

IN THE HON'BLE HIGH COURT OF PUNJAB & HARYANA AT CHANDIGARH

CWP No. 19086 of 2017 (O&M)

Ravinder Singh Dhull

... Petitioner

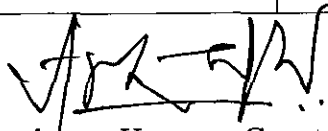
Versus

State of Haryana & Others

... Respondent

I N D E X

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Place: Chandigarh
Dated: 05.02.2018


Arun Kumar Gupta,
Principal Secretary to Govt. Haryana,
Town & Country Planning Department,
Chandigarh.

IN THE HON'BLE HIGH COURT OF PUNJAB & HARYANA, CHANDIGARH

CWP No. 19086 of 2017

Ravinder Singh Dhull

.....Petitioner

Vs

State of Haryana & Others

.....Respondents

Status report by way of affidavit of Arun Kumar Gupta,
Principal Secretary to Govt. Haryana, Town & Country
Planning Department, Chandigarh

I, the above named deponent do hereby solemnly affirm and state as under:-

1. That during the last hearing of the case i.e. on 20.12.2017, this Hon'ble High Court was pleased to make the following observations in para no. 4 of the interim order relating to the regularization of massive constructions raised in Dera premises:

“As regard to regularization of massive constructions raised in Dera premises, learned Advocate General, Haryana seeks more time to file status report. Let the Principal Secretaries of Town and Country Planning Department as well as Local Govt. Department file their respective status reports explaining:-

- (i) *The nature of buildings constructed in the Dera premises;*
- (ii) *Whether the area under construction falls within or outside the Municipal limits?*
- (iii) *Whether prior permission was required to be obtained for raising such construction?*
- (iv) *If the area was beyond the Municipal limits, whether any change of land use permission under the provisions of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 (as applicable to State of Haryana) was obtained?*
- (v) *If not, whether any notice to stop the ongoing construction was ever issued, and if not, who were the officers responsible and obligated to take such action and who failed to perform their duties and what action has been taken against them?*
- (vi) *Whether there is any violation of Haryana Urban Development Act, 1975?*

(vii) *Under which provision of law, the exemptions have been granted? If any such exemption(s) has been granted by way of a reasoned order, let the same be placed on record.*

(viii) *In the event of any exemption, it shall be further explained whether such exemption was granted to any other person or institute, and if so, let details of such exemption (s) be also brought on record."*

2. That it is submitted that a report regarding the status of construction undertaken in the site of Dera Sacha Sauda has been taken from District Town Planner, Sirsa. It has been informed that there are two sites of Dera Sacha Sauda viz an old Dera Sacha Sauda site and the new Dera Sacha Sauda site. The old dera site is falling in the revenue estate of village Shahpur Begu and the new Dera Sacha Sauda site partly falls in the revenue estate of village Shahpur Begu and village Nejaiakhera. The Government in the Town & Country Planning Department had notified controlled areas under Section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (hereinafter referred as Act No. 41 of 1963), around municipal town Sirsa, vide notification dated 22.09.1976. The final development plan of the controlled areas has been prepared and notified under Section 5(7) of the Act No. 41 of 1963. The sites have been marked on the copy of the notified final development plan of the controlled areas. As per the notified final development plan, both the sites are falling in agriculture zone. It is relevant to mention that with the extension of existing municipal limit in to the controlled area, the old Dera Sacha Sauda site has come within the extended municipal limits. Some portion of the new Dera Sacha Sauda site falls outside the controlled area limits, but within the urban area of Sirsa and some portion of the site is outside controlled areas as well as urban area. The location of both such portion of sites is shown bounded by thick yellow hatches and thick green hatches, copy of the final development plan, which is enclosed as **Annexure R-1 (colly)**. It is also clarified that the Department of Town & Country Planning has no

jurisdiction to regulate constructions falling outside the controlled area and urban area limits. The status report about the areas falling within the municipal limits is to be given by the Urban Local Bodies Department.

3. That the status report on the observations made by this Hon'ble Court on the points mentioned in the interim order dated 20.12.2017 is as under:

(i) **The nature of buildings constructed in the Dera premises.**

A list of buildings in the new Dera Sacha Sauda site, showing the nature of buildings is enclosed as **Annexure R-2**.

(ii) **Whether the area under construction falls within or outside the municipal limits.**

As already submitted in para no. 2 above, Dera Sacha Sauda consist of two Dera sites i.e. old Dera site falling within the extended municipal limits and new Dera site which partly falls within the controlled area Sirsa and partly within urban area Sirsa and partly outside the controlled area and urban area Sirsa limits as shown on the final development plan enclosed as **Annexure R-1 (colly)**.

(iii) **Whether prior permission was required to be obtained for raising such construction.**

Yes. Dera Management and individual persons owning land in the Dera Sacha Suada was required to seek prior permission of the competent authority (Director, Town & Country Planning) for change of land use permission for raising construction on the land falling within the controlled area limits declared under Section 4 of the Act No. 41 of 1963.

(iv) **If the area was beyond the municipal limits, whether any change of land use permission under the provisions of the**

Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 was obtained?

As per the list showing the nature of buildings in the new Dera Sacha Sauda site, there are 23 constructions in the area falling within the controlled area. Out of these 23 constructions, permission for change of land use has been obtained in respect of eleven constructions. The list of constructions in respect of which permission for change of land use has been obtained is enclosed as **Annexure R-3**. Regarding the remaining 13 constructions, an affidavit dated 07.11.2017 has been filed by Special Secretary to Government Haryana, Town & Country Planning Department, in which the status of the action taken in respect of these constructions has been explained, which may be read with this affidavit. It is relevant to clarify that construction of Senior Secondary School indicated at sr. no. 11 of the list of CLU granted cases enclosed as **Annexure R-3**, is also included in list of 13 constructions at sr. no. 1 given under para no. 4 (i) in the affidavit dated 07.11.2017. Thus actually the number of constructions are 23 only but one construction as mentioned above is repeating in both the lists.

