

**BEFORE THE HONORABLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH AT NEW DLEHI**

ORIGINAL APPLICATION NO. 737 OF 2023

IN THE MATTER OF:

SOCIETY FOR VOICE OF HUMAN
RIGHTS AND JUSTICE AND ANR

...APPLICANT

-VERSUS-

MAHALAXMI LAND AND FINANCE COMPANY & ORS.

...RESPONDENTS

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Place: New Delhi

Date: 10.09.2025

**GHAZIABAD DEVELOPMENT AUTHORITY
(RESPONDENT NO. 4)**



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**SHORT REPLY ON BEHALF OF THE RESPONDENT NO. 4, GHAZIABAD
DEVELOPMENT AUTHORITY IN THE MATTER OF SOCIETY FOR VOICE
OF HUMAN RIGHTS AND JUSTICE AND ANR. V. MAHALAXMI LAND AND
FINANCE COMPANY AND OTHERS O.A. 737 OF 2023.**

MOST RESPECTFULLY SHOWETH: -

1. That the present reply is being filed on behalf of the Respondent No. 4, Ghaziabad Development Authority in the present Original Application No. 737 of 2023 titled as *Society for Voice of Human Rights and Justice and Anr. v. Mahalaxmi Land and Finance Company and Others* pending for adjudication before the Hon'ble National Green Tribunal, Principal Bench, New Delhi (hereinafter referred to as 'the Hon'ble Tribunal').
2. That in the present Original Application (OA), the allegation of the applicant is that the survey no. 2476 and 1564 comprising an area of 0.961 sq. yards as per the revenue record is a lake (jheel) which has been encroached upon and residential construction has been raised.
3. That, at the very outset it is submitted before this Hon'ble Tribunal that all the contentions submitted by the Applicant are denied in entirety save and except so far as specifically admitted herein. Nothing in the present reply may be deemed to be an admission for want of specific denial.

4. That it is submitted that the approved layout plan for the colony does not contain Khasra No. No. – 2476, 1564 which is impugned as lake. The layout plan No.-305/THA/88 for abadi colony Mahalaxmi Land Finance Company Shalimar Pasoda was approved on 27.06.1990, which only includes Khasra No. 1560, 1558 and 1624. However, the original application does not contain original copies of the Annexures therefore the Respondent No. 4 reserves the right to reply in the event of any other new pleas or specific allegations pertaining to it. A true copy of the layout plan is marked and annexed herein as **ANNEXURE R-4/1**.
5. That it is further humbly submitted that no map been approved by the Respondent on the impugned Khasra numbers-1564 and 2476 Village Pasunda, Tehsil Loni, District Ghaziabad. A true copy of the letter dated 10.09.2025 is marked and annexed herein as **ANNEXURE R-4/2**.
6. That it is humbly submitted that the abadi Colony has been handed over to the Ghaziabad Nagar Nigam i.e. Respondent No. 5 and no approvals with respect to the impugned Khasras have been provided by Respondent No. 4.

Place: New Delhi

Date:

GHAZIABAD DEVELOPMENT AUTHORITY
(RESPONDENT NO. 4)


THROUGH COUNSEL

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PRAYER

In the view of present facts and circumstances, it is prayed before this Hon'ble Court that it may be please to:

1. Take the present reply on record titled as *Society for Voice of Human Rights and Justice and Anr. v. Mahalaxmi Land and Finance Company and Others* O.A. 737 of 2023.
2. And/or pass any other order that it may deem fit and proper.

