

**BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL  
BENCH, NEW DELHI  
ORIGINAL APPLICATION No. 329/2021  
IN THE MATTER OF**

Devanshu Bose .....Applicant

Versus

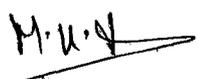
Agra Development Authority &Ors. ....Respondents

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Dated-17.01.2023

Filed By:  
  
 Manish Kumar Vikkey , Advocate  
 For Respondent No.1  
 Chamber No. 410, Block-III  
 Delhi High Court, New Delhi  
 Mobile No.9968435537  
 Email: manishadv.vikkey@yahoo.in





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

*Mishra* 2

e-Stamp

Acc. Name- Gobran Singh  
Stamp Vendor  
Licence No.-07  
E-stamping ACC No. UP14324204  
Commercial Tax Office  
Jaipur House, Agra

Certificate No. : IN-UP09642247958325V  
 Certificate Issued Date : 17-Jan-2023 04:11 PM  
 Account Reference : NEWIMPACC (SV)/ up14324204/ AGRA SADAR/ UP-AGR  
 Unique Doc. Reference : SUBIN-UPUP1432420412928853336460V  
 Purchased by : DEVENDRA SINGH BHADOURIA  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : AGRA DEVELOPMENT AUTHORITY AGRA  
 Second Party : DEVENDRA SINGH BHADOURIA  
 Stamp Duty Paid By : DEVENDRA SINGH BHADOURIA  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



Please write or type below this line

17-Jan-2023 04:11 PM 17-Jan-2023 04:11 PM

DEVENDRA SINGH BHADOURIA, DEVENDRA SINGH BHADOURIA

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1. The authenticity of this Stamp certificate should be verified at 'www.shohestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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3. In case of any discrepancy please inform the Competent Authority.

**BEFORE THE NATIONAL GREEN TRIBUNAL  
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Versus

Agra Development Authority &Ors. ....Respondents

**REPLY AFFIDAVIT ON BEHALF OF AGRA DEVELOPMENT  
TO THE OBJECTIONS FILED BY THE APPLICANT**

I, Devendra Singh Bhadouria, Aged about - 59 years, S/o Late Shri R.S. Bhadouria, Executive Engineer, Agra Development Authority, Agra do hereby solemnly affirm and state as under :-

1. That I am posted as an Executive Engineer in Agra Development Authority, Agra and therefore I am well conversant with the facts and circumstances of the case and competent to swear this Affidavit on behalf of Respondent No.1, having been authorised in this regard.
2. That the contents of the Reply to the Objections, have been drafted under my instructions which I believe to be true and correct to my knowledge and belief and also on the basis of the legal advice. None of the contentions raised in the Objections be kindly deemed to be admitted unless the same is specifically admitted hereafter. In reply thereto I have to state as under:



*Winder*

REPLY TO THE OBJECTIONS :

1. That the Applicant has filed objections to the Status Report, filed by the Respondent No.1 / Agra Development Authority on 10.11.2022 before this Hon'ble Tribunal. With the said status report, communication dated 4.11.2022, made by the Developer M/s. Nalanda Builders & Developers India Ltd. to the Agra Development Authority, intimating that the construction of STP in Nalanda Colony has been completed and it is operational. By the said communication, the Developer further stated that pipe lines have also been installed for watering in the parks from the treated water emanating from the STP. The said letter further states that it was agreed that for the initial 15 days the operation of the STP would be conducted by the Developer and thereafter the same shall be done by the RWA after its formation by the residents of the Nalanda colony including the Applicant. The said decision was jointly taken by the residents of Nalanda Colony including Sh. D.L. Yadav , Sh. R.k. Singh,



*Rindan*

Sh. D.S. Tomar and Sh. Narayan Singh Etc. and the Developer in a joint meeting on 2.11.2022. Further by communication dated 4.11.2022, a number of residents confirmed the said facts to the Respondent No.1. These material facts were elaborated therein by the Agra Development Authority in the said Status Report, however, inadvertently these communications were not annexed with the said Status Report. For kind perusal of this Hon'ble Tribunal the said communications dated 4.11.2022 are being annexed herewith as **ANNEXURE-A ( colly )** .

2. That the above facts are also supported by the Action Taken Report, filed by the Urban Development Department , Govt. of Uttar Pradesh on 13.12.2022, in compliance of order dated 6.7.2022, passed by this Hon'ble Tribunal. The said report says that the sewage of Nalanda Town Colony is being treated at STP and water is not going on open land. Further the treated water of the STP is being used for watering in the parks, located in the Colony. Kind attention of this Hon'ble



*Winder*

Tribunal is drawn to the Action Taken Report, filed by the Urban Development Department, Govt. of Uttar Pradesh before this Hon'ble Tribunal on 13.12.2022.