Regarding eleven cases in respect of which permission for change of land use has been granted, the Dera Management has obtained approval of building plans in respect of eight cases only and in none of the eleven cases, occupation certificates have been applied/obtained by the dera management. The status is given in the list enclosed as **Annexure R-3**.

- (v) **If not, whether any notice to stop the ongoing construction was ever issued, and if not, who were the officers responsible and obligated to take such action and failed to perform their**

duties and what action has been taken against them ?

It has been informed by the office of the District Town Planner, Sirsa that the field staff of their office detected unauthorized construction in new Dera Sacha Sauda site spread over an area measuring 368 acres in the year 1995. Accordingly, show cause notice under Section 12 (2) of the Act of 1963 was issued by the District Town Planner, Sirsa vide office memo no. 174 dated 13.02.1995 (copy enclosed as **Annexure R-4**) directing the management to show cause within a period of 15 days as to why they should not be prosecuted for raising construction at site in violation of provisions of the Section 6 & 7 of the Act of 1963 and further ordered to stop construction and to appear for personal hearing on 29.03.1995 in his office to explain as to why they should not be prosecuted and further ordered to restore the building to its original state or to bring it in conformity with the provisions of the Act and the Rules made there under. Further, show cause notice under Section 12 (2) was also issued to the Dera Management vide office memo no. 1650 dated 15.09.1997 (copy enclosed as **Annexure R-5**). Another show cause notice was also issued in respect of the old Dera Sacha Sauda site (falling within the extended municipal limits) vide office memo no. 637 dated 01.04.1998 (copy enclosed as **Annexure R-6**). A restoration order under Section 12 (2) of the Act *ibid* was also passed vide office order no. CA/ET/H/481/1413 dated 16.09.1998 directing them to restore the building to its original state or to bring into conformity within the provisions of the Rules within a period of 30 days from the date of issue of this order.

It is further informed that the Dera Management challenged the show cause notices and order issued under Section 12 (2) of the

Act no. 41 of 1963 before the Hon'ble Tribunal constituted under Section 12 (C) of the Act no. 41 of 1963 by filing Appeal No. 423 of 2001. However, the said appeal was dismissed by the Hon'ble Tribunal vide order dated 03.06.2002. After dismissal of the above said appeal, the Dera Management filed application dated 11.05.2004 for change of land use permission for construction of a Religious Building on the land measuring 1.83 acres and same was granted by the Director, Town & Country Planning vide office memo dated 24.08.2004 (copy enclosed as **Annexure R-7**).

Further, show cause notice under Section 12 (2) was issued by the District Town Planner, Sirsa for violation of the provisions of Act no. 41 of 1963 vide office memo no. 4319 DTP (S) dated 11.12.2008 for raising construction on the Bhadra road, copy of which is enclosed as **Annexure R-8**. Restoration order under Section 12(2) of the Act *ibid* was passed vide memo no. 1722 dated 12.05.2009, copy of which is enclosed at **Annexure R-9**. Thereafter, the Dera Management had started submitting applications for grant of change of land use permission at different times for construction raised over area measuring 57.34 acres, the list of which is available at Sr. No. 1 to 11 of Annexure R-3, read with affidavit dated 07.11.2017.

A perusal of the facts stated above would reveal that office of District Town Planner, Sirsa has taken action against the unauthorized construction raised by the Dera Management from time to time and therefore, there seems no lapse on the part of office. It is only due to issue of repeated show cause notices that the Dera Management was forced to submit applications for grant of change of land use permission.

(vi) **Whether there is any violation of Haryana Urban Development**

Act, 1975?

As per information supplied by the District Town Planner, Sisra, no instance of violation of Section 7 (i) of the Haryana Development and Regulation of Urban Areas Act of 1975 in respect of Old and New Dera complex has come to the notice of the Department.

- (vii) **Under which provision of law, the exemptions have been granted? If any such exemption(s) has been granted by way of a reasoned order, let the same be placed on record.**

It is brought to the kind notice of this Hon'ble Court that no special exemption has been granted by the Department of the Town & Country Planning from the applicability of the provisions of the Act no. 41 of 1963 and Rules made there under to the Dera Management. However, as already explained in the affidavit dated 07.11.2017 filed by the Special Secretary to Govt. Haryana, Town & Country Planning, Haryana, Section 22 of the Act of 1963 provides that nothing in this Act shall apply to the area comprised in the abadi deh of any village. When the applications for grant of permission for change of land use were under examination of the Department, the applicant vide letter dated 16/17.11.2015 informed the Department that Government of Haryana vide its notification dated 12.08.2014 has established New Gram Panchayat Shah Satnampura and the proposed site has become part of 'Abadi Deh' of village Shah Satnam Pura. Therefore, the provisions of the Act of 1963 are not applicable in their case. After receipt of report from the Deputy Commissioner, Sirsa vide letter dated 27.11.2015 wherein, the area of village Shah Satnampura was shown to be falling within the abadi deh, it was observed that out of 13 applications, the area of 11 sites was falling within the designated village Abadi/Phirni of village Shah Satnampura. After seeking the

