within the revenue estate of village Para, Tehsil and District Rohtak,. He has constructed a house in the said colony and the same has electricity and sewerage connections. The roads of the colony were initially constructed and developed by the Haryana Urban Development Authority, and, thereafter by the Municipal Committee, Rohtak.

3. That the State Government vide notification issued on 1.1.2002 under Section 4 of the Act of 1894, thus acquired the lands for public purposes, namely for development and utilization of the land for commercial, Sector-6, Rohtak under the Haryana Urban Development Authority. The land of the petitioner also falls under this notification.

4. That in the month of June 2002, the Government of Haryana has taken a decision to regularize unauthorized colonies, wherein, 50% of the houses had already been constructed. Accordingly, vide letter dated 20.09.2002, issued by the office of Director, Urban Development Department to Executive Officer/Secretary, Municipal Committee, Rohtak, Jasbir Colony along with other 41 colonies were regularized.

5. That after the publication of notification issued under Section 4 of the Act of 1894, the petitioner filed objections under Section 5-A of the Act of 1894, which were received in the office of the respondents. In pursuance to the objections became submitted by the petitioner, he was afforded an opportunity of personal hearing. However, till date the decision taken on the objections has not been communicated to the petitioner, which *prima facie* shows that no decision has been yet made thereons.



CWP-20329-2011 (O&amp;M)

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6. In pursuance to the notification issued under Section 4 of the Act of 1894, a declaration was issued under Section 6 of the Act of 1894, on dated 30.12.2002, wherein, the lands of the petitioner was found mentioned despite the fact that the area belonging to the petitioner was a constructed area. Subsequently, an award dated 29.12.2004 was passed under Section 11 of the Act of 1894.

7. That the petitioner through his filing writ petition bearing No.CWP-19846-2004, had rather earlier approached this Court for the same relief. Other aggrieved persons had also approached this Court against the same acquisition proceedings. In the earlier writ petition (supra), the ground of challenge was discrimination on the basis of the fact that the State Government had ordered for re-survey of the area, and, subsequently certain lands had been released rather on adoption of a pick and choose policy. It was further mentioned that as per re-survey report, there was a small construction over an area of 4x4 in the shape of Smadh on the entire one acre of land in Khasra No.71/24, recorded in the name of Vikalp School, and, the said land was released from acquisition. The writ petition (supra), came up for hearing before this Court, and, the same was dismissed vide order dated 6.10.2010 on the basis of a decision rendered in CWP-111-2005.

8. That the petitioner challenged the order dated 6.10.2010, passed by this Court, through his filing SLP(C) No.8113 of 2011 before the Hon'ble Apex Court, but the same was also dismissed vide order dated 4.4.2011.

**SUBMISSIONS OF THE LEARNED COUNSEL FOR THE PETITIONER**

9. That the petitioner is also aggrieved against the action of the respondents in adopting a pick and choose policy in releasing lands. Learned



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counsel for the petitioner submits, that not only vacant lands or agricultural lands have been released from acquisition proceedings, but also lands belonging to those persons, who are similarly situated with the petitioner, and, whose writ petitions became dismissed by this Court, as well as by the Hon'ble Apex Court, thus have been ordered to be released.

**REASONS FOR THE REJECTING THE SUBMISSIONS**

10. However, for the reasons to be assigned hereinafter, this Court does not find any merit in the instant writ petition, thus is constrained to dismiss the same.

11. Initially, for the reason that the earlier writ petition bearing No.CWP-19846-2004, wherein, also a ground of discrimination became raised rather becoming dismissed. Moreover, when the SLP bearing No.SLP(C) No.8113 of 2011, as became directed against the said decision made on CWP-19846-2004 also became dismissed.

12. Consequently, the institution of the instant writ petition before this Court, thus with similar reliefs, and, causes of action also similar to the ones as carried in writ petition (supra), besides when the parties in the earlier writ petition and in the instant one are also similar, thereby the earlier makings of a binding and conclusive verdict, thus on the earlier writ petition rather makes the instant writ petition to be estopped by the norm of constructive *res judicata*.

13. Secondly, for the reason that the subject lands are an integral component of the layout plan, and, thereby this Court does not deem it fit, and, appropriate to tinker with the said prepared layout plans by the



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Engineering Cell of the Acquiring Authority. Paramountly when therebys public interest becomes promoted rather than ill individualistic interest.

14. In aftermath, this Court finds no merit in the instant petition, and, is constrained to dismiss the same. Hence, the instant petition is dismissed.

15. The miscellaneous application(s), if any, is/are, also disposed of.

**(SURESHWAR THAKUR)**  
**JUDGE**

**06.05.2024**

Ithlesh

Whether speaking/reasoned:- Yes/No  
Whether reportable: Yes/No

**(LALIT BATRA)**  
**JUDGE**

CWP No. 7064 of 2008 (O&amp;M)

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2023:PHHC:125442-DB

**In the High Court of Punjab and Haryana at Chandigarh****CWP No. 7064 of 2008 (O&M)****Reserved on : 4.9.2023****Date of Decision: 21.9.2023**

Rajbir Singh

.....Petitioner

Versus

State of Haryana and others

....Respondents

**CORAM: HON'BLE MR. JUSTICE SURESHWAR THAKUR  
HON'BLE MR. JUSTICE KULDEEP TIWARI****Argued by:** Mr. Akshay Bhan, Senior Advocate assisted by  
Mr. Harsh Vasu Gupta, Advocate  
for the petitioner.Mr. Ankur Mittal, Addl. A.G., Haryana with  
Mr. Pardeep Prakash Chahar, Sr. DAG, Haryana.Mr. Vikas Chatrath, Advocate  
for respondents No. 3 to 7.

\*\*\*\*

**SURESHWAR THAKUR, J.**

1. A notification under Section 4 of the Land Acquisition Act, 1894 (for short 'the Act of 1894') became issued on 1.1.2002 (Annexure P-2). The said notification was succeeded by a declaration made on 31.12.2002, under Section 6 of the Act of 1894 (Annexure P-4). An award in terms of Section 11 of the Act of 1894 was made on 29.12.2004.
2. The validity(ies) of the above respectively made notification, declaration, and, the award (supra) are challenged through the instant petition.

**Submission of the learned senior counsel for the petitioner**

3. The learned senior counsel for the petitioner, has challenged,

the above drawn proceedings, inter alia on the ground, that the respondents concerned, practicing invidious discrimination, inasmuch as theirs releasing the lands of similarly situated land losers concerned, whereas, the respondents concerned, neither exempting nor releasing the acquired estates of the present petitioners.

**Reason for rejecting the above argument**

4. Though, the learned senior counsel for the petitioner has vehemently argued for nullification of the above drawn motions, under the Act of 1894, but the said vigorous address made before this Court, thus warrants its becoming rejected.

5. The reason for drawing the above conclusion, stems from the factum, that the petitioner had earlier instituted CWP No. 11191 of 2007, whereby a challenge was laid to the statutory motions, as became drawn under the Act of 1894. However, through a decision made thereons, on 26.7.2007, this Court in the relevant paragraph of the verdict (supra), para whereof stands extracted hereinafter, had rather nullified the challenge made to the motions drawn under the Act of 1894.

*“Petitioner is permitted to make a representation to the first respondent within a period of two weeks from the date of receipt of certified copy of this order. It is made clear that if any such representation is made by the petitioner, first respondent is directed to consider and dispose of the same, if it is permissible, in accordance with law within eight weeks thereafter.”*

6. The impact thereof, is that, thereby the petitioner but becomes estopped to raise a challenge to the validity of the statutory motions (supra), as became drawn under the Act of 1894. Resultantly, the said challenge

appertaining to the validity of the drawing of the statutory motions (supra), at the instance of the petitioner, does but completely staggered.

7. Be that as it may, since the petitioner in the earlier writ petition (supra), had claimed parity with the other land losers concerned, qua whom the respondents concerned, had made exemptions or releases of their respective acquired lands. Resultantly for facilitating the petitioner to make a grievance before the competent authority concerned, he was thus permitted to raise a representation.

8. The representation, as moved by the present petitioner was rejected through an order drawn on 11.10.2007 (Annexure P-11). The reasons for rejecting the said representation *inter alia* becomes founded on the grounds, as mentioned in the relevant para, para whereof becomes extracted hereinafter.

“x x x x

*The land in question was vacant at the time of acquisition and continues to be so even today. The land was acquired vide award dated 29.12.2004 and possession of the same stands handed over to HUDA. I have further gone through the record relating to release of land falling under Khasra No. 41/16. The same was released due to existing Samadhi located on the land whereas the land of the petitioner was vacant. The petitioner has himself admitted that he had planted polar and teak trees in the land. Hence, it is evident that no construction of any type existed on the land. There is no policy to release vacant land at any stage of acquisition. Only built-up structures or clusters of houses are released to avoid hardship to the land owners. As far as other structure/land released from acquisition is concerned, the Government had taken a decision to exclude these areas because they were thickly populated. Hence, there is no question of pick and choose in releasing the land.”*

9. Though, the learned senior counsel argues, that the above assigned reasons are lacking in keenest application of mind to the subject matter concerned.

10. However, in view of its becoming openly pronounced, in the above extracted reasons rather declining the petitioner's claim for release or exemption of his acquired land, that his land was vacant at the time of acquisition. Therefore, when it is further voiced in the above declining reasons, that there is no policy to release the vacant land at any stage of acquisition, whereas, there is a policy only for releasing the built-up structures or cluster of houses. Resultantly, when in terms of the policy (supra), there occurs an interdiction against the release of the present petitioner's vacant lands from acquisition. Consequently, in case the vacant lands of the petitioner are released, or are exempted from acquisition, thereby breach would be caused to the relevant policy.

11. Bearing in mind the limited relief (supra), as became granted to the petitioner in his earlier writ petition bearing CWP No. 11191 of 2007. Moreover, when the respondent concerned, took to reject the petitioner's representation, as became moved by him, before the competent authority concerned, thus in terms of the liberty assigned to him in the order (supra), made by this Court. Therefore, when for reasons (supra), the declining order, as made upon the apposite representation, thus has been concluded to be well informed. In consequence, the instant writ petition, whereby, a challenge is thrown to the said declining order, made on the petitioner's representation, does not require any interference being made by this Court.

### **Final Order**

12. In summa, this Court does not find any merit in the instant

*CWP No. 7064 of 2008 (O&M)*

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*2023:PHHC:125442-DB*

petition, and, is constrained to dismiss it. Accordingly, the instant petition is dismissed. The impugned annexures are maintained and affirmed.

13. The pending application(s), if any, is/are also disposed of.

**(SURESHWAR THAKUR)**  
**JUDGE**

**(KULDEEP TIWARI)**  
**JUDGE**

**September 21, 2023**  
**Gurpreet**

**Whether speaking/reasoned : Yes/No**  
**Whether reportable : Yes/No**

ITEM NO.11

COURT NO.5

SECTION IV-B

S U P R E M E C O U R T O F I N D I A  
R E C O R D O F P R O C E E D I N G S

Petition(s) for Special Leave to Appeal (C) No(s).25243/2023

(Arising out of impugned final judgment and order dated 21-09-2023 in CWP No.7064/2008 passed by the High Court of Punjab & Haryana at Chandigarh)

RAJBIR SINGH

Petitioner(s)

VERSUS

THE STATE OF HARYANA &amp; ANR.

Respondent(s)

(FOR ADMISSION and I.R. and IA No.233406/2023-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT and IA No.233409/2023-PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES)

Date : 01-12-2023 This petition was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE SURYA KANT  
HON'BLE MR. JUSTICE DIPANKAR DATTA

For Petitioner(s) Mr. Colin Gonsalves, Sr. Adv.  
Mr. Gaurav Dhingra, AOR  
Mr. Ramesh Dalal, Adv.  
Mrs. Nidhi Arya, Adv.  
Mr. Ankit Dalal, Adv.  
Mr. Gaurav Dhingra, Adv.  
Mr. A.K. Singh, Adv.  
Mr. Mahender Ram, Adv.  
Mr. Joginder Kumar, Adv.  
Mr. Rishabh Kumar Singh, Adv.

For Respondent(s) Mr. Rajeev Bhalla, Sr. Adv.  
Mr. Jugul Kishor Gupta, AOR  
Mr. Vinay Aherodiya, Adv.

UPON hearing the counsel the Court made the following  
O R D E R

1. We have heard learned Senior Counsel for the petitioner (C) a considerable length and carefully perused the material placed on record.

2. In our considered view, no case to interfere with the impugned judgment dated 21.09.2023, passed by the Division Bench of

the High Court of Punjab & Haryana at Chandigarh, is made out.