3. By way of present objection, the Applicant is trying to shield the Developer, who has also failed to make the developer M/s Nalanda Builders & Developers a necessary and proper party in this instant OA. Since the Developer is the polluter and as per Polluter pays principle, the liability ought to be fixed upon the Polluter *i.e.* M/s Nalanda Builders & Developers. It is submitted that the Answering Respondent / Agra Development Authority has filed an IA No. 12 / 2023, Application for impleadment of Developer *i.e.* M/s Nalanda Builders & Developers as a proper and necessary party. It is submitted that the Developer failed to construct and install STP in the Nalanda colony as per the agreement, executed by the Developer with the Agra Development Authority and therefore liability ought to be fixed upon the Developer/. The said IA No. 12 / 2023, Application for Impleadment is likely to be



*Prindh*

listed before this Hon'ble Tribunal on 18.01.2023. It is submitted that the Respondent No.1/Agra Development Authority has been taking punitive action against the Developer since 2013 and the action against the Developer is continuing. Copy of communications dated 23.03.2017 is annexed as **ANNEXURE-B**. Copy of Recovery Certificate dated 21.06.2017 is annexed as **ANNEXURE-C**. Copy of letter dated 22.06.2017, issued by the Appellant to the District Magistrate, Agra is annexed as **ANNEXURE-D**. Copy of letter dated 10.05.2019, issued by the Tehsildar, Sadar, Agra is annexed as **ANNEXURE-E**. The Objections raised by the Applicant are factually and legally incorrect and hence they are denied.



4. That the Nalanda colony has been developed by the private developer namely M/s. Nalanda Builders & Developers Ltd. It was the responsibility of the Developer to complete all the internal development work of the Nalanda colony, including the construction of STP. Due to failure and delay on the part of the

*Winder*

private Developer to construct and install STP in Nalanda colony as part of its internal development work, prompted the Agra Development Authority/ Respondent No.1 to invite tenders for construction of STP in the Nalanda colony, however in the further meeting with the private developer, it was agreed that the construction of the STP shall be carried out by the Developer only. It is submitted that the Developer vide its letter dated 28.4.2022, informed the Agra Development Authority regarding issuance of work order to M/s. Riasa Water Technologies Pvt. Ltd. for construction of STP in Nalanda Colony. It is submitted that the STP has been constructed and set up by the Company namely M/s. Riasa Water Technologies Pvt. Ltd., specialised in working on STP and the said STP is also operational. The allegation of the Applicant qua non establishment of the STP is wrong and denied. It is submitted that the STP has to be conducted jointly by the Developer and the Residents (including the Applicant) of the Nalanda Colony as agreed in the



*Winder*

meeting, however the residents of the colony as well as the Developer are not showing any interest in operating the STP. Copy of letter dated 28.4.2022, issued by the Developer to the Agra Development Authority with Work Order to M/s. Riasa Water Technologies Pvt. Ltd. is **ANNEXURE- F.**

5. That M/s. Riasa Water Technologies Pvt. Ltd. *vide* its letter dated 11.05.2022 to the Developer, issued Declaration Letter for Completion of STP Work. Copy of letter dated 11.05.2022, issued by M/s. Riasa Water Technologies Pvt. Ltd. to the Developer is **ANNEXURE G.**

6. That the Applicant has made false allegation that the STP is substandard without placing on record any material to substantiate his allegation. The allegation of the Applicant is misconceived and hence denied. It is submitted that there is no place specified in the Nalanda colony for establishing STP, therefore the same has been set up in the place available in the



*Rindu*

colony by the company specialised in STP work, as per the fix standard.

7. That for measuring the quality of the treated water, samples have been sent in the established labs for this purpose from time to time. The Electricity connection for operating STP has to be obtained jointly by the residents of the Nalanda Colony and the Developer and the electricity charges for the same has be paid by them only, however the residents as well as the Developer are not showing interest in obtaining electricity connection for regular operation of STP in Nalanda Colony.
8. That the requisite amount deposited by the Developer has been appropriately spent by the Agra Development Authority under the head of External Development. A chart showing expenditure made by the Agra Development Authority is **ANNEXURE-H**.
9. That the expenses incurred for regular operation of the STP in the colony has to be made jointly by the residents of the colony and the Developer. It is



*Winder*

submitted that the Agra Development Authority has no liability to meet the expenses of any facility etc. provided in the private colonies including the expenses for operating the STP.

10. That it is submitted that construction work of the STP has been completed and there is no discharge of sewerage in the open land. It is submitted that the Applicant along with the other residents of the colony are not interested in regular operation of STP in Nalanda Colony and that is the reason they have failed to form the RWA as agreed in the meeting.

11. That the Agra Development Authority had filed Status Report on 10.11.2022, before this Hon'ble Tribunal, submitting the above facts however the above communications dated 4.11.2022, inadvertently could not be annexed with the said Status Report. Such type of technical objections raised by the Applicant is uncalled for. It is submitted that the Urban Development Department, Govt. Of UP, had filed Status Report on 13.12.2022, approving the Status Report and



*Winder*

submissions of the Agra Development Authority qua the installation of STP with abovesaid communications dated 4.11.2022.

12. That the operational work of STP is carried out by the committee / RWA of the colony. The Applicant is the part of the committee of Nalanda Town colony and the responsibility lies upon them to operationalize the STP regularly however they have failed to do so.