approval from the Govt. the applicants were informed vide letter dated 31.12.2015 that 11 cases do not require CLU permission in terms of Section 22 of Act no. 41 of 1963. However, later on, when it came to the notice of the Department that the phirni of village Shah Satnampura is yet to be determined, the Department vide letter dated 11.02.2016 informed the applicants that since the determination of abadi/phirni of the village Shah Satnampura is yet to be finalised, the decision as conveyed vide letter no. 26052-56 dated 31.12.2015 be kept in abeyance till the clarification/decision is received on this issue from the Revenue and Disaster Management and Consolidation Department/Deputy Commissioner, Sirsa. Therefore, even no exemption as per provisions of Section 22 of the Act of 1963 is available at this stage to the Dera Management. Further, action in the matter is to be taken by the Department after receipt of a final decision from the concerned authorities. In this regard, vide memo no. 22-R-1-2018/special dated 05.02.2018 a reference on the subject has been received from the Revenue Department, Haryana, a copy of which is enclosed as **Annexure R-10**. Necessary follow up in this regard, shall be done in due course of upon its detailed scrutiny. From a cursory, perusal of the reference received from Revenue Department Haryana, it appears that the decision regarding fixation of phirni is yet to be taken. Therefore, as and when decision is taken, the matter shall be examined accordingly. Regarding not taking approval of building plans and occupation certificates in respect of buildings for which permission for change of land use have been granted, direction has been issued to the Department for issuing instruction to District Town Planner, Sirsa, for taking action as per provision of Act/Rules.

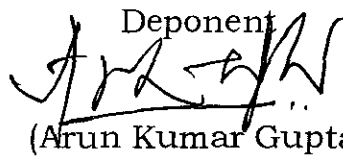
(viii) **In the event of any exemption, it shall be further explained whether such exemption was granted to any other person or institute, and if so, let details of such exemption (s) be also brought on record.**

Since no special exemption from applicability of the provisions of the Act no. 41 of 1963 has been granted to Dera Management, therefore, answer to this observation of the Hon'ble Court is nil.

4. That the deponent craves indulgence of this Hon'ble Court to permit the deponent to place the above said affidavit on the record of this case in the interest of justice and for proper appreciation of the facts of the case.

Place: Chandigarh.

Date: 05.02.2018

Deponent


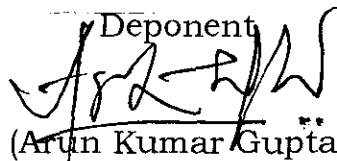
(Arun Kumar Gupta)
 Principal Secretary, Town & Country Planning,
 Haryana, Chandigarh.

Verification:-

Verified that the comments of para 1 to 4 of the affidavit are true and correct to my knowledge and based on the information derived from the official record which I believe to be true. No part of it is false and nothing material has been concealed therein.

Place: Chandigarh.

Date: 05.02.2018

Deponent


(Arun Kumar Gupta)
 Principal Secretary, Town & Country Planning,
 Haryana, Chandigarh.

SIRSA

FINAL DEVELOPMENT PLAN FOR THE CONTROLLED AREA SIRSA - 2025 A.D.

LEGEND

EXISTING FEATURES
MUNICIPAL BOUNDARY
EXTENDED MUNICIPAL BOUNDARY
CONTROLLED AREA BOUNDARY
ROAD
REVENUE RASTA
RAJWALIA/REPLY STN
RAJWALIA/REPLY DIST
HIGH TENSION LINE
VILLAGE BOUNDARY
PROPOSALS



MAIN CODE	SUB CODE	DESCRIPTION
100	100	RESIDENTIAL
200	200	COMMERCIAL
210	210	RETAIL TRADE
220	220	WHOLE-SALE TRADE
230	230	WARE HOUSES AND STORAGE
240	240	GOVT OFFICE & BANKS
250	250	INDUSTRIAL ESTABLISHMENTS/CITY CENTRE
300	310	SERVICE INDUSTRY
320	320	LIGHT INDUSTRY
330	330	EXTENSIVE INDUSTRY
340	340	HEAVY INDUSTRY
400	410	TRANSPORT & COMMUNICATION
420	420	BUS STAND
430	430	PAV. TELEPHONE EXCHANGE
440	440	TV STATION
450	450	PUBLIC UTILITIES
500	510	WATER WORKS
520	520	SOLID WASTE DISPOSAL SITE
530	530	GRID STATION
600	610	PUBLIC & SEMI PUBLIC USES
620	620	MINI SECRETARIAT COMPLEX
630	630	EDUCATION
640	640	MEDICAL
650	650	AIR FORCE STATION
660	660	OPEN SPACES
700	710	SPORTS ACTIVITIES
720	720	PARKS
730	730	OTHER RECREATIONAL USES
740	740	CEMETERIES/CREMATORIES ETC
800	800	AGRICULTURAL ZONE