3. The Special Leave Petition is, accordingly, dismissed.

4. As a result, the pending interlocutory applications also stand disposed of.

(SATISH KUMAR YADAV)  
DEPUTY REGISTRAR

(PREETHI T.C.)  
COURT MASTER (NSH)























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**SPEAKING ORDER**Estate Officer  
H.S.V.P., Rohtak

Vide the instant order, the Zonal Committee proposes to dispose of the representation dated 23.01.2023 filed by Sukhbir Singh S/o Sh. Maha Singh R/o Kishan Pura, Rohtak vide The Director, Urban Estate, Haryana, Panchkula vide office memo no. 3176 dated 28.06.2023 regarding seeking release of their land falling in Khasra/Killa Nos. 41//7/2(3-8), 8(8-0), 13(8-0), 18(8-0) measuring 27K-8M; by resorting to the policy of the State Government dated 14.09.2018, on the ground that the HSVP cannot utilise the land in question as it has become non-essential/unviable.

**CONTENTIONS RAISED BY THE APPLICANTS/PETITIONERS**

The applicant/petitioner filed the representation and submitted that he is the owner in possession of the land measuring 27 Kanal and 8 Marla comprised in Khasra/Killa No. 41//7/2(3-8), 8(8-0), 13(8-0), 18(8-0) situated in Village Padda, District Rohtak as per Jamabandi for the year 2000-2001. The state of Haryana vide notification dated 01.01.2002 issued under Section 4 of the land acquisition, sought to acquire land measuring 638.8 acres for utilisation thereof as residential/ transport/communication with the revenue estate of Village Pada comprised in had-bast No. 6. The application filed objections under Section 5A of the land acquisition act. The applicant further submitted that government thereafter published notification under Section 6 of the land acquisition act dated 31.12.2002 in which land measuring 434.68 acres of land was only included and approx. 203 acres of land is released from acquisition proceedings. The applicant also submitted that some part of the acquired land of the applicants who are having high links or having strong pockets was also released. The applicant has also filed a civil writ petition number 7064 of 2008 in Hon'ble Punjab and Haryana High Court at Chandigarh to summon the records of the case and quash the acquisition proceedings and submitted that present is a case wherein certainly with hardly 70 acres of land out of the project of more than 800 acres of land, cannot be completed especially when land of all the landowners whose land is adjoining to the land of petitioner's/applicant is released even after award passed under

the land acquisition act and further prayed that land measuring 27 Kanal and 8 Marla comprised in Khasra/Killa No. 41//7/2,8,13,18 may be released.

The applicants/petitioners have further contended that no development work has been carried out till today and the Land has been acquired for the benefit of private builders and in view of the above facts, the land in question cannot be utilized and has become unviable, prayed for release of the land.

**COMPETENCE OF THE ZONAL COMMITTEE TO DECIDE THE CLAIM/REPRESENTATION BEING FILED BY THE LAND OWNERS SEEKING DENOTIFICATION OF THEIR LAND**

In order to address the grievance being addressed by the land owners seeking denotification of their land on the ground of it having become non essential/unviable, the State Government vide gazette notification No. 4781 dated 21.07.2022 notified the zonal committee to decide the claims made in this regard, hence in view of the same the instant matter has been taken up for adjudication by the instant Zonal Committee of Gurugram as the land in question falls in Gurugram.

**SECTION 101 A OF RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION, REHABILITATION AND RESETTLEMENT ACT, 2013**

1. The bare glance at the issue to be decided unequivocally hints that the core issue involved is the applicability of Section 101-A of the Act of 2013 as well as the policy dated 14.09.2018 framed by the State Government to exercise the powers under Section 101-A of the Act of 2013 and thus, to wriggle with the same, we deem it appropriate to reproduce Section 101-A of the Act of 2013 which is as under:-

**“....101A. Power to de-notify land.-** When any public purpose, for which the land acquired under the Land Acquisition Act, 1894 (Central Act 1 of 1894) becomes unviable or non-essential, the State Government shall be at liberty to denotify such land, on such terms, as considered expedient by the State Government, including the payment of compensation on account of damages, if any, sustained by the land owner due to such acquisition:

Provided that where a part of the acquired land has been utilized or any encumbrances have been created, the landowner may be compensated by providing alternative land alongwith payment of damages, if any, as determined by the State Government.....”

Perusal of section 101-A of Act of 2013 would show that the said section does not give any vested right to the landowners regarding de notification of the acquired land nor does it follow that upon de notification, the land in question must return to the erstwhile owners only.

It is further submitted that it can be done only if the State Government is fully satisfied that the public purpose has become unviable or non essential for the purpose of development and in particular for reason for which it was so acquired.

2. The power under Section 101-A of 2013 Act which was inserted by the Haryana Government in the Land Acquisition, Rehabilitation and Re settlement Act 2013 (for short “2013 Act”) is discretionary power and it does not confer any individual right upon the landowner. It is to be noted that Section 101-A is only an enabling provision for de-notifying the entire acquired land if in the opinion of the state government the ‘public purpose’ for which the land was acquired has become un-viable or non-essential. The said discretion is not un-bridled as the legislature has put a prerequisite condition i.e. either ‘unviable’ or ‘non-essential’ or both.

3. Recently the Hon’ble Supreme Court of India in the case of **Ram Swaroop (Dead) through LRs and Anr. V. State of Haryana and others SLP (Civil) 16421 of 2021** vide judgment dated 15.11.2021 has categorically clarified that Section 101-A of Act of 2013 does not give a vested right to the landowner to seek de-notification or even that upon de

notification, the land in question must return to the erstwhile owners only. It is prerogative of the State to de-notify the land. Section 101-A of Act of 2013 does not give any legal right in favour of the petitioner to seek de notification. Once it is so, no mandamus can be issued for exercising power

under section 101-A of Act of 2013. The operative part of the judgment is reproduced herein below:-

‘...11. The claim of the appellants for release of land on account of Section 24(2) had been rejected by the State Government on 12.09.2016. The writ petition against the said order stands dismissed on 12.10.2020. Thus, the present appeal is merely an attempt to continue to be in possession of the land on one pretext or the other so as to defeat the public purpose of acquisition of the land for development and utilization of residential, commercial and institutional area, Sector-51, Gurgaon (now Gurugram). **This Court in Raghbir Singh has held that Section 101-A does not give a vested right to the landowner to seek denotification or even that upon denotification, the land in question must return to the erstwhile owners only. The State Government is at liberty to pass such order other than release of land in favour of the landowners.**

12. Therefore, the appellants cannot compel an exercise of power by the State Government in their favour as the appellants have no vested right to seek denotification of the land. Consequently, the present appeal is dismissed...’

4. In this regard the reference can also be made to the Policy dated 14.09.2018, of which clause 3 provides that procedure of de-notification will be commence only when acquiring department forms an opinion that the land has become unviable or non- essential. Clause 3 is reproduced herein below:

‘...3. If the acquiring department is of the opinion that the land acquired under the Land Acquisition Act, 1894 (Act No. 1 of 1894) is un-viable or non-essential for the public purpose for which it has been acquired and that the land should be de-notified from acquisition, it will inform the Government about its opinion and seek approval of the Government before proceeding further in accordance with the provisions given hereafter...’

It is also relevant to refer to the definition of unviable and nonessential as given in policy dated 14.09.2018 issued by State of Haryana.

The explanation appended to clause 7 of the policy defines the terms "unviable" and "non-essential" in the manner as follows:-

1. Unviable land means the whole or part of the acquired land which has become unsuitable for utilization for the purpose for which it was acquired due to act of Nature, or increase in acquisition cost as a result of any reason including any enormous enhancement in compensation amount payable on such a land due to court orders, or material or drastic change in policy of the government wherein such extenuating circumstances have emerged where in the opinion of the

government to be recorded with reasons, it would not be in public interest to continue with acquisition, or change in socio economic and geographical factors in respect of the acquired land or for any other reasonable cause.

2. Non-essential land means the whole or part of the acquired which cannot be practically utilized for the purpose for which it was acquired to any of the reasons enumerated in explanation (1) or better alternatives have become available for the project and it is not possible to continue with any alternative public purpose in respect of acquired land.

5. We proceed to decide the instant representation keeping in mind the aforesaid position of law.

**RESPONSE/STAND OF THE OFFICE OF LAND ACQUISITION COLLECTORS AS WELL AS THE BENEFICIARY DEPARTMENT I.E. HSVP.**

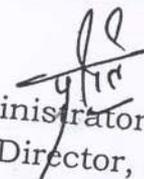
On behalf of LAC/HSVP it has been brought to our notice that the acquisition at hand was initiated vide the notification issued under Section 4 of the land Acquisition Act, 1894 on 01.01.2002, followed by the declaration under Section 6 of 1894 Act dated 30.12.2002 and the award dated 29.12.2004, for the development of residential, Transport & Communication, Sector-6, Pada, Rohtak. As far as the land in question is concerned, the applicant Sukhbir Singh is owner of khasra no. 41//7/2(3-8), 8(8-0), 13(8-0), 18(8-0) in village Pada, Rohtak. The compensation amount of the applicant was Rs. 1989085/- which was paid vide cheque no. 285871 dated 09.12.2005. The physical possession of the land in question was taken and handed over to the beneficiary department i.e. HSVP vide Rapat No. 445 dated 29.12.2004. Even the mutation entries stand sanctioned in favour of HSVP. Thus, it was

contended that the acquisition of the land in question is complete, the land in question stands vested in the State.

As regards the essentiality and viability of the land in question, the same affects as per DTP, Rohtak EWS site, 12.0 meter wide road, 18 meter wide road, 7 nos. plots of 8 marla, 27 nos. plot of 6 marla, 24 nos. plots of 10 marla of Sector-6, Rohtak & the land is viable and essential for HSVP.

### CONCLUSION

As a sum and substance of what all has been discussed here in above, the concealments made by the applicants and above all the categorical stand taken by the acquiring department i.e. LAC and the beneficiary department i.e. HSVP that the land in question has already been planned and effects planning as per reports of DTP, Rohtak. Thus, the public purpose is very much viable/essential, therefore, the claim made by the applicants being devoid of any merits, is hereby rejected.

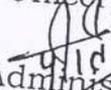
  
Zonal Administrator, HSVP-cum-  
Additional Director, Urban Estate,  
Rohtak

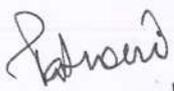
Dated 17/10/2023

Endst. No. 7600-06

A copy of the above is forwarded to the following for information and necessary action, please.

1. The Chief Administrator, HSVP, Panchkula.
2. The Director, Urban Estate, Haryana, Panchkula w.r.t. office memo no. 3176 dated 28.06.2023.
3. The Estate Officer, HSVP, Rohtak. He is requested to take physical possession of the site and put to use for the notified purpose.
4. The Land Acquisition Officer, Rohtak.
5. The District Town Planner, Rohtak.
6. Sh. Sukhbir Singh S/o Sh. Maha Singh R/o 86-6F/29, Jasbir Colony, Rohtak.
7. The applicant/petitioner through Estate Officer, HSVP, Rohtak.

  
Zonal Administrator, HSVP-cum-  
Additional Director, Urban Estate,  
Rohtak



20/10/23



HARYANA SHEHRI VIKAS PRADHIKARAN

Office of the

Administrator, HSVP, Sector-3, Rohtak

E-Mail: [admrtkhuda@gmail.com](mailto:admrtkhuda@gmail.com) Telephone No. 01262-285786FR  
DS/A.O/Acctt./ADA/RTI/VE./Patwar  
Asstt.-1/Asstt.-2/R.K.-1/R.K.-2

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

To

The District Forest Officer  
Rohtak

**Sub: Regarding shifting/cutting of various tree plants from encroachment land in Sector-6, Rohtak.**

Please find enclosed herewith copy of Executive Engineer, HSVP Hort. Division, Rohtak office memo no. 6813 dated 20.10.2023 on the subject cited above. It is requested to go through the contents of the above office letter and take further necessary action under intimation to this office.

DA/As above

  
SDE(S)  
For Administrator  
HSVP, Rohtak

Dated: 23/11/2023

Endst. No.

8274-75

A copy of the above is forwarded to the following for information and taking further necessary action please.

1. The Executive Engineer, HSVP Hort. Division, Rohtak
2. The Estate Officer, HSVP, Rohtak

  
SDE(S)  
For Administrator  
HSVP, Rohtak

कार्यालय : वन मण्डल अधिकारी, रोहतक

पता : वन कम्पलेक्स, जय कालीनी, नजदीक विजय मार्ग, रोहतक, Phone No. 01262-256940, E-mail: rforhtak2@yahoo.com

क्रमांक : 1310

दिनांक : 19/12/2023

सेवा में :

SDE (S)

Administrator

Haryana Shehri Vikas Pradhikaran

Sector-3, Rohtak

Sub : Regarding Shifting/Cutting of Various tree plants from encroachment land in sector-6, Rohtak.

संदर्भ : आपका पत्र क्रमांक 8273 दिनांक 23.11.2023.