13. That the electricity connection has to be obtained by the Developer and the committee / RWA of the colony from the concerned department. The Agra Development Authority has no interference, or role, at all, in obtaining electricity connection for operation of STP. The electricity connection has to be obtained by the committee / RWA of the colony from the concerned department and all the expenses have to be borne by the committee / RWA of the colony. The Agra Development Authority is not responsible for any expenditure for operation of STP and the electricity connections, electricity bills etc. The Agra Development



*Winder*

Authority is responsible to get the development works carried out, in the colony by the private Developer and the regular maintenance and operation of development works are the liability of the committee / RWA of the colony.

PARA-WISE REPLY

1. The contents of point 1 to 11 of para 1 are wrong and denied. It is submitted that the STP is installed and in a functional state. operational. The electricity connection for operation of STP and its regular operation shall be conducted by the Developer and the committee/ RWA of the colony. The photographs showing the operational of STP in Nalanda colony is annexed as **ANNEXURE-I**. It is submitted that the Applicant is trying to shield the Developer, which has developed the Nalanda Colony and no explanation has been given by the Applicant as to why he failed to make the Developer a necessary and proper party in the instant OA. As per Polluter Pays Principle, the liability lies upon the



*Rinder*

Developer which has caused ecological degradation and therefore the Agra Development Authority has filed IA No. 12 / 2023, An Application for Impleadment for impleading the Developer as necessary and proper party in the instant OA. It is submitted that the construction of the STP has been carried out by M/s. Riasa Water Technologies Pvt. Ltd. at the instance of the Developer, which has already completed its work and has issued letter of completion to the Developer on 11.05.2022. The Applicant has not stated as to what material needs to be tested, however he is making only baseless allegations against the Agra Development Authority without placing any material on record. It is submitted that the STP has been established in the available place inside the colony and there is no specific place demarcated for the said purposes. Further the electricity connection for STP has to be obtained by the residents of the colony / RWA including the Applicants, however they have failed



*Winder*

in their duty to obtain electricity connection from the concerned department. It is submitted that the Applicant has wrongly interpreted the order of this Hon'ble Tribunal. The Applicant is not cooperating in maintaining and operating the STP. The Applicant is now involved in making unsubstantiated allegations against the Agra Development Authority without any material. The Agra Development Authority is duty bound to comply each and every directions passed by this Hon'ble Tribunal and undertakes to abide by any directions passed by this Hon'ble Tribunal. Further the responsibility to constitute the Resident Welfare Association lies with the Applicant and the residents of the colony, however they failed to constitute RWA, as agreed in the meeting with the Agra Development Authority. It is submitted that lab testing of treated water regarding its quality is a work of specialised nature, which can only be done in the laboratory and not at the site of STP, as wrongly submitted by the Applicant. In reply to



*Winder*

point 9 of para 1, it is submitted that a separate project is being prepared by the Agra Development Authority for appropriate disposal of the leftover treated water, unused in watering the parks in the colony. In reply to point 10, it is submitted that if the residents of the Nalanda colony will evolve such type of mechanism for reusing of water for flushing, out of their own expenses, in that case the Agra Development Authority would have no objections in their said affairs. In reply to point 11, it is submitted that if STP is operated regularly by the Applicant and the residents of the colony, no sewage would be discharged on open land.



3. The contents of para 3 are wrong and denied. It is submitted that earlier the construction of the STP was not carried out by the Developer, however currently the work of STP has been completed by the Developer. It is submitted that the sewage mixed water has been disposed of by the Agra Development Authority through Tankers in first

*Rindan*

phase from 22.02.2022 to 10.05.2022 and in the second phase from 27.09.2022 to 11.11.2022 and also on several occasions sewage mixed water has been removed and disposed of in the STP functioning at Dhandupura. Further in reply to para 3 , it is submitted that the Developer has the only responsibility to construct the appropriate STP in the private colony. Due to failure on the part of Developer to construct the STP, the Agra Development Authority started inviting tenders at the expenses of the Developer , however when the Developer started working for construction of STP , then only the Agra Development Authority stopped proceeding further regarding inviting tenders etc. It is submitted that as per agreement executed by the Developer with the Agra Development Authority, all the necessary internal Development works have to be carried out by the Developer. The allegation of the Application regarding shifting the burden upon the Developer is misconceived. It is further



*Winder*

submitted that the Agra Development Authority has fully complied the order of the Hon'ble Tribunal and currently the STP is operational state in the Nalanda Town ( colony in question). It is submitted that the construction work of the STP has been completed. Regular operation of the STP has to be done by the Applicant and the residents of the colony. It is submitted that the Applicant along with the residents of the colony are trying to run away, leaving their liability to run the STP regularly. The Applicant alongwith the residents of Nalanda colony have failed to form the RWA which would conduct the regular operation of STP.