5	5
120	120
25	27.25



DRG. NO. D.T.P.(SR) 690 / 07 DT. 09-10-2007

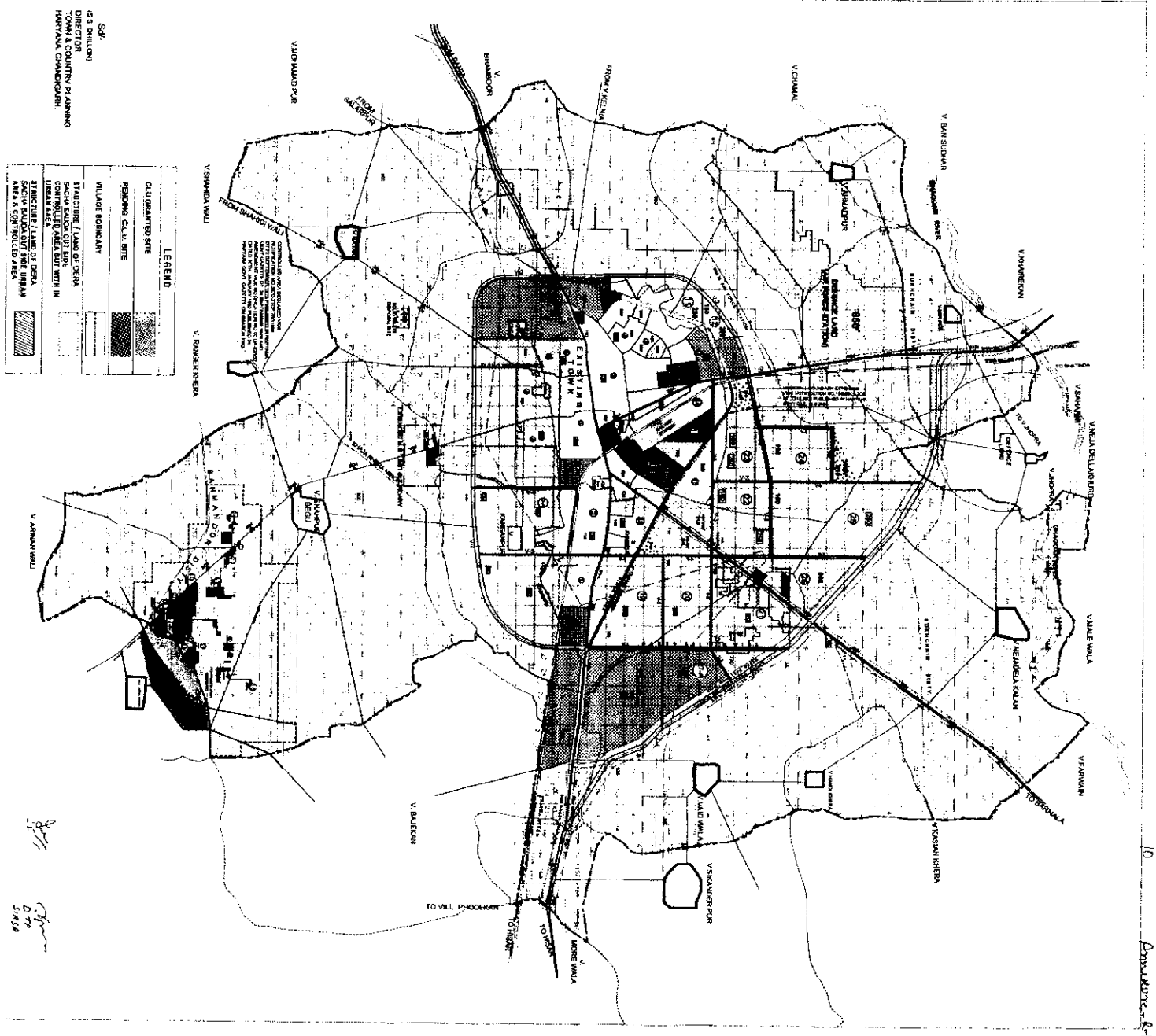
DRAWN BY: (Gauri Bhawanika) D.A.P. SIRSA CHECKED BY: (Bishal Singh A.D.)

ASST. TOWN PLANNER (W&A)

DIST. TOWN PLANNER S.A.

SENIOR TOWN PLANNER S.P.

DEPTT. OF TOWN & COUNTRY PLANNING (HARYANA)



LEGEND

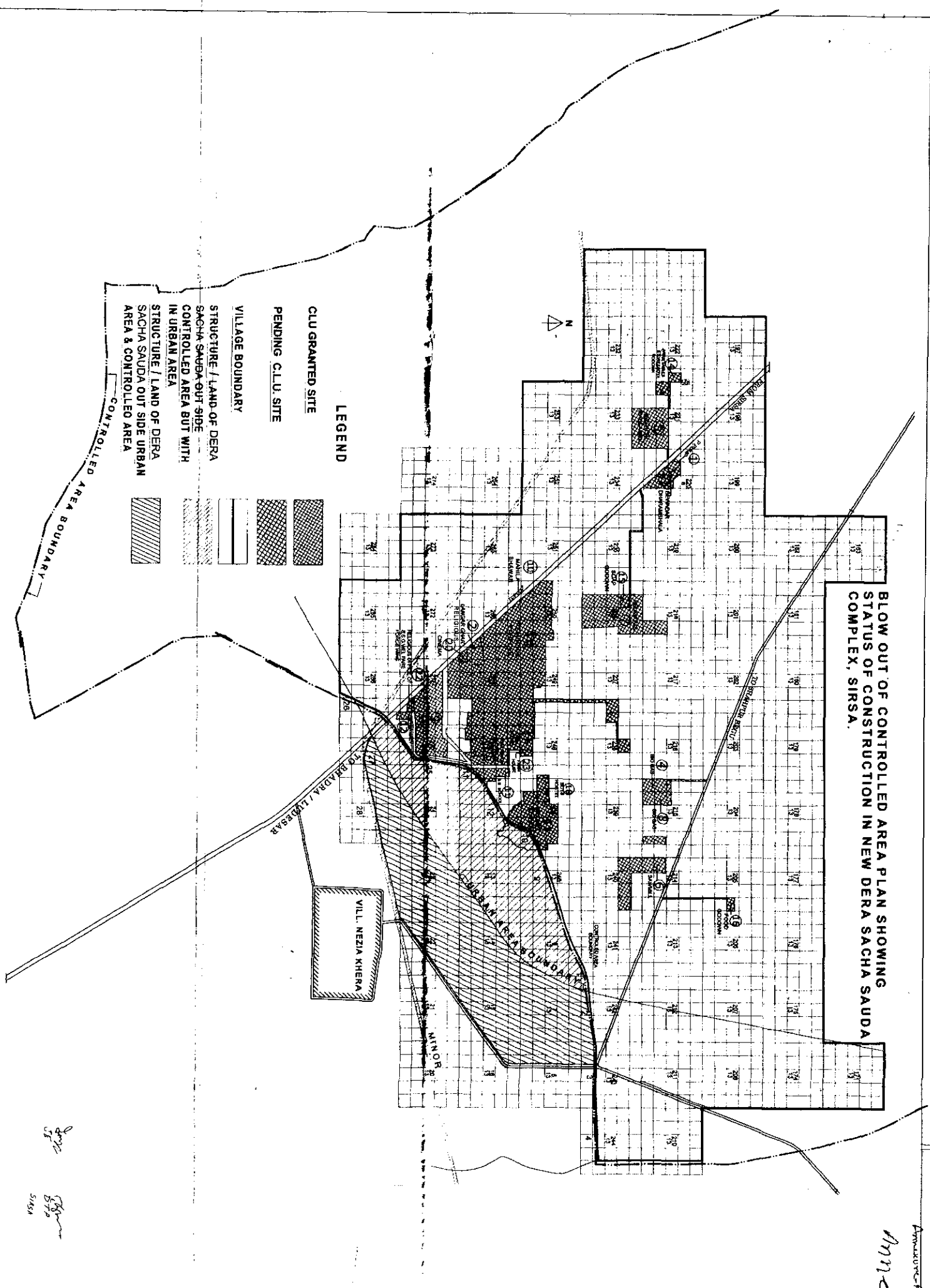
[Symbol]	OLD GRANTED SITE
[Symbol]	PARKING C.A. SITE
[Symbol]	VILLAGE BOUNDARY
[Symbol]	STRUCTURE LAND OF DEHA
[Symbol]	CONTROLLED AREA BUT WITH IN DEHA AREA
[Symbol]	STRUCTURE LAND OF DEHA AREA & CONTROLLED AREA