Place: New Delhi

Date:

GHAZIABAD DEVELOPMENT AUTHORITY

(RESPONDENT NO. 4)



THROUGH COUNSEL

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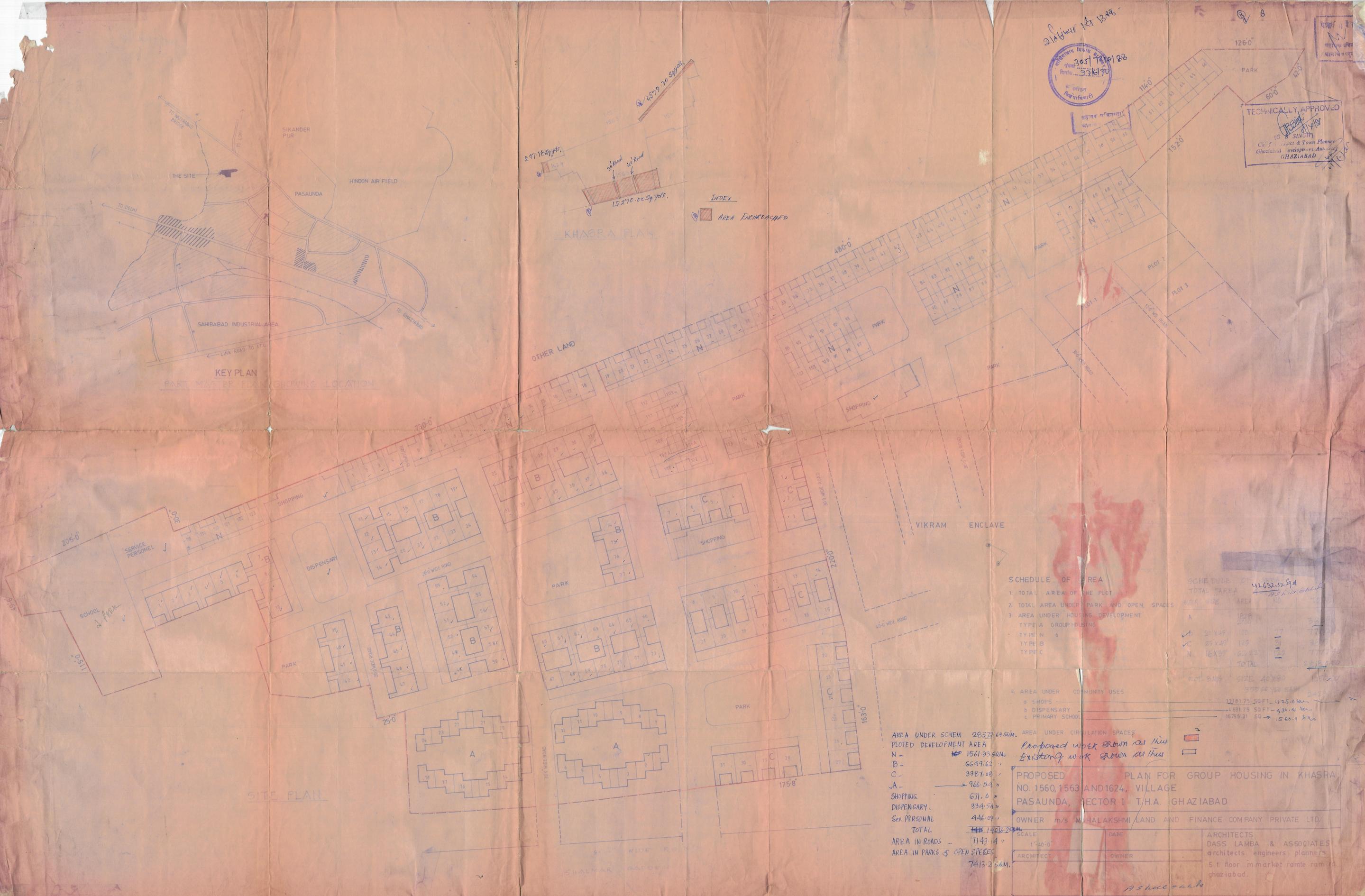
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KHAJRA PLAN

SITE PLAN

INDEX
AREA ENCROACHED

SCHEDULE OF AREA

- TOTAL AREA OF THE PLOT
- TOTAL AREA UNDER PARK AND OPEN SPACES
- AREA UNDER HOUSING DEVELOPMENT
 - TYPE A GROUP HOUSING
 - TYPE N 6
 - TYPE B
 - TYPE C
- AREA UNDER COMMUNITY USES
 - a SHOPS
 - b DISPENSARY
 - c PRIMARY SCHOOL

TYPE	AREA	TOTAL
A	1828	3828
N	20 x 45	77
B	25 x 45	90
C	16 x 35	777
TOTAL	6282	5387

AREA UNDER SCHEM 28572.69 SQM.