6. The contents of para 6 are wrong and denied. It is submitted that the Agra Development Authority with its sincere efforts got the STP constructed by the Developer, however the Applicant and the residents of the colony are not showing interest in proper and regular operation of the said STP, since they have failed to get electricity connection for

*Winder*

conducting the STP as required nor the RWA has been formed by the residents of the Nalanda colony. The Applicant is trying to mislead this Hon'ble Tribunal by filing Objections to the Status Report which is factually incorrect. No material has been placed on record by the Applicant in support of the allegation levelled by him against the Agra Development Authority.

7,9,10 & 12 The contents of para 7,9,10 & 12 are wrong and denied. It is submitted that the Applicant has filed this frivolous objections to the Status Report, filed by the Agra Development Authority, in compliance of order dated 6.7.2022, passed by this Hon'ble Tribunal. By way of frivolous allegations, submitted in the Objections, the Applicant has diverted the main issue of installation of STP. It is submitted that the residents of the colony have failed to form the RWA for regular operation of the STP installed in the Nalanda colony.

In view of the above submissions, it is most respectfully prayed that appropriate order/s may kindly be passed by



*Winder*

this Hon'ble Tribunal regarding constitution of the RWA by the residents of the Nalanda Colony including the Applicant and for obtaining electricity connection for said STP so that the STP would be operational regularly in the Nalanda Town (Colony in question).

*Rishu*  
DEPONENT

VERIFICATION

I, the above named deponent, do hereby verify that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom

*Rishu*  
DEPONENT



FILED BY  
NOTAR  
17/11/23

*Rishu*  
I, the above named deponent, do hereby verify that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom  
17/11/23



(संलग्नक -1)

Annexure-A  
**NALANDA**  
BUILDERS AND DEVELOPERS (I) LTD.

21

1st Floor, Shanti Mall, Church Road, Ram Nagar, Agra  
Ph.: 2522590  
CIN : U45201UP2005PLC030688  
Web : www.nalandabuilders.com Date .....

Ref. No.

सेवा में,

दिनांक:-04.11.22

मुख्य नगर नियोजक,  
आगरा विकास प्राधिकरण,  
आगरा।

**विषय: नालन्दा टाउन कालोनी, शमशाबाद रोड, आगरा में एस0टी0पी0 निर्माण के सम्बन्ध में।**

महोदय,

कृपया उपरोक्त सम्बन्ध में अवगत करना है कि नालन्दा टाउन कालोनी में सीवेज के निस्तारण के लिए एस0टी0पी0 संयन्त्र की स्थापना का कार्य पूर्ण कर दिया गया है। एस0टी0पी0 से निकलने वाले ट्रीटेड वाटर रो पार्क में सिंचाई हेतु पाइप लाईन डाल दी गयी है, जिससे एस0टी0पी0 से निकलने वाले पानी सिंचाई में काम आ सके। दिनांक 02.11.22 को आपके कार्यालय में कालोनी मसिधों श्री डी0एल0यादव, श्री आर0के0सिंह, श्री डी0एस0तोमर, श्री नरायन सिंह के साथ हुई बैठक में यह सहमति बनी थी कि 15 दिन तक एस0टी0पी0 का संचालन विकासकर्ता द्वारा कराया जायेगा। 15 दिन के अन्दर कालोनीवासी रेजीडेंट वेलफेयर एसोसिएशन के गठन की कार्यवाही पूर्ण कर लेंगे। तत्पश्चात् एस0टी0पी0 का संचालन व रख-रखाव आर0डब्लू0ए0 के माध्यम से कराया जायेगा। उपरोक्त सहमति के आधार पर हमारे द्वारा एस0टी0पी0 का संचालन किया जा रहा है जिसके फोटोग्राफ संलग्न हैं। कालोनीवासियों द्वारा एस0टी0पी0 के संचालन की पुष्टि की गई है जिसका पत्र संलग्न है। एस0टी0पी0 से निकलने वाले ट्रीटेड वाटर की जांच हमारे द्वारा प्राइवेट लैब से करायी गयी है जिसकी जांच रिपोर्ट प्राप्त होते ही प्रस्तुत कर देंगे। उपरोक्त प्रदूषण नियंत्रण बोर्ड से ट्रीटेड वाटर के सैंपल की जांच कराकर रिपोर्ट शीघ्र ही आपको प्रस्तुत कर दी जायेगी। कृपया सूचनाएं प्रेषित हैं।

  
अंकुर दुबे  
(निदेशक)

मै0नालन्दा बिल्डर्स एण्ड डेवलपर्स(आई0)लि0

E-mail : info@nalandabuilders.com Fax No.: 0562-2522590

सेवा में,  
उपाध्यक्ष महोदय,  
आगरा विकास प्राधिकरण,  
आगरा।

विषय:-नलन्दा टाउन कॉलोनी, रजरई रोड, ताजगंज, आगरा में एस0टी0पी0 लगाये जाने के सम्बन्ध में।

महोदय,

सविनय अवगत कराना है कि कॉलोनी के विकासकर्ता द्वारा उपरोक्त कॉलोनी में एस0टी0पी0 का निर्माण कार्य करा दिया गया है। वर्तमान में एस0टी0पी0 चालू हालत में है।