5/11/18
5/7/18
5/1/18




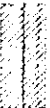

10 Annexure R-1

Annexure R-1

BLOW OUT OF CONTROLLED AREA PLAN SHOWING STATUS OF CONSTRUCTION IN NEW DERA SACHA SAUDA COMPLEX, SIRSA.



LEGEND

- 
CLU GRANTED SITE
- 
PENDING C.L.U. SITE
- 
VILLAGE BOUNDARY
- 
STRUCTURE / LAND OF DERA SACHA SAUDA OUT SIDE CONTROLLED AREA BUT WITH IN URBAN AREA
- 
STRUCTURE / LAND OF DERA SACHA SAUDA OUT SIDE URBAN AREA & CONTROLLED AREA

Amrinder Kaur
 Amrinder R-1

Handwritten signatures and initials

List of Buildings in the New Dera Sacha Sauda Site

Sr. No.	Nature of Building	Apply date	Khasra No.	Area
1	Sach Petrol Pump	29-11-2001	220//10/2min.,12min.	2688.88 sq. yard 2248.22 sqm
2	Religious Building	09-06-2003	266//16,267//20	7441.50 sqm. (1.83 acres)
3	Amusement park	16.12.2008	220//20min, 21min, 221//16min,17min,18min,23min,24,25,233//2/2min,3min.,4min.5min.	34482.82 sqm.
4	Bio Gas Based Power Plant	29.01.2009	204//21min,215//1min.,10min.,11min.,20,21	9529.00 sqm.
5	Religious purpose	25-02-2009	268//7,8,14,17,24min.,270//3min,8min,12min.19min.20min.271//16min.17min.	21029.56sqm.
6	Saw Mill	07.10.2010	214//18,19min. 22,23,24/1	10899.00 sqm
7	Religious purpose	10-01-2012	234//4min.,5min., 235//1min,2/1min,2/2min.2/3min.,3min.,4min.,7/1min.6min., 218//17/1,17/2,17/3,24,236//2,3,4,7,8,12, 13,14/1, 17/2,18,19,22,23,24/1min. 236//10min.,11min.,	65558.53 sqm.
8	Additional CLU for Bio Gas Plant	20-04-2012	215//19,22	8093.64 sqm.
9	Hospital	18-10-2012 & 05-11-2012	270//8,9,10,11/1,11/2,12,19,20,271//6/1,6/2,7/1, 7/2,8,14,15,16min,17min.	48561.87 sqm
10	Mahila Bhawan	12-03-2009	251//16min,25min,250//21min.,266//1min., 2min.,	3947.00 sqm.
11	Senior Secondary School (Institutional)	18-07-2014	268//5,6,15,16,269//1/1,1/2min.10min, 11min.	20240.00 sqmtr.
12	Industrial Unit-Satya Ayurveda Pharmacy	03-12-2014 & 16-03-2015	270//21min.,271//25min.	3036.00sqm.
13	Cricket Stadium	15-12-2014	247//13min,14min.,15min,16min,17min,18min,19min,21min,22,23,24,25min, 269//2,3 &4	85K-12M 43313.60 sqm
14	Vegetable Storage and Soya Godown	04-02-2015 & 16-03-2015	221//11min,18min,19min,20min.222//15	8152.91 sqm.
15	Soap Godown	04-02-2015	236//9	4048 sq. yard 3384.61 sqm
16	Food Godown	04.02.2015	205//15min.,16min.,25min.214//5min.6min,15min,16min,	6339.67 sqm.
17	Farm House	04-02-2015	248//19min.,22min,23min.,268//3/1min.,4/1min.,9	14164.96 sqm
18	Boys Hostel	06-02-2015	247//11/2,12/2,19/1,20,21/1,248//15/2 &16/2	18463.00 sqm.
19	Religious building	06-02-2015	237//15,16min.,25min.238//8,11min.,12min.,13min.,248//21,249//5min.,6min.,15min.,16min 18/1,18/2,19,20,	258169.30 sqm.