उपरोक्त विषय के सम्बन्ध में आपको सूचित किया जाता है कि संदर्भित पत्र अनुसार वर्णित वृक्षों बारे मौका निरीक्षण करने पर पाया गया है कि वर्णित वृक्ष जिस स्थल/भूमि में खड़े हैं। वह क्षेत्र वन विभाग के अधिकार क्षेत्र से बाहर है। अतः वर्णित वृक्षों को शिफ्ट करवाए जाने एवं कटवाने बारे इस कार्यालय द्वारा कोई कार्यवाही की जानी नहीं बनती है। यह आपको सूचनार्थ एवं आगामी आवश्यक कार्यवाही हेतु प्रेषित है।

उप वन संरक्षक,  
रोहतक।

DCB



हरियाणा शहरी  
विकास प्राधिकरण

210  
Estate Office, HSVP, Sector-3, Rohtak  
E-mail:- [eorohatakuda2@gmail.com](mailto:eorohatakuda2@gmail.com)  
Ph. No. 01262-279839

59

To

The Executive Engineer  
HSVP Horticulture Division,  
Rohtak

Memo No. 296

Dated:- 30/01/24

**Sub:- Regarding shifting/cutting of various trees/ plants from the land involved in CWP No. 7064 of 2008 titled as Rajbir Singh V/s State of Haryana.**

Ref:- Your office memo No. 6813 dated 20.10.2023.

On the subject cited above it is intimated that Sector-6 Rohtak was floated in the year 2012. After completing the entire codal formalities allotment letters were issued to the successful applicants. As per the condition of the allotment letters, possession of the some plots was to be offered within three year from the date of allotment, but the possession of the plots involved in said CWP could not be offered due to the pending CWP No. 7064 of 2008 titled as Rajbir Singh V/s State of Haryana and Others. As per approved demarcation plan bearing drawing No. DTP (R)/1797/10 dated 14.10.2010 of sector-6, Rohtak, total 100 plots (List attached) have been carved out on the land falls in said CWP No. 7064 of 2008, out of which 35 Nos. were allotted on the said land.

Now, the CWP No. 7064 of 2008 has dismissed by Hon'ble High Court on 21.09.2023. The physical possession of the land involved in the said CWP has already been taken on 20.10.2023. The petitioner filed SLP No. 25243 of 2023 in Hon'ble Supreme Court against the order of Hon'ble High Court dated 21.09.2023, but the same was also dismissed on 01.12.2023.

At present hundreds of full size tree exists at the site, while at the time of acquirement land was vacant. The Administrator, HSVP, Rohtak vide their memo No. 8273 dated 23.11.2023 has requested to District Forest Officer, Rohtak for shifting/ cutting of trees existing at site. Further District Forest Officer, Rohtak vide their office memo No. 1310 dated 19.12.2023 (copy attached) intimated that area/land of Sector-6, Rohtak does not come in jurisdiction of their department and no action regarding shifting/ cutting of the trees could be taken at the end of their office.

The allottees are continuously visiting office as well as higher authorities for handing over the physical possession. The financial liabilities are increasing day by day at HSVP on account of possession interest which is to be paid to the allottees as per the condition of allotment letter.

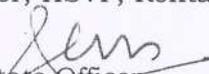
Keeping in view of above, you are requested to explore the possibilities/ feasibility of shifting the trees elsewhere. Kindly submit the action taken report within seven days positively, so that compliance report be submitted to higher authorities in reference to the letter memo No. 275223 dated 26.12.2023. DA/ As Above.

  
Estate Officer,  
o/c HSVP, Rohtak

Endst. No. 297

Dated: 30/01/24

A copy of the above is forwarded to the Administrator, HSVP, Rohtak for information please.

  
Estate Officer,  
o/c HSVP, Rohtak

eviad  
30-1-24

हरियाणा शहरी विकास प्राधिकरण  
 OFFICE OF THE EXECUTIVE ENGINEER,  
 HSVP, HORT. DIVISION, ROHTAK  
 xenhortrohtak@gmail.com



सेवा में,

सम्पदा अधिकारी,  
 ह0श0वि0प्रा0, रोहतक।

यादि क्रमांक 607

दिनांक: 08-02-2024

विषय

सैक्टर-6, रोहतक में पेड़ों को कटवाने/हटवाने के लिए निशानदेही देने बारे।

संदर्भ

आपके कार्यालय के पत्र क्रमांक 296 दिनांक 30.01.2024 के संदर्भ में।

उपरोक्त विषय बारे में लिखा जाता है कि सैक्टर-6, रोहतक में पेड़ों को कटवाने / हटवाने के बारे में इस कार्यालय द्वारा महाप्रबंधक हरियाणा वन विकास निगम, रोहतक को पत्र लिखा गया था (फोटोप्रति संलग्न)। उनके कार्यालय द्वारा जगह का निरीक्षण करने के लिए कहा गया है जहाँ से पेड़ हटाये / कटवाये जाने हैं। अतः इस बारे में आपसे अनुरोध है कि आप अपने अधीनस्थ पटवारी व कनिष्ठ अभियन्ता के माध्यम से सैक्टर-6, रोहतक से जिस जगह से पेड़ हटवाये या कटवाये जाने हैं, उनकी इस कार्यालय को सही निशानदेही दिलवाने का कष्ट करें ताकि महाप्रबंधक हरियाणा वन विकास निगम, रोहतक कार्यालय द्वारा उपरोक्त कार्य के संबंध में आगामी कार्यवाही शुरू की जा सके।

संलग्न/उपरोक्त

कार्यकारी अभियन्ता,  
 ह0श0वि0प्रा0 वागवानी मण्डल,  
 रोहतक।

दिनांक: 08-02-2024

पृ0 क्रमांक 608-609

उपरोक्त की प्रति निम्नलिखित को सूचनार्थ एवम् आवश्यक कार्यवाही हेतु प्रेषित है।

1. प्रशासक, ह0श0वि0प्रा0, रोहतक।
2. उपमंडल अभियन्ता (वागवानी) उपमंडल, ह0श0वि0प्रा0, रोहतक को भेजते हुए निर्देश दिये जाते हैं कि आप उपरोक्त विषय के संबंध में सम्पदा अधिकारी ह0श0वि0प्रा0, रोहतक के कार्यालय में सम्पर्क कर, आगामी कार्यवाही करवाना सुनिश्चित करें।

कार्यकारी अभियन्ता,  
 ह0श0वि0प्रा0 वागवानी मण्डल,  
 रोहतक।



To  
The Administrator,  
HSVP Rohtak

Memo No

Dated

Sub. Regarding permission for shifting/cutting of various trees/plants from the land involved in CWP No. 7064 of 2008 titles as Rajbir Singh Vs State of Haryana.

In reference to the subject cited above it is submitted that as per report submitted by the concerned Estate Officer HSVP Rohtak, sector-6 Rohtak was floated in the year 2012. As per the condition of the allotment letters, possession of some plots was to be offered within three years from the date of allotment, but the possession of the plots involved in CWP no. 7064 of 2008 titles as Rajbir Singh Vs State of Haryana and others. Now, the CWP No. 7064 of 2008 has dismissed by Hon'ble High court on 21.09.2023 and Hon'ble Supreme Court has also dismissed the SLP No. 25243 of 2023 filed by the petitioner.

At present hundreds of full-size trees exists at the site and allottees are continuously requested for handing over the physical possession. Therefore, it is humble request to please grant permission for shifting/cutting of various tree plants from the land involved in CWP No. 7064 dated 2008 to this office so that further process for cutting of tree plants could be taken by this office. As per Chief Administrator HSVP Panchkula office memo.no. CA-HSVP/CE-I/II/SE(HQ)/EE(M)/SDE(W-3)/(E/H)/2024/17669 dated 24.01.2024, the zonal Administrator is competent to grant permission for cutting & shifting of trees falling in HSVP land (Copy enclosed).

DA/As above

Executive Engineer,  
HSVP Hort. Division,  
Rohtak

Dated: 5/2/2024

Endst.No. 548

A copy of the above is forwarded to the following for information and taking further necessary action, please.

1. The Estate Officer HSVP Rohtak w.r.t. his office letter no. 296 dated 30.01.2024.
2. The Sub Divisional Engineer HSVP Hort. Sub Division Rohtak.

Executive Engineer,  
HSVP Hort. Division,  
Rohtak



HARYANA SHEHNAIKAS PRADHIKARAN

Office of the

Administrator,

HSVP, Sector-3, Rohtak

E-Mail: [admrtkhuda@gmail.com](mailto:admrtkhuda@gmail.com) Telephone No. 01262-285786

Go Green-Save Paper-Save Tree-Save Environment

R/K 158

"62

To

The Executive Engineer  
HSVP, Horticulture Division,  
Rohtak

Memo. No. 888

Dated: 7/2/24

**Subject:- Regarding permission for shifting/cutting of various trees/plants from the land involved in CWP No. 7064 of 2008 titled as Rajbir Singh Vs State of Haryana.**

**Ref:-** Your office letter No. 547, dated 05.02.2024 on the subject cited above.

You are hereby <sup>requested</sup> directed to get the trees/plants removed by following the due procedure of evaluation of trees and auction procedure. Assistance of Forest department can be taken to follow the procedure in most efficient and time bound manner. You are further directed to complete all the procedure within a week positively.

This has issued with the approval of W/Administrator, HSVP, Rohtak.

*[Signature]*  
For Superintendent  
Administrator,  
HSVP, Rohtak



xenhortrohtak@gmail.com

214  
OFFICE OF THE EXECUTIVE ENGINEER,  
HSVP HORT. DIVISION, ROHTAK

FR



To

The Administrator,  
HSVP Rohtak

Memo No

Dated

6's  
B.S.A. 6/ACCU./AGRI. 700/12/2023  
Asstt.-1/Asstt.-2, I.L.K. H.R. 2

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

Sub: - Regarding shifting/cutting of various tree plants from encroachment land in sector-6 Rohtak.

Ref:- Kindly refer to meeting held on 19.10.2023 on the subject cited above.

In reference to the subject cited above it is submitted that Sh. Rajbir Singh encroached the HSVP land by planted tree plants of various varieties in approx. 4.25 acre HSVP land in sector-6 Rohtak. A meeting was held under the Chairmanship of your good self on 19.10.2023 in this regard and it was decided to shift/cutting of tree plants from the subject cited land to free the HSVP land from encroachment in compliance of Hon'ble Punjab & Haryana high court decision in CWP no. 7064/2008. Therefore, it is humble request to make correspondence with District Forest Officer Rohtak to start the assessment of the tree plants from above referred sites and to make the further process for shifting/cutting of tree plants at the earliest, please.

  
Executive Engineer,  
HSVP Hort. Division,  
Rohtak

Dated: 20-10-2023

Endst.No.

6814

A copy of the above is forwarded to the Estate Officer HSVP Rohtak for information and necessary action, please.

  
Executive Engineer,  
HSVP Hort. Division,  
Rohtak

**Estate Office, HSVP, Rohtak**

Sector-3, Rohtak:

E-mail:- [eorohtakhuda2@gmail.com](mailto:eorohtakhuda2@gmail.com)

Ph. No. 01262-279839

हरियाणा शहरी  
विकास प्राधिकरण

**Subject: Complaint regarding illegal plantation in Sec. 06, Rohtak.**

A telephonic complaint was received from RWA President, Sec. 06, Rohtak regarding illegal plantation on the land involved in CWP 7064 of 2008 titled as Rajbir Singh Vs State of Haryana & Others. During the site visit on 13.03.2024 found that fresh plantations have been made by old land owner (Site photographs attached). In this regard it is intimated that the said CWP has already been decided in favour of HSVP and an encroachment removal program was carried out on 20.10.2023. The HSVP is in process for removal/re-shifting of old trees from the land in question.

Submitted for further direction/orders please.

*[Signature]*  
LJB

*[Signature]*  
JE

*[Signature]*  
W/EO

Matter dismissed.

Draft dictated, corrected and approved.

Dispatch letter at earliest.

*[Signature]*  
15/3/24

DS/Asst/JE



216 Annexure - R11 65  
**Estate Office, HSVP Rohtak**  
Sector-3, Rohtak  
E-mail:- [eorohtakhuda2@gmail.com](mailto:eorohtakhuda2@gmail.com)  
Ph. No. 01262-279839



हरियाणा शहरी  
विकास प्राधिकरण

To

Deputy Superintendent of Police (HQ)  
Rohtak (Mini Secretariate)

Memo No.

941

Dated:

15/03/2024

**Subject: Appropriate legal action against trespassing upon HSVP land alongwith violation of orders of Hon'ble High Court of Punjab & Haryana and Supreme Court.**

It is apprised that the matter pertains to CWP No. 7064 of 2008 (32 Kanal 04 Marla) of Sec. 06, Rohtak. The said land was acquired on 01.01.2002 by Director, Urban Estates, Govt. of Haryana. In order to get the land released, petitioner namely Sh. Rajbir Singh filed CWP No. 7064 of 2008 in Hon'ble High Court, Punjab and Haryana. The said CWP got decided in favour of HSVP finding petition devoid of merit vide order dated 21.09.2023(Annexure A).