दिनांक 05/11/2022

प्रार्थीगण

नि0-नालन्दा टाउन कॉलोनी

संमान सं०	नाम	संज्ञा
3, 4	दीदी	Hardik
187	Garnit	Ami
191	नरत	Tomar Ji
211(F)	Akash	
211(B)	Devesh Singh	
115	Mudit	
43	Hyati	
112	Pranav	
174	वीरेंद्र दिवान	BVK
245	कुरेश व्यागी	Suresh

सेवा में,  
 उपाध्यक्ष महोदय,  
 आगरा विकास प्राधिकरण,  
 आगरा।

विषय:—नलन्दा टाउन कॉलोनी, रजरई रोड, ताजगंज, आगरा में  
एस0टी0पी0 लगाये जाने के सम्बन्ध में।

महोदय,

सविनय अवगत कराना है कि कॉलोनी के विकासकर्ता द्वारा उपरोक्त कॉलोनी में एस0टी0पी0 का निर्माण कार्य करा दिया गया है। वर्तमान में एस0टी0पी0 चालू हालत में है।

दिनांक 04/01/2022.....

प्रार्थीगण

नि0—नालन्दा टाउन कॉलोनी

<u>मकान न०</u>	<u>नाम</u>	<u>हस्ताक्षर</u>
136	Alishka	Alishka 7/1/22
140	Araakhan	Araakhan

Annexure B

8

Annexure B

24

आगरा विकास प्राधिकरण, आगरा।

संख्या : 45/बीएफटी/04/04-05

दिनांक : 23/3/17

आदेश

खसरा सं० 201 से 205, 209, 210 व 211, मौजा-बरोली अहीर, आगरा पर 'नालन्दा टाउन' के नाम से तलपट मानचित्र स्वीकृत किया गया था। विकासकर्ता द्वारा स्थल पर विकास एवं निर्माण कार्य कराते हुये भूखण्डधारकों को भूखण्ड विक्रय कर दिये गये। वर्तमान में उक्त कालोनी में अवशेष विकास कार्य एवं अनुरक्षण के अभाव में पूर्व में कराये गये विकास कार्य क्षतिग्रस्त अवस्था में हैं। कालोनी के निवासी श्री डी०एल०यादव द्वारा उक्त कार्यों को पूर्ण कराये जाने हेतु निरन्तर शिकायतें की जाती रहीं। इस हेतु विकासकर्ता को विकास कार्य पूर्ण कराये के लिए प्राधिकरण द्वारा नोटिस भी पूर्व में जारी किये गये किन्तु विकासकर्ता द्वारा अपूर्ण विकास कार्य न तो पूर्ण कराये गये और न ही क्षतिग्रस्त विकास कार्यों की मरम्मत, आदि का कार्य ही कराया गया। विकास कार्य पूर्ण न होने के कारण मै०प्रोपर्टी बायर इन्ड्रस्ट वेलफेयर एसो एण्ड अदर्स द्वारा मा०उच्च न्यायालय, इलाहाबाद में याचिका सं० 58986/2016 (प्रोपर्टी बायर इन्ड्रस्ट्स वेलफेयर एसोसियेशन एण्ड एनदर बनाम स्टेट ऑफ यू०पी० एण्ड 2 अदर्स) दायर की गयी, जिसमें मा०न्यायालय द्वारा दिनांक 15.12.2016 को निम्न आदेश पारित किये गये-

".....Consequently, in the facts of the case, as we find from the record that the Agra Development Authority, Agra has already taken cognizance on the matter, accordingly, we proceed to pass an order asking the authority concerned to finalize the proceeding in question in accordance with law, preferably within next four months from the date of receipt of a certified copy of this order but certainly after hearing the point of view of the builder also."

याचिकाकर्ता द्वारा दिनांक 20.12.2016 को मा०न्यायालय के निर्णय की प्रति संलग्न करते हुए प्रत्यावेदन प्रस्तुत किया गया। मा०न्यायालय के आदेशों के अनुपालन में आगरा विकास प्राधिकरण द्वारा उभयपक्षों को दिनांक 27.01.2017 को सुनवाई हेतु उपस्थित होने के निर्देश दिये गये। निर्धारित तिथि को याचिकाकर्ता की ओर से श्री डी०एल०यादव एवं विकासकर्ता की ओर से श्री राधेश्याम शर्मा, डायरेक्टर, नालन्दा बिल्डर्स एण्ड डवलपर्स प्रा०लि० उपस्थित हुये। उभयपक्षों की सुनवाई के उपरान्त यह निर्णय लिया गया कि स्थल पर विकास कार्यों की अद्यावधिक स्थिति के सम्बन्ध में स्थल निरीक्षण करा लिया जाये। स्थल निरीक्षण नगर नियोजक एवं अवर अभियंता द्वारा संयुक्त रूप से किया किया, जिसमें स्थल पर विकास कार्यों के सम्बन्ध में निम्न व.भिर्या पायी गयीं-