			21,22,23,24,25,250//11/1min., 11/2min.,12min.,13min.,14min., 15min.,16,17,18/1,18/2,19,20,2 2,23,24,25,251//15 min.,266//3,4,5,6,7, 8/1,14,15,267//1,2,3,4,5,6,7,8, 9,10,11,12,13, 14,15,16,17,18,19,23, 24/1,24/2,268//1,10, 11,12,13min.,18,19,20,21min.,2 2min.,23min., 271//2min,3,4,	
20	Before Religious & Godown, Now Cinematograph	10-02- 2015	267//21/1,22	14K-1M 7109.30sqm
21	Dharamshala	10-02- 2015	220//12mn.13min.18,19min.23 min.	12963.38 sqm. (24K-10M)
22	Religious Office	26-05- 2015	271//16/2min. 25/1min.	1619.20sqm. (3K-4M)
23	Farm House	10-02- 2015	248//23min. 24min.	8K-4M 4149.20 sqm

Annexure R-3

LIST / STATUS OF CLU CASES OF DERA SACHA SAUDA, SIRSA

Sr. No.	Nature of Building	Apply date	Khasra No.	Area	Issue date of CLU /status	Status of Building Plan
1	Sach Petrol Pump	29-11-2001	220//10/2 min., 12min.	2688.88 sq. yard 2248.22 sqm	CLU granted vide letter no. 15855 dated 11-12-2001	Approved vide memo no. 2059 dated 14-10-2004
2	Religious Building	09-06-2003	266//16, 267//20	7441.50 sqm. (1.83 acres)	CLU Granted (SR-543-8-DP-2004/12280 dated 24-08-2004.	Approved vide memo no. 183 dated 04-03-2005
3	Amusement park	16.12.2008	220//20min, 21min, 221//16min,17min, 18min,23min, 24, 25, 233//2/2min, 3min., 4min. 5min.	34482.82 sqm.	CLU granted (SR-560-JE(HS)-2009/3812-14 dated 17-06-2009.	Approved vide memo no. 7533-36 Dated 21-09-2010
4	Bio Gas Based Power Plant	29.01.2009	204//21min, 215//1min., 10min., 11min., 20, 21	9529.00 sqm.	CLU Granted (SR-566-JE(HS)-2009/3809-11 dated 17-06-2009.	Approved vide dated 05-08-2010
5	Religious purpose	25-02-2009	268//7,8,14,17,24min., 270//3min, 8min,12min. 19min.20 min.271//16min. 17min	21029.56sqm.	CLU granted (SR-559-JE(HS)-2009/5898-5900 dated 31-08-2009)	Not Approved
6	Saw Mill	07.10.2010	214//18,19 min. 22,23,24/1	10899.00 sqm	CLU granted SR-576-JE(B)2013/28487 dated 14-01-2013	Approved vide memo no. 3173 dated 09-07-2013
7	Religious purpose	10-01-2012	234//4min., 5min., 235//1min, 2/1mi, 2/2min. 2/3min., 3min., 4min., 7/1min. 6min., 218//17/1, 17/2, 17/3, 24, 236//2, 3, 4, 7, 8, 12, 13, 14/1, 17/2, 18, 19, 22, 23, 24/1min. 236//10min., 11min.,	65558.53 sqm.	CLU Granted(SR-578-JE(BR)-2012/1947-49 dated 22-03-2012	-----
8	Additional CLU for Bio Gas Plant	20-04-2012	215//19,22	8093.64 sqm.	CLU granted letter no. 19546-47 dated 03-10-2012	-----
9	Hospital	18-10-2012 & 05-11-2012	270//8, 9, 10, 11/1, 11/2,12,19, 20, 271//6/1, 6/2, 7/1,	48561.87 sqm	CLU granted(SA-592-JE(VS)-2013/47-33-35 dated 25-07-2013)	Approved B.P. vide memo no. 2126-31 dated 5.2.2015

			7/2, 8, 14, 15, 16min, 17min.			
10	Mahila Bhawan	12-03- 2009	251//16mi n, 25min, 250// 21min., 266//1min. , 2min.,	3947.00 sqm.	CLU granted - (SR-568-JE(HS)- 2009/5712 dated 25- 08-2009)	B.P. Approved by DTP, Sirsa vide memo no. 255 dated 27-01-2010
11	Senior Secondary School (Institution al)	18-07- 2014	268//5,6,1 5,16,269// 1/1,1/2min .10min, 11min.	20240.00 sqmtr.	CLU granted - (SA- 608/JE(MS)/2015/21 26 dated 04-02-2015)	Approved by STP, Hisar

Annexure R-4

Regd/paste
 Show Cause Notice under Sub Section (2) of Section 12 of the Punjab Scheduled
 Roads and Controlled Area (Restriction of Unregulated Development) Act. 1963.
 Memo No. 174 Dated: 13/02/1995

To

To whom it may concern
 Dera Sacha Soda Dham
 Begu Road,
 Sirsa

Whereas it has been reported to me that you have :

- i). erected or re-erected a building at **Begu Road**.
- ii). Made or extended excavation at
- iii). Laid out a means of access at **Begu Road**.

Contravention of Section-3 or Section-6 or in contravention of any
 condition imposed by an order under section 8 or section 10 of Punjab
 Scheduled Roads and Controlled Area (Restriction of Unregulated
 Development) Act. 1963. Section 6 and 7(i) CA 1963

- iv). Used land situated **Begu Road/** killa/ Khasra No. village
Begu H.B.N. Tehsil Sirsa District Sirsa.

In contravention of the provisions of sub-section (i) of section 7 or section
 10 of the act. Ibid.6 & 7(i) CA 1963

You are hereby required to stop further construction and to appear on
21.03.1995 at 10:00AM in my office at Arya Samaj Road, Sirsa and to
 show cause within a period of 15 days why you should not be prosecuted
 for charge of land use and ordered to restore the building at Begu Road or
 land at Begu Road in respect of which the aforesaid contravention has
 been committed to its original state or to bring it in conformity with the
 provision of the Act or the Rules framed thereunder.