Aggrieved from order, petitioner approached Hon'ble Supreme Court vide SLP No. 25243/2023. Hon'ble Supreme Court considered the case and decided on 01.12.2023 not to interfere with the order of Hon'ble High Court dated 21.09.2023(Annexure B). In compliance of the Hon'ble High Court order, an encroachment drive was launched on 20.10.2023 and physical possession of the land was taken on the said date as per record. As on date possession of the above said land lies with HSVP, Rohtak. It is pertinent to mention here that HSVP has already planned the land involved in said CWP. Total 100 no. of plots of different categories had been carved out as per approved demarcation plan of Sec. 06, Rohtak (out of which 35 plots have already been allotted). The plot holders do also possess an execution order of Hon'ble High Court dated 08.02.2024 in CWP No. 2835 of 2024 (Mulakh Raj Chawla Vs HSVP) vide which this office had undertaken in court that the possession would be given immediately after completion of development work( Annexure C). This office is actively planning for appropriate action in compliance of order of Hon'ble Supreme Court and execution order of Hon'ble High Court. This office will initiate necessary action soon. Meanwhile, few plot holders of Sec.06 have brought into the notice of this office that erstwhile petitioners of land who wanted to get the land released from acquisition, during pendency of the cases in court; had kept on planting trees/saplings of horticulture trees etc. Recently too, even after clear order for execution from Hon'ble High Court dated 21.09.2023 a lot of new saplings have been planted [Photographs of site visit done on (13.03.2024) by undersigned are attached as annexure D].

It is highlighted that this office is actively doing the needful to start the development works upon the said land as early as possible. However, this act of trespassing allegedly by old land owners of site/persons residing under tent on site and their attempt to wilfully disobey orders of

**Note:** This office strives to ensure delivery of public services in utmost transparent and professional manner. Citizens are encouraged to report any kind of malpractices/corrupt practice in writing to O/o EO, HSVP, Rohtak immediately.



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**Estate Office, HS /P, Rohtak**

Sector-3, Rohtak

E-mail:- [eorohtakhuda2@gmail.com](mailto:eorohtakhuda2@gmail.com)

Ph. No. 01262-279839

हरियाणा शहरी  
विकास प्राधिकरण

66

Constitutional courts (both High Court and Supreme Court) is not only trying to alter the nature of site but also violating law of the land.

You are requested to initiate appropriate legal action or register an FIR against unknown trespassers/encroachers under appropriate provisions of law for violating orders of Supreme Court and High Court and illegal trespassing upon land of HSVP, Rohtak.

Hoping for urgent action please.

Endst No.

942

A copy of the above is forwarded to Worthy Administrator, HSVP, Rohtak for kind information and further necessary action please.

Estate Officer  
HSVP, Rohtak

Dated:

15/03/2024

Estate Officer  
HSVP, Rohtak

15.03.24

Note: This office strives to ensure delivery of public services in utmost transparent and professional manner. Citizens are encouraged to report any kind of malpractices/corrupt practice in writing to O/o EO, HSVP, Rohtak immediately.



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**Estate Office, HSVP, Rohtak**

Sector-3, Rohtak

E-mail:- [eorohtakhuda2@gmail.com](mailto:eorohtakhuda2@gmail.com)

Ph. No. 01262-279839



67  
हरियाणा शहरी  
विकास प्राधिकरण

To

Deputy Superintendent of Police  
Rohtak

Reminder-1

Memo no. 2540

dated: 27-06-2024

**Subject: Appropriate legal action against trespassing upon HSVP land along with violation of orders of Hon'ble High Court of Punjab & Haryana and Supreme Court.**

It is apprised that the matter pertains to CWP No. 7064 of 2008 (32 Kanal 04 Marla) of Sec. 06, Rohtak. The said land was acquired on 01.01.2002 by Director, Urban Estates, Govt. of Haryana. In order to get the land released, petitioner namely Sh. Rajbir Singh filed CWP No. 7064 of 2008 in Hon'ble High Court, Punjab and Haryana. The said CWP got decided in favor of HSVP finding petition devoid of merit vide order dated 21.09.2023 (Annexure A).

Aggrieved from order, petitioner approached Hon'ble Supreme Court vide SLP No. 25243/2023. Hon'ble Supreme Court considered the case and decided on 01.12.2023 not to interfere with the order of Hon'ble High Court dated 21.09.2023 (Annexure B). In compliance of the Hon'ble High Court order, an encroachment drive was launched on 20.10.2023 and physical possession of the land was taken on the said date as per record. As on date possession of the above said land lies with HSVP, Rohtak. It is pertinent to mention here that HSVP has already planned the land involved in said CWP. Total 100 no. of plots of different categories had been carved out as per approved demarcation plan of Sec. 06, Rohtak (out of which 35 plots have already been allotted). The plot holders do also possess an execution order of Hon'ble High Court dated 08.02.2024 in CWP No. 2835 of 2024 (Mulakh Raj Chawla Vs HSVP) vide which this office had undertaken in court that the possession would be given immediately after completion of development work( Annexure C). This office is actively planning for appropriate action in compliance of order of Hon'ble Supreme Court and execution order of Hon'ble High Court. This office will initiate necessary action soon. Meanwhile, few plot holders of Sec.06 have brought into the notice of this office that erstwhile petitioners of land who wanted to get the land

**Note:** This office strives to ensure delivery of public services in utmost transparent and professional manner. Citizens are encouraged to report any kind of malpractices/corrupt practice in writing to O/o EO, HSVP, Rohtak immediately.



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**Estate Office, HSVP, Rohtak**

Sector-3, Rohtak

E-mail:- [eorohtakhuda2@gmail.com](mailto:eorohtakhuda2@gmail.com)

Ph. No. 01262-279839



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हरियाणा शहरी  
विकास प्राधिकरण

released from acquisition, during pendency of the cases in court; had kept on planting trees/saplings of horticulture trees etc. Recently too, even after clear order for execution from Hon'ble High Court dated 21.09.2023 a lot of new saplings have been planted [Photographs of site visit done on (13.03.2024) by undersigned are attached as annexure D]

It is highlighted that this office is actively doing the needful to start the development works upon the said land as early as possible. However, this act of trespassing allegedly by old land owners of site/persons residing under tent on site and their attempt to willfully disobey orders of Constitutional courts (both High Court and Supreme Court is not only trying to alter the nature of site but also violating law of the land.

You are requested to initiate appropriate legal action or register an FIR against unknown trespassers/encroachers under appropriate provisions of law for violating orders of Supreme Court and High Court and illegal trespassing upon land of HSVP, Rohtak.

Hoping for urgent action please

  
Estate Officer  
HSVP, Rohtak

Endst. No. 2541-2542

Dated: 27-06-2024

A copy of above is forwarded to the following for information and necessary action please.

- 1 Administrator, H.S.V.P., Rohtak.
- 2 SHO, Urban Estate, Sec-3, Rohtak

Received a  
copy  
for  
SIC PPHS  
Dg- 27-6-2024

  
Estate Officer  
HSVP, Rohtak

Note: This office strives to ensure delivery of public services in utmost transparent and professional manner. Citizens are encouraged to report any kind of malpractices/corrupt practice in writing to O/o EO, HSVP, Rohtak immediately.



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**Estate Office, HSVP, Rohtak**

Sector-3, Rohtak

E-mail:- [eorohtakhuda2@gmail.com](mailto:eorohtakhuda2@gmail.com)

Ph. No. 01262-279839

69  
हरियाणा शहरी  
विकास प्राधिकरण

नोटिस चस्पा

प्रेषित

31 जून

सेक्टर - 6, रोहतक

कमांक SPL-1

दिनांक 09/07/2024

विषय:

सैक्टर - 6 रोहतक की हरियाणा शहरी विकास प्राधिकरण की भूमि पर किए गए अवैध निर्माण को हटवाने बारे नोटिस under HSVP Act 1977, section 18(1)(b)

उपरोक्त विषय बारे आपको सूचित किया जाता है कि आप द्वारा सैक्टर - 6, रोहतक में हरियाणा शहरी विकास प्राधिकरण की भूमि पर अवैध अतिक्रमण निर्माण किया हुआ है। इस कब्जे को दिनांक 20-10-2023 को सम्पदा अधिकारी के नेतृत्व में भी हटाया गया था परंतु आपके द्वारा यह कब्जा दोबारा से किया जा रहा है।

अतः आपसे अनुरोध है कि उपरोक्त किए गए अवैध अतिक्रमण निर्माण को तीन दिन के अन्दर अन्दर हटवाकर इस कार्यालय को सूचित करें। अन्यथा विभाग द्वारा इसे स्वयं हटाया जाएगा जिसका हर्जाना खर्चा आपसे वसूल किया जाएगा। जिसमें आप स्वयं जिम्मेवार होंगे।

इसे अति आवश्यक समझें।

सम्पदा अधिकारी

/c/ह0श0वि0प्रा0 रोहतक

Note: This office strives to ensure delivery of public services in utmost transparent and professional manner. Citizens are encouraged to report any kind of malpractices/corrupt practice in writing to O/o EO, HSVP Rohtak immediately.

Estate Officer, HUDA, Rohtak

FORM 'C'  
(See Regulation-5(3))

Annexure - R12

(70)

## ALLOTMENT LETTER

Place for photographs

Green

To

Sh./Smt. Santosh -

d/o,s/o,w/o,c/o. Ran singh -

VPO.KATWARA SANGHI  
ROHTAK

Haryana,

Memo No.: ZO005/EO010/UE018/GALOT/0000000083

4640

Allotment Date: 21/05/2012

Subject : Allotment of Residential Plot No. 452, Category Residential(10 Marla) in Sector 6 at Urban Estate Rohtak on free hold basis.

1. Please refer to your application vide Registration Number UE018/6/212 for the allotment of a Residential plot in Sector 6 at Urban Estate Rohtak.
2. Your application has been considered and a Residential plot as detailed below, has been allotted to you on free-hold basis as per the following terms and conditions and subject to the provisions of the Haryana Urban Development Authority Act, 1977 (hereinafter referred to as the Act) and the Rules/Regulations applicable thereunder and as amended from time to time. The approximate area of the plot and the tentative price of the plot as given below are subject to adjustment in accordance with the actual measurement at the time of offer of possession.

Sector Number	Urban Estate	Plot No.	Approximate Dimension	Area in Sq. mtr.	Rate Per Sq. mtr.	Tentative Price of Plot in Rs.
6	Rohtak	452	21.00 X 10.70	224.70	9,610.00	2159367

3. The plot is **Normal** one and an extra price @ 0% of the price mentioned in para 2 above is Rs. 0.00/- which is included in the above tentative price.

4. In case you refuse to accept this allotment, you shall communicate your refusal by a registered letter within 30 days from the date of allotment letter, failing which this allotment shall stand cancelled without any notice and earnest money deposited by you, shall be forfeited to the authority and you, shall have no claim for the damages.

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5. In case you accept this allotment, please send your acceptance by registered post along with amount of Rs. **327,941.75/-** within 30 days from the date of issue of this allotment letter which together with an amount of Rs. **211900.00/-** paid by you along with your application form as earnest money, will constitute 25% of the total tentative price.

6. The balance amount i.e. Rs. **1619525.25/-** of the tentative cost of the plot/building can be paid in lump-sum without interest within 60 days from the date of issue of the allotment letter or in 6 Yearly instalments of Rs. **269920.88/-**. The first installment will fall due after the expiry of one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance price @12% p.a. on the remaining amount. The interest shall, however, accrue from the date of offer of possession. In case balance 75% of the tentative price of the plot is paid in lump-sum within 60 days from the date of issue of allotment letter, the rebate of 5% in the price of plot will be allowed.

7. The possession of the plot will be offered within a period of 3 years from the date of allotment after completion of development work in the area. In case possession of the plot is not offered within the prescribed period of 3 years from the date of allotment, HUDA will pay interest @9% (or as may be fixed by Authority from time to time) on the amount deposited by you after the expiry of 3 years till the date of offer of possession and you will not be required to pay the further installments. The payment of the balance installments will only start after the possession of the plot is offered to you.

8. Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter showing the full particulars of the site, i.e. the number of the plot and sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.

9. The above price is tentative to the extent that any Enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall also be payable proportionately as determined by the Authority. The additional price determined shall be paid within 30 days of its demand.

10. In case the instalment is not paid by 10th of the following the month in which it falls due (or in case the additional price is not paid within the time), the Estate Officer shall proceed to take action for imposition of penalty and resumption of plot in accordance with the provisions of section -17 of the Act.

11. In the event of breach of any other condition of transfer, the Estate Officer may resume the land in accordance with the provisions of section 17 of the Act.

12. The Land/building shall continue to belong to the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of sale of such land/building or both is paid. You shall have no right to transfer by way of sale, gift, mortgage or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the Competent Authority.

13. On payment of 100% of the tentative price of the plot/building, you shall execute the Deed of Conveyance in the prescribed form and in such manner, as may be directed by the Estate Officer. The charges on registration and stamp duty will be paid by you.

14. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the Competent Authority except for rendering non - nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of

25% of the built - up covered area of the building or 30 square meter, whichever is less, with the prior permission of the Chief Administrator on payment of fees, as mentioned in provision to regulation 16. No obnoxious trade shall be carried out in or any land/building.

15. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent authority.

16. You shall have to pay separately for any construction material, trees, structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority, if you want to make use of the same.

17. The Authority will not be responsible for levelling the uneven sites.

18. (i) You will have to complete the construction within two years of the date of offer of possession, after getting the plans of the proposed building approved from the competent authority in accordance with the regulations governing the erection of buildings. This time limit is extendable by the Estate Officer by charging extension fees as per policy, otherwise this plot is liable to be resumed and the whole or part of the money paid, if any, in respect of it forfeited in accordance with the provision of the said Act. You shall not erect any building or make any alteration/addition without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.

(ii) You will have to take possession of the plot within a maximum period of three months of offer of possession and also construct a boundary wall at least of nine inches height within another three months.

19. The Authority reserves to itself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching, for working, obtaining, removing and enjoying the same at all such times, and in such manner as the Authority shall think fit, with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, erect building, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein Contained.

Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be ascertained by reference to arbitration.

20. The Authority may by its officers and servants at all reasonable times and in a reasonable manner after twenty four hours notice in writing, enter in and upon any part of the said land/building erected there on for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Rule/Regulations applicable under the said Act.

21. The Authority shall have full rights, power and authority at all times to do through its officer or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, condition and reservations imposed and to recover from you as first charge upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection there-with or in and any way relating there to.

22. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this allotment relates in the course of his duties as such Government servant or officer as the case may be, he has expressed his views on all or any of the matters in dispute or difference. The decision of such arbitrator shall be final and binding on the concerned parties.

23. All payment shall be made by means of the demand draft payable to the Estate Officer, Haryana Urban Development Authority, Rohtak drawn on any scheduled bank situated at Rohtak.

24. No separate notice will be sent for payment of the instalments.

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25. The payment of Installment(s)/enhanced compensation as provided under clause-6 & 9 of the allotment letter on due date is mandatory. In case the payment of installment(s)/enhanced compensation is not made on due date, interest @ simple or compound as decided by the Authority from time to time shall be chargeable on the delayed payment of installment(s)/enhanced compensation irrespective of the fact whether the possession has been offered or not. Presently interest on delayed payment of installment(s) is 15% per annum ( ) and interest on delayed payment of enhanced compensation is 15% per annum (simple).

In future, you shall have to pay the interest simple or compound on the delayed payment of installment(s), enhanced compensation as decided by the Authority from time to time. This is without prejudice to the rights of Authority to take action under section 17 of the HUDA Act.

26. Yearly instalments will fall due as per the schedule below:-

Instalment Number	Due Date	Principal	Possession offer interest	Total
1	21/05/2013	269920.88	0.00	269920.88
2	21/05/2014	269920.88	0.00	269920.88
3	21/05/2015	269920.88	0.00	269920.88
4	21/05/2016	269920.88	0.00	269920.88
5	21/05/2017	269920.88	0.00	269920.88
6	21/05/2018	269920.88	0.00	269920.88

INDER SINGH  
Assistant

INDER SINGH  
Assistant

A/C/H

A/C

Estate Officer,  
Huda, Rohtak

INDER SINGH  
Assistant

Notes:-

1. The above allotment is also subject to condition that you will furnish an affidavit that you have not ever been allotted a plot of land directly by HUDA in Urban Estate, Rohtak.
2. Two latest Photographs and 3 specimen signature and affidavit duly attested by the Magistrate may be submitted.
3. Any change in address must be notified by registered A/D Post.
4. Dispute if any regarding allotment related matters shall be settled within the jurisdiction of, the Estate Office Huda Rohtak.
5. If, the Proof of Income, Affidavits and Certificates submitted by you, found to be false at any stage, then the above allotment shall stand cancelled and deposited amount shall be forfeited to the Authority and you shall have no right to claim anything for the same.

Estate Officer, HUDA, Rohtak

FORM 'C'  
(See Regulation-5(3))

## ALLOTMENT LETTER

Place for photographs

To

Sh./Smt. Sanjay kumar arya -  
d/o,s/o,w/o,c/o. Santosh arya -  
HNO.233 RAJDHANI ENCLAVE  
PITAMAJRA  
DELHI - 34  
DELHI,

Del.

Memo No.: ZO005/EO010/UE018/GALOT/0000000093

4660

Allotment Date: 21/05/2012

Subject : Allotment of Residential Plot No. 465, Category Residential(10 Marla) in Sector 6 at Urban Estate Rohtak on free hold basis.

- Please refer to your application vide Registration Number UE018/6/174 for the allotment of a Residential plot in Sector 6 at Urban Estate Rohtak.
- Your application has been considered and a Residential plot as detailed below, has been allotted to you on free-hold basis as per the following terms and conditions and subject to the provisions of the Haryana Urban Development Authority Act, 1977 (hereinafter referred to as the Act) and the Rules/Regulations applicable thereunder and as amended from time to time. The approximate area of the plot and the tentative price of the plot as given below are subject to adjustment in accordance with the actual measurement at the time of offer of possession.

Sector Number	Urban Estate	Plot No.	Approximate Dimension	Area in Sq. mtr.	Rate Per Sq. mtr.	Tentative Price of Plot in Rs.
6	Rohtak	465	21.00 X 1.07/1.07	224.70	9,610.00	2159367

- The plot is Normal one and an extra price @ 0% of the price mentioned in para 2 above is Rs. 0.00/- which is included in the above tentative price.

- 4. In case you refuse to accept this allotment, you shall communicate your refusal by a registered letter within 30 days from the date of allotment letter, failing which this allotment shall stand cancelled without any notice and earnest money deposited by you, shall be forfeited to the authority and you, shall have no claim for the damages.
- 5. In case you accept this allotment, please send your acceptance by registered post along with amount of Rs. **327,941.75/-** within 30 days from the date of issue of this allotment letter which together with an amount of Rs. **211900.00/-** paid by you along with your application form as earnest money, will constitute 25% of the total tentative price.
- 6. The balance amount i.e. Rs. **1619525.25/-** of the tentative cost of the plot/building can be paid in lump-sum without interest within 60 days from the date of issue of the allotment letter or in 6 Yearly instalments of Rs. **269920.88/-**. The first installment will fall due after the expiry of one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance price @12% p.a. on the remaining amount. The interest shall, however, accrue from the date of offer of possession. In case balance 75 % of the tentative price of the plot is paid in lump-sum within 60 days from the date of issue of allotment letter, the rebate of 5% in the price of plot will be allowed.
- 7. The possession of the plot will be offered within a period of 3 years from the date of allotment after completion of development work in the area. In case possession of the plot is not offered within the prescribed period of 3 years from the date of allotment, HUDA will pay interest @9% (or as may be fixed by Authority from time to time) on the amount deposited by you after the expiry of 3 years till the date of offer of possession and you will not be required to pay the further installments. The payment of the balance installments will only start after the possession of the plot is offered to you.
- 8. Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter showing the full particulars of the site, i.e. the number of the plot and sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.
- 9. The above price is tentative to the extent that any Enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall also be payable proportionately as determined by the Authority. The additional price determined shall be paid within 30 days of its demand.
- 10. In case the instalment is not paid by 10th of the following the month in which it falls due (or in case the additional price is not paid within the time) ,the Estate Officer shall proceed to take action for imposition of penalty and resumption of plot in accordance with the provisions of section -17 of the Act.
- 11. In the event of breach of any other condition of transfer, the Estate Officer may resume the land in accordance with the provisions of section 17 of the Act.
- 12. The Land/building shall continue to belong to the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of sale of such land/building or both is paid. You shall have no right to transfer by way of sale, gift, mortgage or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the Competent Authority.
- 13. On payment of 100% of the tentative price of the plot/building, you shall execute the Deed of Conveyance in the prescribed form and in such manner, as may be directed by the Estate Officer. The charges on registration and stamp duty will be paid by you.
- 14. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the Competent Authority except for rendering non - nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of

... of the built up covered area of the building or ...  
with the prior permission of the Chief Administrator on, payment of fees as mentioned in provision to regulation 16. No  
obnoxious trade shall be carried out in or any land/building.

5. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said  
land/building by the competent authority.

6. You shall have to pay separately for any construction material, trees, structures and compound wall  
existing in your plot at the time of allotment of which compensation has been assessed and paid by the  
authority, if you want to make use of the same.

7. The Authority will not be responsible for levelling the uneven sites.

8. (i) You will have to complete the construction within two years of the date of offer of possession, after  
getting the plans of the proposed building approved from the competent authority in accordance with the  
regulations governing the erection of buildings. This time limit is extendable by the Estate Officer by charging  
extension fees as per policy, otherwise this plot is liable to be resumed and the whole or part of the money  
aid, if any, in respect of it forfeited in accordance with the provision of the said Act. You shall not erect any  
building or make any alteration/addition without prior permission of the Estate Officer. No fragmentation of  
any land or building shall be permitted.

i) You will have to take possession of the plot within a maximum period of three months of offer of  
possession and also construct a boundary wall at least of nine inches height within another three months.

9. The Authority reserves to itself all mines and minerals whatsoever in or under the said site with all such  
rights and powers as may be necessary or expedient for the purpose of searching, for working, obtaining,  
removing and enjoying the same at all such times, and in such manner as the Authority shall think fit, with  
power to carry out any surface or any underground working and to let down the surface of all or any part of  
the said site and to sink pits, erect building, construct lines and generally appropriate and use surface of the  
said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of  
the exceptions and reservations herein Contained.

Provided that the allottee shall be entitled to receive from the Authority such payment for the  
occupation by the Authority of the surface and for the damage done to the surface or building on the said land  
by such works or workings or letting down as may be agreed upon between the Authority and the allottee or  
in any such agreement as shall be ascertained by reference to arbitration.

10. The Authority may by its officers and servants at all reasonable times and in a reasonable manner after  
twenty four hours notice in writing, enter in and upon any part of the said land/building erected there on for  
the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed  
under the Rule/Regulations applicable under the said Act.

11. The Authority shall have full rights, power and authority at all times to do through its officer or servants,  
acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or  
any of the terms, condition and reservations imposed and to recover from you as first charge upon the said  
land/building, the cost of doing all or any such act and things and all cost incurred in connection there-with or  
in any way relating there to.

12. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever  
shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will  
not be an objection to such appointment that the arbitrator so appointed is a Government servant or an  
officer of the Authority that he had to deal with the matter to which this allotment relates in the course  
of his duties as such Government servant or officer as the case may be, he has expressed his views on all  
any of the matters in dispute or difference. The decision of such arbitrator shall be final and binding on  
the concerned parties.

24. No separate notice will be sent for payment of the instalments.

25. The payment of Installment(s)/enhanced compensation as provided under clause-6 & 9 of the allotment letter on due date is mandatory. In case the payment of installment(s)/enhanced compensation is not made on due date, interest @ simple or compound as decided by the Authority from time to time shall be chargeable on the delayed payment of installment(s)/enhanced compensation irrespective of the fact whether the possession has been offered or not. Presently interest on delayed payment of installment(s) is 15% per annum (.) and interest on delayed payment of enhanced compensation is 15% per annum (simple).

In future, you shall have to pay the interest simple or compound on the delayed payment of installment(s), enhanced compensation as decided by the Authority from time to time. This is without prejudice to the rights of Authority to take action under section 17 of the HUDA Act.

26. Yearly instalments will fall due as per the schedule below:-

Instalment Number	Due Date	Principal	Possession offer interest	Total
1	21/05/2013	269920.88	0.00	269920.88
2	21/05/2014	269920.88	0.00	269920.88
3	21/05/2015	269920.88	0.00	269920.88
4	21/05/2016	269920.88	0.00	269920.88
5	21/05/2017	269920.88	0.00	269920.88
6	21/05/2018	269920.88	0.00	269920.88

Notes:-

The above allotment is also subject to condition that you will furnish an affidavit that you have not ever been allotted a plot of land directly by HUDA in Urban Estate, Rohtak.

Two latest Photographs and 3 specimen signature and affidavit duly attested by the Magistrate may be submitted.

Any change in address must be notified by registered A/D Post.

Dispute if any regarding allotment related matters shall be settled within the jurisdiction of, the Estate office Huda Rohtak.

If, the Proof of Income, Affidavits and Certificates submitted by you, found to be false at any stage, then the above allotment shall stand cancelled and deposited amount shall be forfeited to the Authority and you shall have no right to claim anything for the same.