- 1- कालोनी की आंतरिक सड़कों निर्मित हैं लेकिन आंशिक रूप से बिटुमिन के स्थान पर इण्टर लॉकिंग का प्राविधान जगह-जगह किया गया है। कहीं-कहीं सी०सी० रोड है लेकिन अनुरक्षण के अभाव में सड़क कहीं-कहीं पर क्षतिग्रस्त है।
- 2- कालोनी में जलापूर्ति के लिए टंकी निर्मित पायी गयी एवं पानी की लाईन भी डाली गयी है।

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- 3- कालोनी में नालियों समुचित डिजाइन के अनुसार निर्मित नहीं पायी गयीं।
- 4- कालोनी में पार्क विकसित किये गये हैं लेकिन पार्कों के अनुरक्षण का अभाव है।
- 5- सोलिड वेस्ट के डिस्पोजल हेतु कालोनी में डलाबघर का निर्माण नहीं किया गया है।
- 6- कालोनी में विद्युतीकरण किया गया है।
- 7- कालोनी में सीवर लाईन डाली गयी है किन्तु एस0टी0पी0 नहीं बनाया गया है। सेप्टिक टैंक बनाया गया है।
- 8- कालोनी में रेन वाटर हार्वेस्टिंग का प्राविधान किया गया है लेकिन रेन वाटर हार्वेस्टिंग सिस्टम समुचित नहीं पाया गया।
- 9- कालोनी में जगह-जगह पर वृक्षारोपण किये गये हैं।
- 10- फायर हार्डड्रेन्ट का प्राविधान नहीं किया गया है।
- 11- सोलर पैनल का प्राविधान नहीं किया गया है।

स्थल निरीक्षण आख्या प्राप्त होने के उपरान्त उभयपक्षों को पुनः दिनांक 04.03.2017 को सुनवाई का अवसर प्रदान किया गया। सुनवाई के समय मै0नालन्दा बिल्डर्स एवं डवलपर्स प्रा0लि0 की ओर से उपस्थित डायरेक्टर श्री राधेश्याम शर्मा द्वारा प्रत्यावेदन दिया गया, जिसमें उनके द्वारा अवगत कराया गया कि उक्त कालोनी का रखरखाव नालन्दा टाउन रेजीडेन्सी वेलफेयर एसोसियेशन द्वारा किया जा रहा है। प्रत्यावेदन के साथ उक्त कालोनी के पंजीयन प्रमाण पत्र की प्रति भी उपलब्ध करायी गयी।

उभयपक्षों की सुनवाई के उपरान्त मैं इस निष्कर्ष पर पहुँचा हूँ कि स्थल निरीक्षण की प्राप्त आख्या के अनुसार स्थल पर अपूर्ण विकास कार्य यथा-सड़कें, रेन वाटर हार्वेस्टिंग, नालियाँ, डलाबघर, एस0टी0पी0, फायर हार्डड्रेन्ट, सोलर पैनल को मै0नालन्दा बिल्डर्स एवं डवलपर्स प्रा0लि0 द्वारा पूर्ण किया जाये एवं रख-रखाव की समुचित व्यवस्था की जाये तथा अधिनियम, 1973 की धारा-15(क) के अन्तर्गत पूर्णता प्रमाण-पत्र प्राप्त करते हुये विकास कार्यों को नियमानुसार रेजीडेन्ट वेलफेयर एसोसियेशन को हस्तान्तरण कर दें।

उभयपक्ष  
आगम विकास प्राधिकरण,  
आगम।

# Agra Development Authority, Agra

Book No. 33 S.No. 1 Dated 21-6-2016

## CERTIFICATE OF RECOVERY

Whereas Sri/Srimati Radhe Shyam  
 Son/Wife/Daughter of Sri Ram Puatap Sharma  
 resident of 105, Friends Paradise Kharkhi Agra  
 owes to Agra Development Authority Premium of Land/Instalment (s)  
 of Hire Purchase of building/Instalment(s) of loan/Rent in respect of  
 Premises No. Internal Development situated in Shamsabad Road  
 Colony Nalanda Town 1999 Ward, Agra, which he/she has  
 failed to pay. An amount of Rs. 5200000-00  
 is, therefore, due from Sri/Smt. Radhe Shyam  
 Son/Wife/Daughter of Sri Ram Puatap Sharma  
 resident of 105 Paradise, Agra Agra, as Premium of  
 Land/Instalment (s) of hire Purchase of Building/Instalment (s) of loan/Rent  
 which is recoverable as arrears of land revenue under section 40 of U.P.  
 Urban Planning and Development Act, 1973.

The Collector, Agra is requested to make this recovery as arrears of Land Revenue and remit the amount to the Agra Development Authority, Agra.