In the connection, you are also directed to supply/bring authenticated
 copies of the following documents in Support of your contention.

- (1) Site Plan (2) Registration Deed (3) Nakal Jamabandi
- (4) Khasra Girdavari (5) Shajra Plan

A copy is pasted at site by
 Peon in presence of J.E.on
 dated 20-03-1995

Sd/-
 District Town Planner, Sirsa
 Exercising the powers of the Director,
 Town & Country Planning, Haryana
 under Section 9, 12 of Act no. 41 of 1963

SHOW CAUSE NOTICE UNDER SUB SECTION (2) OF SECTION 12 OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS**Restriction of Unregulated Development Act, 1963 (Act 41 of 1963).**

No. 1650

Dated: 15/9/97

To

Sh. Ram Rahim Gurmeet Singh Maharaj
Dera Sacha Sodha Sirsa
Shah Satnam Singh Ji Marg, Sirsa

Whereas it has been reported to me that you have:

- (i) erected or re-erected a building at Shah Satnam Singh Marg
- (ii) made or extended excavation at
- (iii) laid out a means of access to in contravention of Section 7(i) & section 6 or in contravention of any condition imposed by an order under of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act. 1963.
- (iv) used Land Situated in C.A. SIRSA Killa/ khasra No. 11/20,21 etc. Village SHAHPUR BEGU H.B.N. 86 TEHSIL SIRSA District SIRSA in contravention of the provision of sub -section (1) of section 7 (i) or 6 of the act, ibid.

You are hereby required to stop future construction excavation and to appear on or before 30-09-1997 at 9:30AM in my office at ARYA SAMAJ ROAD SIRSA and to show cause within a period of 15 days why you should not be prosecuted for the above mentioned contraventions of the Act and ordered to restore the building at SHAH SATNAM SINGH JI MARG or land at SHAH SATNAM SINGH JI MARG in respect of which the aforesaid contravention has been committed to its original state or to bring it in conformity with the provisions of the Act or the Rules framed thereunder. You are also directed to supply/bring authenticated copies of the following documents in support of your contention:-

- (1) Site Plan (2) Registration Deed (3) Nakal Jamabandi
- (4) Khasra Girdavri (5) Sazra Plan

Sd/-

Distt. Town Planner, Sirsa
Exercising powers of Director
Town & Country Planning Haryana
under Section 9 , 12 of Act NO. 41 of 1963

SHOW CAUSE NOTICE UNDER SUB SECTION (2) OF SECTION 12 OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS

Restriction of Unregulated Development Act, 1963 (Act 41 of 1963).

No. 637

Dated: 1/4/98

To

Sh. Ram Rahim Gurmeet Singh Ji
Parampita Shah Satnam Singh Ji Marg
Dera Sacha Sodha Sirsa

Whereas it has been reported to me that you have:

- (i) erected or re-erected a building at Shah Satnam Singh Ji Marg
- (ii) made or extended excavation at -----
- (iii) laid out a means of access to ----- in contravention of Section 7(i) & section 6 or in contravention of any condition imposed by an order under ----- of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act. 1963.
- (iv) used the Land Situated in C.A. SIRSA Kill/ khasra No. MURBA NO. 11 Village SHAHPUR BEGU H.B.N. 86 TEHSIL SIRSA District SIRSA in contravention of the provision of sub -section (1) of section 7 (i) or 6 of the act, ibid C.A Act 1963.

You are hereby required to stop future construction excavation and to appear on or before 15-04-1998 at 9:30AM in my office at ARYA SAMAJ ROAD SIRSA and to show cause within a period of 15 days why you should not be prosecuted for the above mentioned contraventions of the Act and ordered to restore the building at SHAH SATNAM SINGH JI MARG or land at SHAH SATNAM SINGH JI MARG in respect of which the aforesaid contravention has been committed to its original state or to bring it in conformity with the provisions of the Act, or the Rules framed thereunder. You are also directed to supply/bring authenticated copies of the following documents in support of your contention:-

- (1) Site Plan (2) Registration Deed (3) Nakal Jamabandi
- (4) Khasra Girdavri (5) Sazra Plan

A copy of notice pasted at site
site on 01-04-98 by J.E.

Sd/-
Distt. Town Planner, Sirsa
Exercising powers of Director
Town & Country Planning Haryana
under Section 9 , 12 of Act NO. 41 of 1963

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

To _____
Sh. Darshan Singh-
Dera Sacha Sauda,
Sirsa.

Memo No. SR-543-8-DP-2004/12280

Dated 24-8-04

Sub:- Grant of permission for change of land use for construction of Religious Building- Param Sant Gurmeet, Ram Rahim Singh Ji Maharaj Dera Sacha Sauda, Sirsa.

Reference your letter dated 11.5.04 on the subject cited above.

2- Permission for change of land use for construction of religious building over an area measuring 7441.50 sq. yards falling in khasra no. 266//16, 267//20 of the revenue estate of village Shahpur Begu, District Sirsa in the controlled area, Sirsa is hereby granted after receipt of Rs. 37,210/- on account of conversion charges:-

3- The permission is further subject to the following terms and conditions:-

1. That the conditions of agreement executed by you with the Director, Town and Country Planning, Haryana, Chandigarh and the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied with by you.
2. That you shall pay the additional amount of conversion charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town and Country Planning, Haryana, Chandigarh.
3. That you shall pay the external development charges within 30 days of its demand in case of extension of urbanization limit in agriculture zone and services provided by HUDA are availed by you.
4. That you shall get the zoning plan/ building plan approved from the Director/ Authorized Officer before commencing any construction on the said land.