Estate Officer,  
Huda, Rohtak

4-11-2010

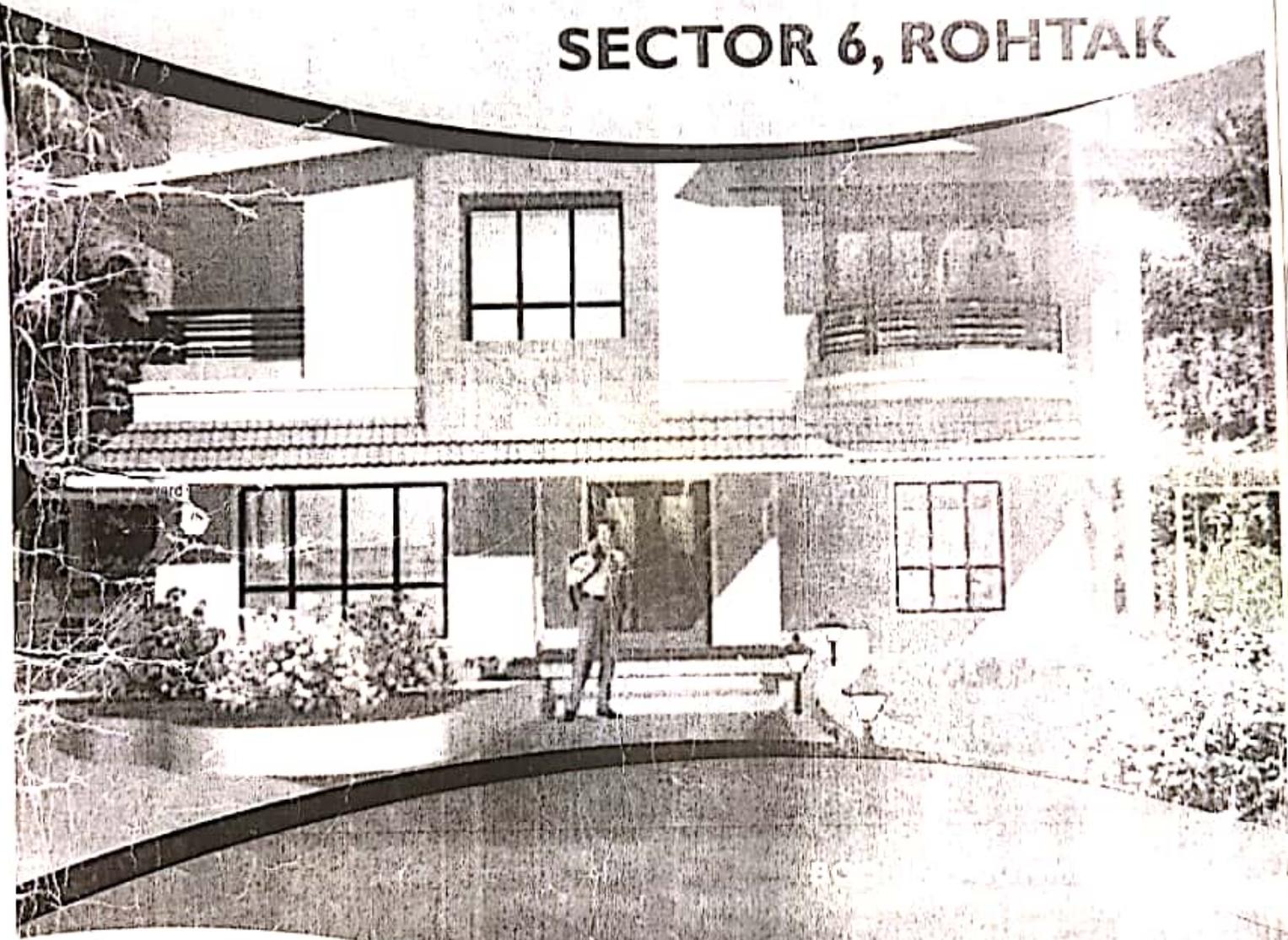


4-1-2011

Annexure R-13

**HARYANA  
URBAN DEVELOPMENT AUTHORITY**

**SECTOR 6, ROHTAK**



**D.P.S. NAGAL, IAS**  
 CHIEF ADMINISTRATOR  
 HARYANA URBAN DEVELOPMENT AUTHORITY,  
 C-3, HUDA COMPLEX, SECTOR 6, PANCHKULA  
 website : [www.huda.gov.in](http://www.huda.gov.in) e-mail : [huda@hry.nic.in](mailto:huda@hry.nic.in)

**HUDA - BUILDING A BETTER FUTURE**

Haryana Urban Development Authority is a pioneer in Urban development. With a rich experience of more than 30 years in the field of development of Urban Estates and the trust built through allotment of over 2.55 lakh residential plots, HUDA is scaling new frontiers in the field of e-governance, computerisation, adoption of environment friendly practices like rain-water harvesting, E.C.B.C development of green areas etc in its pursuit of providing better services to the allottees. HUDA now presents free hold residential plots in Sector 6, Rohtak

## Introduction

## ROHTAK

Rohtak is one of eight priority towns identified for development in the National Capital Region (NCR). It is located on the National Highway no. 10, popularly known as DHS Road.

The town is well connected through a network of road, broad gauge Northern Railway linking National-Capital Delhi, Bhiwani-Hisar-Sirsa towards west, Panipat-Ambala-Chandigarh towards north and Jind-Narwana on the north-west side. The road linkages are through NH-10, NH-71 and 71-A in addition to scheduled roads. It has a large grain market, vegetable market, fodder market. It also commands a position in cloth merchandise in the region.

Rohtak town besides being District Headquarter is also functioning as Head Quarter of Divisional Commissioner and Inspector-General Police, Court Complex, Central Excise and Customs office, Income Tax Circle office.

It has the privilege of having the only Post-Graduate Institute of Medical Science in the State, besides Maharishi Dayanand University, two Ayurvedic Colleges, eight degree colleges, two Polytechnics and a Management institute etc.

It also has two tourists complexes, a sugar mill, three stadiums, Gymkhana Club and a modern sport complex coming up on more than 85 acres land.

## Salient Features

- Residential plots in a well planned Urban Estate with provision of quality infrastructure and public utility services like Schools, Dispansary, Petrol Pump, Nursing Homes, Clinic, Police Post, Religious Building, Taxi Stand, Shopping Centre etc. besides wide metalled roads, piped water supply and underground sewerage.
- An international standard Stadium is coming up in Sector-6 and site for Science - Park is also earmarked in the Sector.
- Allotment of plots shall be through draw of lots.
- Facility of payment in easy instalments - only 10% of the total cost payable with the application, 15% within one month of the allotment and balance in six equal annual instalments.
- Reservation exists for various categories like SC/ST Backward Classes, Handicapped/Blind/Widows/Disabled Soldiers, other Widows, Freedom Fighters & their children/grand children, Defence Personnel, Para-Military Forces Personals, Haryana Govt. Servants, Advocates, Dependents of officers/officials Haryana police killed in action/encounter etc. of Haryana Domicile.
- Applicant applying under a reserve category must be a domicile of Haryana.
- 2% of 4,6 & 8 marla plots are reserved for persons with disability and 10% subsidy on rates of these reserve plots would be given.
- 5% of the total number of plots are reserved for Advocates in accordance with approved policy instruction issued vide memo no. UB-1-NK-2008/30928-48 dated 29-08-08. Complete policy can be viewed on our website : [www.huda.gov.in](http://www.huda.gov.in) under the 'DIRECTIVES' section (Urban branch-1)
- Interest @5.5% per annum on the amount of earnest money for the period beyond six months of the closing the scheme shall be paid by HUDA, if the draw is not held and subsequently earnest money is not refunded within a period of six months from the date of closing of the scheme.
- An individual, who has ever been allotted a plot by HUDA in the Urban Estate Rohtak shall not be entitled to apply under this scheme.

An individual shall be eligible to make only one application in this scheme. In case more than one application is made by an individual, all the applications will be rejected and a deduction of Rs. 1000/- per application shall be made from earnest money as processing charges.

Table-1

**DETAIL OF PLOTS AND EARNEST MONEY REQUIRED  
(Except Handicapped/Blind Category)**

Category of Plots (size in mtrs.)	Total No. of Plots	Rate per Sq. mtr. (In Rs.)	Earnest Money @ 10% of the total tentative cost (In Rs.)
1 Kanal (15m x 30m)	11	10,571/-	4,75,700/-
14 Marla (13.5m x 24m)	31	9,610/-	3,11,400/-
10 Marla (10.5m x 21m)	58	9,601/-	2,11,900/-
8 Marla (9m x 18m)	92	9,610/-	1,55,700/-
6 Marla (7.5m x 18m)	36	8,649/-	1,16,800/-
4 Marla (6m x 15m)	43	8,649/-	77,900/-
<b>Total</b>	<b>271</b>		

## Notes:

- Rate is tentative and enhanced compensation for land would be recoverable from plot holders, if awarded by the courts in future.
- Discrepancy, if any in the rates and earnest money mentioned above due to printing error shall be payable by the allottee.
- Number of plots and sizes are tentative and liable to change.
- The shape and size of the plot shall be as per actual demarcation at site, the area may vary upto  $\pm 20\%$ .

10% subsidy on the rates will be given for the plots reserve for persons with disability (handicapped/blind) According number of plots, rates and earnest money for this category will be as given in the table below -

Table-2

**DETAIL OF PLOTS AND EARNEST MONEY REQUIRED  
(For Handicapped/Blind Category Only)**

CATEGORY OF PLOTS	Total No. of Plots	Rate per Sq. mtr. (In Rs.)	Earnest Money @ 10% of the total tentative cost (In Rs.)
8 Marla	02	8,736/-	1,41,600/-
6 Marla	01	7,863/-	1,06,200/-
4 Marla	01	7,863	79,800/-
<b>Total</b>	<b>04</b>		

Reservation of plots in the scheme shall be as under :- (in %)

RESERVATION SUB-CATEGORY (RESERVATION SUB-CATEGORY CODE)	RESERVATION SUB-CATEGORY (RESERVATION SUB-CATEGORY CODE)	1 KANAL/14 Marla/10 Marla/8 Marla	6 Marla/4 Marla
1. Scheduled Caste/Scheduled Tribes (SCCAS)	Scheduled Caste/Scheduled Tribes (SCCAS)	NIL	15
2. Backward Class (BACLA)	Group 'A' (GRA)	NIL	177
3. Backward class (BACLA)	Group 'B' (GRB)	NIL	23
4. War Widows/disabled soldiers (WWBIS)	War Widows/disabled soldiers (WWBIS)	NIL	5
5. Widows-other than war widow (Widow)	Widows-other than war widow (Widow)	NIL	2
6. Freedom Fighter, their Children & Grand Children (FRFIG)	Freedom Fighter, their Children & Grand Children (FRFIG)	NIL	2
7. Handicapped (HANDI)	Handicapped (HANDI)	1 (for 8 Marla Plots only)	1
8. Blinds (BLIND)	Blinds (BLIND)	1 (for 8 Marla Plots only)	1
9. Haryana Govt. Servants including Employees of Boards/Corporations, Improvement Trusts/State Co-operative Banks under Haryana Govt. (HCSER)	Serving employees-GSROA (SEEMP)	8	8
10. Haryana Govt. Servants including Employees of Boards/Corporations, Improvement Trusts/State Co-operative Banks under Haryana Govt. (HGSER)	Retired/Retiring-GSRQB (REEMP)	2	2
11. Defence (DEPER)	Serving/Ex-serviceman (SEEXS)	8	8
12. Defence (DEPER)	Paramilitary Forces like CRPF,BSF,ITBP,RPF,GSF,CFEF etc of domicile of Haryana State (PAFOR)	2	2
13. Dependents of officers/officials of Haryana Police killed in action/encounter (HPKIA)	Dependents of officers/officials of Haryana Police killed in action/encounter (HPKIA)	2	2
14. Advocates (ADVOC)	Advocates (ADVOC)	5	5
15. General (GENER)	General (GENER)	71	46

- In case of Backward class category if sufficient number of applicants in one group are not available, the applicants from other group shall be considered.
- In case plots reserved for war widows /disabled soldiers remain surplus, the same shall be diverted to the quota of Defence Personnel/ Ex-Servicemen.