  
 Secretary  
 Agra Development Authority  
 Agra

  
 Vice Chairman  
 Agra Development Authority  
 Agra



Annexure-18

#1

Annexure-D

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**आगरा विकास प्राधिकरण, आगरा**

पत्रांक संख्या:- 1301/ D/22/17

दिनांक:- 22/6/17

प्रेषक,

सचिव,  
आगरा विकास प्राधिकरण,  
आगरा।

सेवा में,

जिलाधिकारी,  
आगरा।

**विषय:-** आन्तरिक विकास कार्यों के सापेक्ष में बकाया धनराशि आर0सी0 द्वारा वसूल किये जाने के सम्बन्ध में।

**महोदय,**

कृपया उपरोक्त विषय का सन्दर्भ ग्रहण करें। जिसमें आन्तरिक की धनराशि के बकायेदार श्री राधेश्याम शर्मा, निवासी-105, फ्रेन्ड्स पैराडाइज, खन्दारी, आगरा से बकाया धनराशि रू0. 52,80,800/- भू-राजस्व की भाँति वसूलने हेतु आर0सी0 संख्या-33/1 दिनांक 21.06.17 आपको भेजी जा रही है। अतः आपसे अनुरोध है कि उक्त बकायेदार से नियमानुसार धनराशि वसूल कर प्राधिकरण स्थित यूनियन बैंक ऑफ इण्डिया की शाखा में जमा कराने का कष्ट करें।

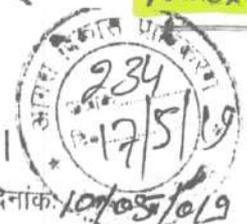
**संलग्नक:-** आर0सी0 संख्या-33/1 की प्रति मूल रूप में (पाँच फोटो प्रति सहित)

सतीश शर्मा  
से० आउट लिपि

(हरिशर्म)  
सचिव,  
आगरा विकास प्राधिकरण,  
आगरा।

कार्यालय तहसीलदार (सदर), आगरा।

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संख्या 92/वा0वा0न0

दिनांक: 10/05/19

विषय- आन्तरिक विकास कार्यों के सापेक्ष बकाया धनराशि आर0सी0 द्वारा वसूल किये जाने के सम्बन्ध में।

सचिव,  
आगरा विकास प्राधिकरण,  
आगरा।



CTP  
17-05-19



महोदय,

उपरोक्त विषयक कृपया आपके कार्यालय के पत्रांक संख्या 45/बी0एफ0टी0/04/04-05 दिनांक 26.04.2019 के द्वारा अवगत कराया गया है, कि आन्तरिक विकास की धनराशि के बकायेदार श्री राधेश्याम पुत्र श्री रामप्रताप शर्मा नि0 105 फ्रेण्डस पैराडाइज खन्दारी आगरा से धनराशि मु0 52,80,800.00 रू0 वसूली हेतु आर0सी0 निर्गत की गयी थी, परन्तु अभी तक धनराशि मात्र 40,60,136.00रू0 वसूल किया गया है। शेष धनराशि वसूल किये जाने की कार्यवाही करने हेतु लिखा गया है।

अतः उक्त प्रकरण में बाकीदार से सम्पूर्ण बकाया धनराशि मु0 52,80,800.00रू0 की वसूली कर बैंकर्स चैक/डिमाण्ड ड्रफ्टों के माध्यम से आपके विभाग को भेजी जा चुकी है। जिसका विवरण निम्न प्रकार है:-

क्र0सं0	डी0डी0/चैक संख्या/दिनांक	धनराशि	इस कार्यालय के पत्र व दिनांक से भेजा गया।
1.	638083/दि0 08.09.2017	9,10,000.00	पत्र सं0 51 दि0 13.09.2017
2.	086756/दि0 27.11.2017	1,00,000.00	पत्र सं0 75 दि0 29.11.2017
3.	086757/दि0 27.11.2017	1,00,000.00	पत्र सं0 75 दि0 29.11.2017
4.	086754/दि0 14.12.2017	3,00,000.00	पत्र सं0 89 दि0 18.12.2017
5.	086780/दि0 30.01.2018	12,20,664.00	पत्र सं0 106 दि0 02.02.2018
6.	086800/दि0 19.03.2018	5,00,000.00	पत्र सं0 127 दि0 26.03.2018
7.	086805/दि0 27.04.2018	10,00,000.00	पत्र सं0 134 दि0 03.05.2018
8.	086810/दि0 01.05.2018	11,50,136.00	पत्र सं0 139 दि0 08.05.2018
	कुल-	52,80,800.00	

EEERB/ Sh. Desai Singh DE

DLH

प्रतिलिपि:- उपजिलाधिकारी सदर, आगरा महोदय को सूचनाथ

CTP  
20/5/19

HCLM  
20/05/19

B E  
शु0 हा व फि ट पत्राचली न  
संलग्न सद प्रसूट की है।  
25/5/19



तहसीलदार सदर,  
आगरा।

तहसीलदार सदर,  
आगरा।



# NALANDA

## BUILDERS AND DEVELOPERS (I) LTD.

1st Floor, Shanti Mall, Church Road, Ram Nagar, Agra  
 Ph.: 2522590  
 CIN : U45201UP2006PLC030688  
 Web : www.nalandabuilders.com Date \_\_\_\_\_

Ref. No.



