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Hry RTS directs HSVP to pay compensation in Faridabad e-auction case

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Chandigarh: The Haryana Right to Service Commission, while hearing a case related to the status of development works in Faridabad, clarified that completion of essential development works at the site prior to e-auction of plots is mandatory, so that allottees do not face any inconvenience. A spokesperson for the commission stated that auction and offer of possession of plots should be proposed only after the development works are fully completed.

In its order, the commission observed that all basic amenities must be available on the plots included in the e-auction, enabling allottees to commence construction work in a timely manner. In

the present case, it was found that although possession was proposed along with the allotment letter issued on Nov 24, 2023, certain development works at the site were still incomplete. The commission further noted that, as per Condition No 5 of the allotment letter, interest becomes payable if possession is not offered within 30 days, and the same should be implemented strictly in accordance with the rules. The commission stated that, as a public development authority, the Haryana Shehri Vikas Pradhikaran (HSVP) should adopt an automatic and time-bound process for payment of interest in such cases, so that allottees are not compelled to approach any forum unnecessarily. In this context, the commission referred to the observations of the Punjab and Haryana high court dated Oct 16, 2025, which emphasised adherence to statutory objectives and prescribed procedures.

The commission also stated that in earlier cases of a similar nature, directions were already issued to grant due benefits to all affected allottees as per the rules. In the present case, the commission held that under the provisions of the Act, compensation up to a maximum of Rs 5,000 can be awarded.

Accordingly, exercising powers under Section 17(1)(h) of the Haryana Right to Service Act, 2014, the commission directed that compensation of Rs 5,000 be paid to the complainant. This amount shall be paid by HSVP within 15 days. The commission further directed that the compensation amount shall initially be paid by the authority, and further action may be taken after fixing responsibility as per rules.

The commission also directed that in future, no plot shall be included in the auction process without ensuring completion of development works. For a comprehensive review of the matter and to ensure procedural improvements, the commission sought the original noting sheets of the concerned file from the Chief Administrator, HSVP, and details of officers associated with auction, allotment, and development works from the Estate Officer, Faridabad.

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