- (i) Only such applications shall be deemed to be valid as are accompanied by specified earnest money in the form of cash receipt/demand draft in favour of the Estate Officer, HUDA, Rohtak drawn at the place at which the application is deposited. However, earnest money shall not be accepted in cash by the Estate Officer, HUDA, Rohtak.
- (ii) The applicant shall, unless he/she refuses to accept the allotment within 30 days, from the date of issue of allotment letter, deposit with the Estate Officer, HUDA, Rohtak within that period, 15% of the tentative sale price, or such other amount which together with the earnest money is equal to atleast 25% of the tentative sale price of the site. In case of failure to deposit the said amount within 30 days, the applicant can seek further extension on payment of interest @15% p.a. plus surcharge as per HUDA policy (as decided by the Authority from time to time), provided that the request for extension in time limit is received before the expiry of 30 days from the date of issuance of allotment letter. If payment/request for extension of period is not made within 30 days period, the allotment shall be cancelled and the deposit of earnest money, paid with the application, forfeited against which applicant shall have no claim or damages, etc.
2. The remaining 75% of the tentative sale price may be paid as under:
  - (i) Either in lumpsum without any interest within 60 days from the issue of allotment letter in the form of Bank Draft payable to the Estate Officer, HUDA, Rohtak. In case balance 75% of the tentative price of the plot is paid in lump-sum within 60 days from the date of issue of allotment letter, a rebate of 5% in the price of plot will be allowed.
  - OR
  - (ii) In six equal annual instalments alongwith interest @ 12% PA. (a) The first instalment shall be payable on the expiry of one year from the issue of allotment letter and (b) interest shall be payable on unpaid amount from the date of offer of possession. The interest @ 15% PA (simple) or as decided by the Authority from time to time, shall be payable on the delayed period of instalment.
3. The price is tentative to the extent that any enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall also be payable proportionately, as determined by the Authority, within 30 days or in such specified period of its demand. Interest @ 15% PA (simple) shall be payable on the delayed payment of enhancement.
4. The land/building shall continue to vest in the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of the sale, of such land or building or both is paid. The transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the Competent Authority.
5. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the Competent Authority. No obnoxious trade shall be carried out/in or on any such land/building.
6. The Authority will not be responsible for levelling of uneven sites.
7. The transferee will have to complete the construction within 2 years of the date of offer of possession after getting the plans of the proposed building approved from the Competent Authority in accordance with the regulations governing the erection of buildings. The time limit is extendable on payment of prescribed extension fee as per HUDA policy. Otherwise the Plot is liable to be resumed and the whole or part of the money paid, if any in respect of it, forfeited in accordance with the provisions of the HUDAA Act.
8. All disputes and difference arising out of or in any way touching upon or concerning this allotment whatsoever, shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. The decision of such arbitrator shall be final and binding on the concerned parties.

## ELIGIBILITY CONDITIONS

## A. For General Category

Any individual who has ever been allotted a plot of land directly by HUDA in Urban Estate, Rohtak shall not be entitled to apply under this scheme.

However, there shall be no bar on those individuals/applicants

- i) Who have acquired a residential plot in HUDA area by way of purchase from open market or through re-allotment.
- ii) Whose spouse or dependent children have acquired a plot by way of allotment or otherwise in the Urban Estate Rohtak developed by HUDA.
- iii) Who already own a group housing flat or any kind of non-HUDA residential property in Urban Estate Rohtak.

An affidavit to this effect duly attested by Executive Magistrate 1st Class/Notary Public shall be furnished at the time of issuance of allotment letter.

## B. For Reserved Category

For serving Defence Personnel/Ex-Servicemen/Widows of Ex-Servicemen/Para-Military Forces Personnel

- (i) The serving defence personnel/ex-servicemen or their widows/paramilitary forces personnel may apply as per eligibility, in the prescribed application form, alongwith the requisite earnest money and certificate of eligibility through the respective command officer/civil offices, Zila Sainik Boards Officers of the ranks of Colonel and above and equivalent ranks of Navy & Air Force/Para-Military Forces are eligible to apply for 1 Kanal plot and other officers upto Lt. Col. and equivalent rank are eligible for 14 Marla & 10 Marla plots. JCOs/equivalent & other ranks are eligible for plots of 8, 6 & 4 Marlas.

- (ii) Only those applicants are eligible to apply who do not own a residential plot/house in any Urban Estate in Haryana in his/her name or spouse's name or in the name of any dependent family member. An affidavit to this effect attested by a Executive Magistrate 1st Class/Notary Public shall accompany the application.

- (iii) The applicant under Defence Personnel/Ex-Servicemen/Para-Military Forces category must belong to Haryana State. A certificate to this effect issued by the concerned SDO (C) or Commanding Officer or Zila Sainik Board, Haryana must be attached with the application.

## For other Reserved Categories

- (i) Applicants having domicile of Haryana State and belonging to Scheduled Castes/Tribes, Backward Classes, War-Widows and Disabled Soldiers, Widows (other than war widow) Handicapped Persons, Blinds, Freedom Fighters are eligible to apply against the respective reserved category for 4, 6 & 8 Marla plots and are required to furnish certificate to this effect issued by the respective authority as mentioned below alongwith the application:
  - Scheduled Castes/Scheduled Tribes & Backward Classes— S.D.O. (C) of the concerned District.
  - War Widows & Disabled Soldiers —Zila Sainik Board of the concerned District.
  - Handicapped Persons/Blinds —G.M.O. of the concerned District.
  - Freedom Fighters or their Children & Grand children— photostat copy of the Identity Card issued by the concerned Deputy Commissioner.
  - Widows (other than war widows) —Death certificate of deceased husband and an affidavit from the widow.

- (ii) The castes included in Block 'A' and 'B' in case of B.C. Category are as per Chief Secretary to Govt. Haryana Memo No. 2236/95/3GS-III dated 20.7.95 (this is without prejudice to any order passed by Hon'ble High Court/Apex Court).
- (iii) The war-widows and Disabled Soldiers who have already applied to Zila Sainik Board /Sub-area Head Quarter concerned are also required to apply again on the prescribed form along with the earnest money. The application under this category will be entertained through Zila Sainik Boards.
- (iv) Those applicants are eligible who do not own a residential plot/house in any Urban Estate in Haryana in his/her or spouse's name or in the name (s) of dependent family members. An affidavit to this effect attested by a Executive Magistrate 1st Class/Notary Public shall be furnished at the time of issuance of allotment letter.

Reservation of plots for the dependents of officers/officials of Haryana Police, who are killed in action/encounter with lawless elements.

- Plots equal to 2% of the total plots shall be reserved for allotment in favour of dependents of officers/officials of Haryana Police, killed in action/encounter, subject to the following terms and conditions.
- The family/dependents of the deceased officer, to the rank of DSP and above shall be eligible to make an application for 10-marla and above category of plots.
  - The family/dependents of other ranks, shall be eligible to make an application for 4-marla to 8-marla category only.
  - Only one plot shall be allotted to a martyr family, as a whole.
  - However, if the applications received against this category are short to the plots available against this reservation, then left out plots shall go to the general category automatically.
  - The application shall be routed through the Competent Authority in the Police with due verification/certification.

#### For Advocates Category

- The applicant must be a lawyer practising in that Urban Estate, where he or she applies for a plot. Further, the applicant should be a member of the Bar Association of the District/ Sub-division Comprising that Urban Estate and registered with the Bar Council of Punjab and Haryana High Court for at least one year on the date of submitting his or her application for the allotment of a plot under the policy.
  - The applicant must be a permanent resident of Haryana.
  - The applicant should not be having a plot or house in any Urban Estate of Haryana State or Chandigarh or Mohali in his or her own name or in the name of his or her spouse or dependent children or in the name of HUF comprising all or any one of them.
  - Those advocates who have never been allotted a plot or land out of Government Servant Reserve Quota, Discretionary Quota or any other reserved category at any time anywhere in Haryana shall not be eligible under this policy.
- The applicant shall be required to submit an affidavit alongwith his or her application regarding & condition no. a, b, c and d mention above.

#### IMPORTANT NOTE

- For all Categories**
  - Minors are not eligible to apply.
- For all reserved Categories**
  - Applicant under any reserved category is entitled to avail of the benefit of allotment only once in his/her life time in any of the Urban Estates.
- For Non-Resident Indians only**
  - The NRI applicants residing abroad will be taken in general category of applicants. They will have to send earnest money and other deposits in foreign currency Draft made from NRI accounts in India should also be accompanied by Foreign Inward Remittance Certificate.
  - Applications from NRIs alongwith their remittances will be accepted at the authorised Bank Branches of following banks only: **Union Bank of India, Bank of Baroda, State Bank of India, ICICI Bank, HDFC Bank, Axis Bank.**
  - At the time of refund of earnest money to unsuccessful applicants, Exchange rate fluctuations will be borne by the NRI applicant.

#### OTHER NOTES

- No interest shall be payable on the money of the applicant for the period of 6 months from the closing date of the scheme. However, interest @ 5% per annum on the amount of earnest money for the period beyond six months of the closing of the scheme shall be paid by HUDA, if the draw is not held and earnest money is not refunded within a period of six months from the date of closing of the scheme.
- The address given in the application should be complete; Any change in the address should notified to the Estate Officer, HUDA, Rohtak by registered A.D. Post.
- An application without the prescribed earnest money shall not be entertained and is liable to be rejected outright.
- The applicants under the reserved categories shall not be eligible without the requisite certificates/documents.
- The applications received after the prescribed closing date will not be entertained.
- Affidavit, wherever required, shall be furnished on non-judicial stamp paper worth Rs. 10/- duly attested by a Magistrate 1st Class/Notary Public.
- Allotment of plots and all matters connected

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with shall be governed by the provisions contained in the HUDA Act and Rules/Regulations framed there under as amended from time to time.

- Dispute if any regarding allotment related matters should be settled within the jurisdiction of the Estate Officer, HUDA, Rohtak.
- Possession of the plots shall be delivered to the allottees in about 3 years of the date of allotment. However, possession may be given earlier if the development of basic services in a scheme is completed before the above mentioned period. At the time of offer of possession, only the basic services i.e. Water supply, approach road, sewerage and electrification shall be made available in the sector.
- In case the possession of the plots is not offered within the prescribed period of 3 years from the date of allotment HUDA will pay interest @ 9% p.a. (or as may be fixed by Authority from time to time) on the amount deposited by the allottee after the expiry of 3 years till the date of offer of possession. In this case the allottee will not be required to pay the further instalments. The payment of balance instalment will only start after the possession of plot is offered to the allottee.
  - The allottee will be required to take physical possession of his plot within 90 days of the issue of letter of offer of possession, and shall have to construct, within 180 days of taking possession, atleast a temporary boundary wall on the plot upto 9" height from the formation level of approach road. In case of failure to do so allotment of plot shall be withdrawn.
  - For plots designated as General Preferential (GP), or Preferential (P) or Special Preferential (SP), the allottee shall be liable to pay the premium at the applicable rate.
  - There can be a variation in the shape or size of plot as per actual demarcation at site, and allottee shall be made to accept the same subject to payment/refund for the differential area as the case may be. This variation can be upto 20% of the total plot area allotted.
- In case the earnest money is financed by the authorized bank, the allotment letter will be prepared in the name of allottees and will be sent to the controlling branch of the bank as the bank has lien on such plot. The intimation regarding registration number and allotment of plot will be sent to the applicant by the Estate Officer for which the applicant must give his address in the application form.

#### ADDITIONAL TERMS AND CONDITIONS FOR HARYANA GOVT. SERVANTS RESERVED QUOTA (GSRQ) CATEGORY ONLY

- Only those applicants are eligible to apply who do not own a residential plot/house in his/her name/spouse's name or in the name of the dependant member of his/her family in any Urban Estate developed by Haryana Urban Estates Department or HUDA in Haryana State. Further, those applicants who have been allotted at any time, anywhere in Haryana a plot of land out of G.S.R.Q. Or Discretionary Quota, are not eligible to apply.
    - Class I and Class II Officers, irrespective of their post scales are eligible to apply only for 10 marla and above category plots. Remaining regular employees are eligible to apply for any category of Plots upto and including 10 marla plots provided that they must fulfill other eligibility conditions. The reservation has further been divided as detailed below:
      - 80% of the plots in each scheme are reserved for serving (who have more than 5 years service) Haryana Govt. Employees, employees of board corporations of Haryana, employees of Municipal Corporation / Committees / Improvement Trusts, employees of Haryana State Co-operative Banks.
      - 20% of plots in each scheme are reserved for the employees of Haryana Govt.its Boards, Corporations/employees of Municipal Corporation/Committees/Improvement Trust/State Co-op. Banks employees who are retiring (Who have less than 5yr service to go) or who retired after formation of Haryana State, i.e. after 01.11.1966.
- The applicants falling in relevant categories should mention the same at appropriate places.
- The applicant is required to submit an affidavit alongwith his application as mentioned in para 3 of the application form as per specimen 'A' attached.
  - Certificate of employment from the H.O./H.Q. should be attached.
  - Only Haryana Govt. employees, employees of Boards, Corporations, employees of Municipal Corporation/Committees/Improvement Trust/Co-operative Banks under the auspices of Haryana Government are eligible to apply. However, employees of Autonomous Bodies like Unions, employees of the DRDA and employees of Cooperative Federations except Haryana State Cooperative Banks are not eligible to apply.

#### Price of Brochure:

- Rs. 100/- at the counter (ii) Rs. 150/- by registered post by way of demand draft.
  - Indian Postal Orders are not accepted.
- No responsibility for postal delay or loss.