5. That this permission shall be valid for two years from the date of issue of this letter subject to fulfilment of the terms and conditions of the permission granted and agreement executed.
6. That this permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.

Sd/-
Director,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No.

Dated

A copy is forwarded to the following for information and necessary action:-

- 1- Deputy Commissioner, Sirsa.
- 2- Senior Town Planner, Hisar.
- 3- District Town Planner, Sirsa.

District Town Planner (Hq) K
For: Director, Town and Country Planning,
Haryana, Chandigarh.

REGD. A.D.

Show-Cause notice under section 12(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963)

No. 4319 DTP(S)

Dated: 11-12-08

To

Sh. P.R.Nain
C/o Dera Sacha Sauda Sirsa, 7KM stone
Bhadra Road Sirsa

OR
"To whom so ever
It may concern"

Whereas it has been reported to me that you have:

- (i) erected or re-erected a building at Bhadra Road.
- (ii) Made or extended excavation at -----
- (iii) Laid out a means of access to Bhadra Road road in contravention of Section -3 or section 6 or in contravention of any condition imposed by an order under section 8 or 10 of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act. 1963.
- (iv) Used Land Situated in Controlled Area Sirsa Khasra No. 267//21,22, 268//7,8, 14, 17,269//10 Village Shahpur Begu Hadbast No. --- Tehsil Sirsa Distt. Sirsa in contravention of the provision of sub -section (i) of section 7 or 10 of the said act.

You are hereby required to stop future construction and to appear on or before 18-12-08 at 11:00AM in office at SCF Sector-20, Huda Colony, Sirsa and to show cause within a period of 7 days why you should not be ordered to restore the building land at as above site in respect of which the aforesaid contravention has been committed to its original state or to bring it in conformity with the provisions of the Act or the Rules framed thereunder.

In this connection, you are also directed to supply/bring authenticated attested copies of the following documents in support of your contention:-

- (1) Site Plan
- (2) Registration Deed
- (3) Nakal Jamabandi
- (4) Khasra Girdavri
- (5) Sazra Plan

Sd/-

District Town Planner, Sirsa
Exercising the powers of Director
Town & Country Planning Haryana
under Section 9 , 12 of Act NO. 41 of 1963

**Order under sub section (2) of section 12 of the Punjab Scheduled Roads and
Controlled Areas Restriction of un-regulated Development Act, 1963. (Act 41 of
1963)**

No. 1722 DTP.(S)

Dated 12-5-09

To

OR

“To whom so ever it may Concern”

Sh. P.R. Nain
C/o Dera Sacha Sauda, Sirsa
7 K.M. Stone Bhadra Road, Sirsa

Whereas you have:-

- 1) erected or re-erected a building at Bhadra Road
- 2) made or extended excavation -----
- 3) laid out a means of access to Bhadra Road in contravention of section 3 or 6 or in contravention of any condition imposed by an order under section 8 or section 10 of Punjab Scheduled Roads and Controlled Area Restriction of un-regulated Development Act, 1963. Used land situated in Controlled Area Sirsa Khasra No. 267//21,22, 268//7, 8, 14,17---- Vill. Shahpur Begu Teh. & Distt. Sirsa

In contravention of the provision of sub- section of (1) of section or Section 10 and whereas vide my order no. 4319 Dated 11-12-08 you are required to stop further construction and to appear and show cause as to why you should not be ordered to restore, the building at as above site ----- or land----- in respect of which the aforesaid contraventions had been committed to its original state or to bring in conformity with the provisions of the Act or the rules framed there under.

And whereas you have failed to show cause to the satisfaction of the under signed against the proposed order for the reason mentioned below:

Neither appeared in person nor replied to show cause notice in writing

Now therefore, you are hereby required to:-

- (1) Restore the building at as above site.

- (2) Restore the land at _____
- (3) to its original state or to bring it in conformity with the Act or the Rules framed thereunder within a period of 7 days from the date of issuance of this order. If you failed to comply with the order within stipulated time/period and continued with The contravention I may take such measures, without any further notice. The cost of such measures shall be recovered from you as arrears of land revenue if not paid on demand.

District Town Planner, Sirsa
Exercising the powers of Director,
Town & Country Planning Haryana
Under Section 9 , 12 of Act No. 41 of
1963

Annexure R-10

Revenue and Disaster Management Department
(Government of Haryana)
Haryana, New Secretariat, Sector-17, Chandigarh-160017

Email/Fax

Memo no. 22-R-1-2018/Special
Chandigarh dated 05-02-2018

To

The Director,
Town and Country Planning, Department
Haryana.

Subject: **CWP No. 19086 of 2017-Ravinder Singh Dhull vs. State of Haryana.**

Reference: Your letter no. Misc-415/2017/27708, dated 06-11-2017

On the subject cited above, As per report received from Deputy Commissioner, Sirsa bearing memo no. 734/sk dated 04-02-2018, there is no requirement of consolidation of land in village Shahpur Begu, as the Consolidation held in the year 1962-63 serves all Intents and purposes. However, in case, there is any need for consolidation in the new revenue estate of village Shah Satnampura, the consent of each and every land owner and the village Panchayat shall be required, whether everyone is in favour of consolidation or not? Because common facilities such as Phirni, rasta of Village, Pond, School, Hospital, Panchayat Ghar are part of same Abadi Deh. This work is to be done under the provisions of the Consolidation and Holding Act 1948. As per the report of Deputy Commissioner, Sirsa it may take very long time. Since there are more than 500 land owners, the individual consent would be required. It is also expected that due to the death of some owners, the consent of the legal heirs would be required. The letter received from Deputy Commissioner, Sirsa is enclosed for necessary action.

Superintendent, Land Revenue
For: Additional Chief Secretary & Financial Commissioner
Government Haryana, Revenue and Disaster Management Department.