कार्यालय-उपस्थान  
 926  
 रजिस्टर प्रमाण  
 प्राप्ति का दिनांक- 28/04/22

सेवा में,

उपाध्यक्ष महोदय,  
 आगरा विकास प्राधिकरण,  
 आगरा।

SE/TR/GE-2 A-5(6)/Deshraj  
 उपाध्यक्ष  
 आगरा विकास प्राधिकरण  
 29.4.22  
 T.P.

विषय- नालंदा टाउन शमशाबाद रोड आगरा में एस0टी0पी0 बनाने के संबंध में।

महोदय,

कृपया आकषे पत्रांक सं0- 45/BFT/04/04-05 के संबंध में निवेदन है हमने उक्त कॉलोनी में एस0टी0पी0 निर्माण करने के लिये वर्क ऑर्डर जारी कर दिया है जो कि M/s Riasa Water Technologies Pvt. Ltd. Shakarpur New Delhi का दिया गया है साइट पर हमें केवल Foundation Work करना है शेष पूरा एस0टी0पी0 उक्त कम्पनी द्वारा अपनी फैक्ट्री में बनाकर साइट पर Install करना है आज से 45 दिन के अन्दर एस0टी0पी0 को पूर्ण रूप से संचालित कर दिया जायेगा।

धन्यवाद

अंकुर दुबे  
 निदेशक  
 संलग्न-  
 6/5/22

वर्क ऑर्डर की प्रति

अग्रिम धनराशि के चैक की प्रति।

OR NALANDA BUILDERS & DEVELOPERS (I) LTD.  
 DIRECTOR

E-mail : info@nalandabuilders.com Fax No. : 0562-2522590

Riasa

**Riasa Water Technologies Pvt. Ltd.**Registered Add: 494A, First Floor, Ganesh Nagar,  
Shakarpur, Delhi-110092

Contact No. 09899306436, 09899451330

Email: info@riasawater.com, riasawater@gmail.com

Website: www.riasawater.com

CIN: U41000DL2017PTC318104

GST No. : 07AAICR3153N1Z0

Date: - 11-05-2022

To,  
Mr. Ankur Dubey -Director,  
M/s Nalanda Builders and Developers (I) Ltd  
1<sup>st</sup> Floor, Shanti Mall, Church Road, Ram Nagar,  
Agra, Uttar Pradesh-2522590

**Subject: - Declaration Letter for Completion of STP Work (Excluding civil work).**

Dear Sir,

As per received work order for work supply, Installation, testing & commissioning of Sewage treatment plant of Capacity 200 KLD excluding civil work at Nalanda Town, Shamshabad Road, Agra work order reference No. 128/2022 dated 02<sup>th</sup> May 2022.

We declare that we will completed the above said work as per our proposal within 30 days after completion of civil work as per drawing & also as per received payments from your side.

We will not responsible for delay in completion of work due to civil work and delay of payments at your end.

Thanking You,  
M/s Riasa Water Technologies Pvt Ltd



**Pramod Kumar**  
Director

S

अभियन्त्रण खण्ड-2 में बाह्य विकास मद से किये गये कार्यों का विवरण

क्र. सं.	कार्य का नाम	स्वीकृत लागत (रु. लाख में)	ठेकेदार का नाम	कार्य प्रारम्भ तिथि	कार्य समाप्ति तिथि	व्यय (रु. लाख में)	भौतिक उपलब्धि प्रतिशत में	अभ्युक्ति
		3	4	5	6	7	8	9
1	शमशाबाद रोड से रजरई गांव को लिंक करने वाली मारुति सिटी के सामने रोड पर नाली एवं सड़क निर्माण कार्य।	174.84	मै0 जीवन कन्स्ट्रक्शन कं0	23.12.11	30.6.13	174.84	100%	कार्य पूर्ण।
2	24मी0 चौड़ी मास्टर प्लान रजरई रोड पर जी.आर. हॉस्पिटल के सामने सड़क मरम्मत का कार्य।	2.82	मै0 बालाजी विल्डर्स	25.08.15	24.09.15	2.82	100%	कार्य पूर्ण।
3	रजरई रोड पर जी.आर. हॉस्पिटल के पास स्थित सड़क की मरम्मत का कार्य (पेवर द्वारा)।	1.85	मै0 बालाजी विल्डर्स	25.08.15	24.09.15	1.85	100%	कार्य पूर्ण।
4	शमशाबाद रोड भोले बाबा डेयरी से रजरई तक 24मी0 चौड़ी जोनल रोड का निर्माण कार्य।	381.56	मै0 जीवन कन्स्ट्रक्शन	14.2.08	13.8.08	218.37	60%	जमीन उपलब्ध न होने के कारण कार्य
5	शमशाबाद रोड के निकट मारुती सिटी रोड से रामधु कॉलोनी के गेट तक इन्टरलॉकिंग टाइल्स एवं नाली का कार्य।	31.20	मै0 एस.वी.एम. एसोसिएट्स	11.12.21	10.03.22	25.41	100%	कार्य प्रगति में।
	योग					423.29		