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# ROHTAK

## REVISED LAY-OUT CUM DEMARCATION PLAN OF SECTOR -6 (BLOCK-A)

### LEGENT:-

DETAIL OF AREA	AREA IN ACRES
AREA UNDER ACQUISITION BOUNDARY (AS PER AWARD) EXCLUDING RELEASED AREA	324.74
AREA FALLS IN SECTOR-30A	22.38
AREA UNDER SECTOR-6	211.88
AREA UNDER GREEN BELT	7.21
NET AREA PLANNED	304.85
<b>DETAIL OF BLOCK-A</b>	<b>32.78</b>
AREA UNDER RESIDENTIAL PLOTS (BLOCK-A)	1.25
AREA UNDER DISPENSARY	2.47
AREA UNDER GROUP HOUSING (H)	8.87
AREA UNDER AMENITIES AND FACILITIES	8.64
E.W.S. HOUSING SITES	9.68
COMMERCIAL BELT 'A'	
<b>FACILITIES &amp; AMENITIES (BLOCK-A)</b>	<b>NO. S.</b>
NURSERY SCHOOL	2
NURSING HOMES	2
CLINICS	3
POLICE POST	1
RELIGIOUS BUILDINGS	1
TAXI STAND	1
PRIMARY SCHOOL	1
BOOZING STATION	1
<b>TOTAL</b>	<b>6.67</b>

### DETAIL OF AREA BLOCK-B

SPORTS COMPLEX	80.80 ACS
GRID SUB STATION	2.0
TECHNICAL EDUCATION SITES	22.48 ACS
BIENCE PARK	11.50
COMMERCIAL BELT 'B'	3.80
BANQUET HALL	3.82
SENIOR SEC. SCHOOL	5.00
SITE FOR GARBAGE DUMPING	2.00
HUDA & TOWN & COUNTRY PLANNING STAFF COLONY	8.00
OFFICERS COLONY	8.71
INST. USE	3.71
UNACQUIRED LAND	2.00
<b>TOTAL</b>	<b>184.68</b>
AREA UNDER ROADS, PARKS, OPEN SPACES	80.85

### DETAIL OF PLOTS (BLOCK-A)

SR NO	DESCRIPTION	SIZE IN M	NO OF PLOTS AS PER LAY-OUT PLAN	TOTAL NO OF PLOTS AS PER APP. LAYOUT CUM-DEM.	PLOTS UNDER LITIGATION	CLEAR PLOTS
1	1 MARLA	15 x 30	36	36	0	36
2	14 MARLA	13.5 x 24	80	80	28	32
3	10 MARLA	10.8 x 21	107	110	34	76
4	8 MARLA	9 x 18	133	138	41	97
5	6 MARLA	7.5 x 18	149	149	106	43
6	4 MARLA	6 x 15	104	111	85	46
7	2 MARLA	4.5 x 9	-	95	0	95
<b>TOTAL</b>			<b>581</b>	<b>689</b>	<b>274</b>	<b>425</b>

### NOTES:-

1. REVISED LAY-OUT PLAN OF SECTOR-6 (DRG. NO. DTP (R) 1797/10 DT. 14-12-2010) HAS BEEN APPROVED BY C.A. HUDA, PANCHUKULA VIDE HIS MEMO NO. CTP (H) DTP-M/1853 DT. 18-12-20.
2. THIS DEMARCATION PLAN HAS BEEN PREPARED ON THE BASIS OF VERIFIED DIMENSION RECEIVED FROM SDA HUDA, ROHTAK VIDE HIS MEMO NO. 2008 DT. 16-3-07 AND APP. REV. I.D. CUM DEMARCATION PLAN DRG. NO. DTP(R) 1862/07 DT. 24-04-07.
3. THE SIZE AND SHAPE OF PLOTS/SITES PROVIDED IN THIS PLAN SUBJECT TO ACTUAL DEMARCATION AT SITE.
4. RELEASED LAND SHOWN THUS .
5. UNDER LITIGATION SHOWN THUS .
6. THIS DRAWING HAS BEEN APPROVED BY C.A. HUDA VIDE HIS ENDSIT NO. CTP-HUDA/STP-M 1229 DATED 7-3-11.
7. PLOT NOS. HAS BEEN CHANGED AND NEW PROPOSAL OF 85 NOS. 1 MARLA PLOTS FOR OUTSTEE QUOTA HAS BEEN DESIRED BY AS BY C.A. HUDA VIDE ENDSIT NO. CTP(H)P/10871-10873 DT. 14-9-2010 AND ADMINISTRATOR HUDA ROHTAK MEMO NO. SDG(S) / 12721 DATED 17-9-2010.

SCALE:- 1CM = 10M.

DRG. NO. DTP. (R) 1797/10 DT. 14.10.2010

DRAWN BY:-  BUENDER HOODA (J.D.)

PLANNING ASSTT.  DILBAG SINGH

ASSTT. TOWN PLANNER  MAHENDER SINGH

DISTT. TOWN PLANNER  ANIL DABAS

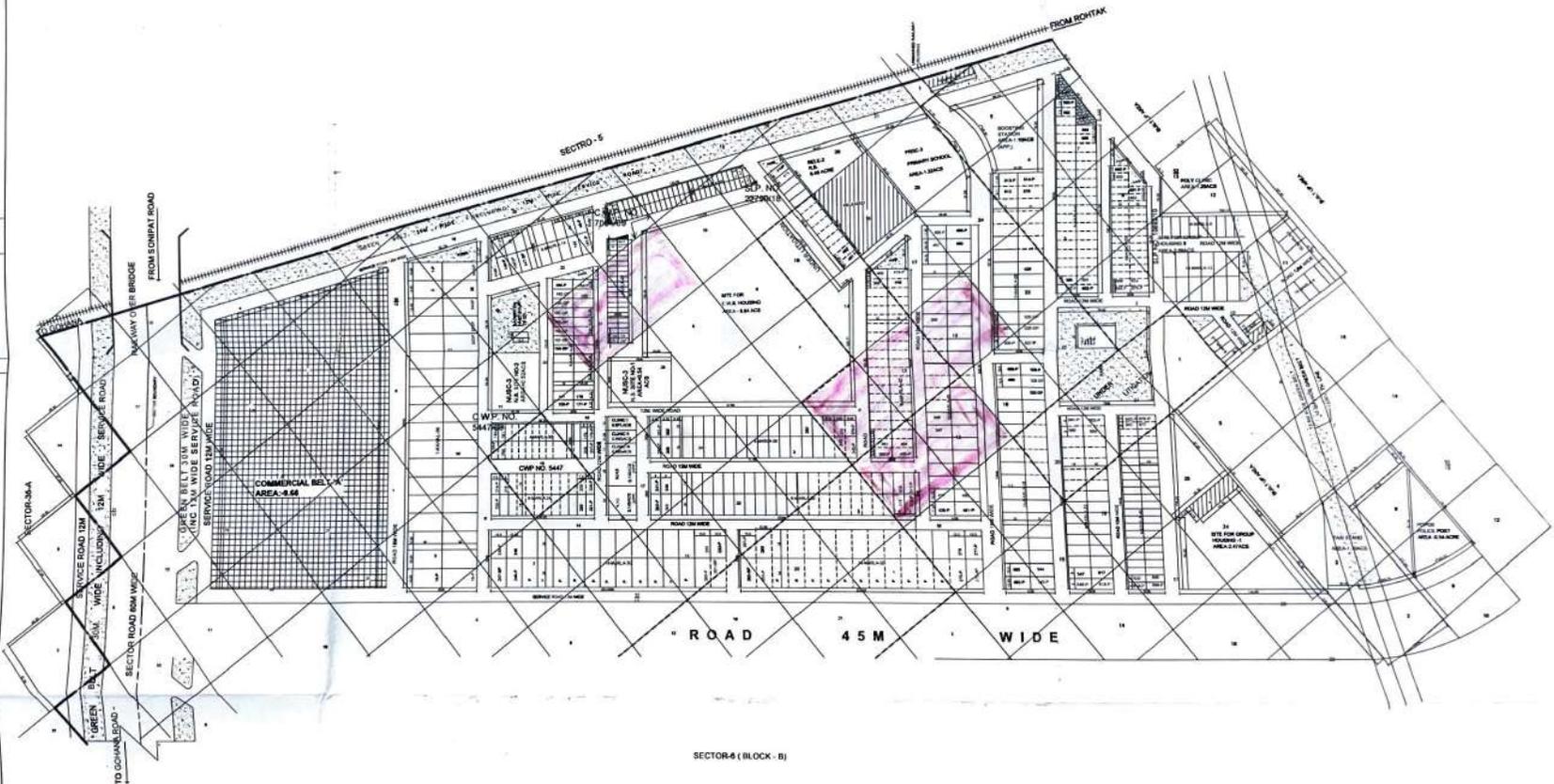
SENIOR TOWN PLANNER  Y.M. MANSURI

DEPTT. OF TOWN & COUNTRY PLANING. (HARYANA)

# 234 Annexure R-14

AWARD DATE 29-12-2004  
Sector No. 6 ,Rohtak  
Layout Plan No. 1/2

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**BEFORE THE PRINCIPAL BENCH, NATIONAL GREEN TRIBUNAL  
AT NEW DELHI  
ORIGINAL APPLICATION NO. 124 OF 2024**

In re:

**Sukhbir Singh**

... Petitioner / Appellant

Versus

Union of India & Ors.... Respondents

KNOW ALL to whom these presents shall come that I/we the undersigned appoint, **Piyush Chandel**, (En. No. HIM/121/2016) Advocate for Haryana Shahari Vikas Pradhikaran (HSVP), Respondent No. 5 to be the Advocate in the above mentioned case, to do all the following acts, deeds, all things or any of them, that is to say :-

1. To act, appear & plead in the above-mentioned case in this Court or any other Court in 89 which the same may be tried or heard in the first instance or in appeal or Letters Patent Appeal or Review of Revision or Execution or in any other stage its progress until its final decision.
2. To present, sign and verify pleadings, Appeal, Letters, Patent Appeals, Cross objections or Petitions for executions, review, revision withdrawal compromise or other petitions or affidavits or other documents as shall be deemed necessary or advisable for the prosecution of the said case in all its stages.
3. To withdraw or compromise the said case or submit to arbitration any difference or disputes that shall arise touching or in any manner relating to the said case.
4. To deposit, draw and receive moneys and grant receipts thereof by way of costs, refund, balance of security and other miscellaneous expenses from Courts or parties, and to do all other acts or things which may be necessary to be done for the progress and in the course of the prosecution of the case.
5. To employ any other legal Practitioner authorizing him to exercise the powers and authorities hereby conferred on the advocate whenever he may think fit to do so.

AND I/we hereby agree not to ratify whatever the Advocate or his substitute shall do in the premises and in this connection.

AND I/we hereby agree not to hold the Advocate or his substitute responsible for the result of the said case in consequence of his absence from the Court when the said case is called up for hearing.

AND I/we hereby agree that in the event of the whole or any part of the fee agreed by me/us to be paid to the Advocate remaining unpaid; he shall be entitled to withdraw from the prosecution of the said case until the same paid.

AND I/we hereby agree that the Advocate will not be bound to appear for us if the case is transferred to any other Court or the Court sits at any place other than its normal place of sitting and if any application or Retention is to be filed in the case, the Advocate will be entitled to a fresh fee as paid in the case.

IN WITNESS WHERE OF I/we hereunto set my/our hands to these presents the contents of which have been fully explained to and understood by me/us.

This the 14<sup>th</sup> Day of Aug 2024

*Piyush Chandel*

Adv. Piyush Chandel  
Enroll. No. HIM/121/2016  
Off # A-22, Shivalik Colony, Malviya Nagar New Delhi  
Contact No.- 8968217890  
E-mail : piyushchandel93@gmail.com

*BH*

Accepted

**Estate Officer  
HSVP, Rohtak**

(Signature or thumb impression of Client/s)

**BHARAT KHUSHAN GOGIA**



gfj;k.kk 'kgjh  
fodkl izkf/kdj.k

Telephone: 0173 2572370  
Website: www.hsvp.org.in  
Email ID: lrhavy03@gmail.com  
Address: C-3, HSVP, Sector 6, Panchkula

## HARYANA SHEHARI VIKAS PRADHIKARAN

To

Sh. Piyush Chandel, Advocate,  
A-22, LGF, Shivalik Colony, Malviya Nagar, New Delhi-110017  
Mobile No. 8968217890,  
Email piyushchandel93@gmail.com

Memo No. LR/ADA (DG)/2024/ 118205

Dated: 06/05/24

**Subject: Original Application no. 124 of 2024 titled as Sukhbir Singh Vs Union of India and others before National Green Tribunal, New Delhi.**

Refer to the subject cited above.

It is intimated that your goodself has been nominated by the W/LR, HSVP to defend this case on behalf of HSVP. Therefore you are requested to defend the same on behalf of HSVP before the National Green, Tribunal, New Delhi. The relevant record will be provided to you by the Estate Officer, HSVP, Rohtak. The documents available in this office are attached here with.

This is for your information and necessary action.

*o/c*

Assistant District Attorney,  
For: Chief Administrator,  
HSVP, Panchkula.

Endst No. LR/ADA (DG)/2024/ 118209

Dated: 06/05/24

A copy of the above is forwarded to the followings for information and necessary action:-

1. Administrator, HSVP, Rohtak .
2. Estate Officer, HSVP, Rohtak is requested to send all the relevant record along with Vakalatnama to the counsel by deputing the concerned dealing assistant who is well conversant with the facts of the case.

*o/c*

Assistant District Attorney  
For: Chief Administrator,  
HSVP, Panchkula.