PLOTED DEVELOPMENT AREA

N	1561.93 SQM
B	6649.62 "
C	3987.09 "
A	966.54 "
SHOPPING	671.0 "
DISPENSARY	334.54 "
SER. PERSONAL	446.09 "
TOTAL	1426.25 SQM

PROPOSED PLAN FOR GROUP HOUSING IN KHASRA NO. 1560, 1563 AND 1624, VILLAGE PASAUNDA, SECTOR 1 T.H.A. GHAZIABAD

OWNER m/s MAHALAKSHMI LAND AND FINANCE COMPANY PRIVATE LTD.

SCALE 1"=40'0"

ARCHITECT DASS LAMBA & ASSOCIATES ARCHITECTS ENGINEERS PLANNERS

5 f floor m.market ramte ram ghaziabad.

Ashok...



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक 553II/5कनि-8 / 2025

दिनांक 10/09/2025

प्रेषक,

सचिव,
गाजियाबाद विकास प्राधिकरण
गाजियाबाद।

सेवा में,

अपर जिलाधिकारी (भू0अ0) /
नोडल एन0जी0टी0,
गाजियाबाद।

विषय मा0 राष्ट्रीय हरित अधिकरण नई दिल्ली में योजित ओ0ए0 संख्या- 737/2023 (आई0ए0 नं0-427/2024 व 68/2024) सोसाईटी फॉर वाईस ऑफ हयूमन राईट्स एण्ड जस्टिस बनाम जिला मजिस्ट्रेट, गाजियाबाद में पारित आदेश दिनांक 07/05/2025 के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक वाद में प्रेषित स्वकीय पत्र संख्या-930/एन0जी0 टी-213 /2025 दिनांक 25/08/2025 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से उपरोक्त विषयक वाद में मा0 राष्ट्रीय हरित अधिकरण द्वारा पारित आदेश दिनांक 07/05/2025 के सम्बन्ध में आवश्यक कार्यवाही करने हेतु अनुरोध किया गया है।

उक्त के सम्बन्ध में अवगत कराना है कि प्रश्नगत आबादी कालोनी महालक्ष्मी लैण्ड एण्ड फाईनेन्स कम्पनी खसरा संख्या-1560, 1563 व 1624 ग्राम पसौडा तहसील लोनी, जिला गाजियाबाद पर मानचित्र संख्या-305/टी0एच0ए0/88 दिनांक 27/06/1990 को गाजियाबाद विकास प्राधिकरण द्वारा स्वीकृत किया गया है। उक्त वाद में वादग्रस्त खसरा संख्या-1564 व 2476 ग्राम पसौडा, तहसील लोनी, जिला गाजियाबाद स्वीकृत मानचित्र में सम्मिलित नहीं है, न ही उन पर कोई मानचित्र स्वीकृत किया गया है। मानचित्र संख्या-305/ टी0एच0ए0/88 दिनांक 27/06/1990 की प्रमाणित छायाप्रति पत्र के साथ संलग्न कर प्रेषित की जा रही है। कृपया उपरोक्तानुसार अवगत होने का कष्ट करें।

संलग्नक - यथोपरि।

भवदीय,

(राजेश कुमार सिंह)
सचिव

प्रतिलिपि :-

1. विधि अधिकारी को आवश्यक कार्यवाही हेतु प्रेषित।
- ✓ 2. श्री याज्ञवल्क्य सिंह, एडवोकेट, निवासी ए-131, (बेसमेन्ट) सै0-46, नोएडा- मो0 7838848157 को नियत तिथि 12/09/2025 पर प्रभावी पैरवी किये जाने हेतु प्रेषित।

राजेश
12/9/25
सचिव