



HARYANA RIGHT TO SERVICE COMMISSION
S.C.O. No. 38 & 39 (2nd FLOOR), SECTOR 17-A, CHANDIGARH-160017
Website- <https://haryana-rtsc.gov.in/> Telephone: 0172-2711050

No. HRTSC/Comp-150/ULB /2025/ 120

Dated: 08th Jan 2026

To

The Commissioner,
Municipal Corporation, Panchkula.
E-mail: mcpanchkula@gmail.com

Subject:- Clearance of objections on NDC portal- Complaint of Dr. Varun Jindal.

Sir,

I am directed to invite reference to the subject cited above and to send herewith a copy of Interim orders-II dated 07.01.2026 passed by Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission for information and necessary action, please.

Additionally, you are requested to send your reply to the Commission by 19.01.2026 ONLY through e-mail: rtsc-hry@gov.in. Physical copy must not be sent. The reply being sent must also mention the name of the signatory along with the designation, without which the replies will not be entertained.

(Sube Khan)

Under Secretary-cum-Registrar,
Haryana Right to Service Commission
E-mail: rtsc-hry@gov.in

CC: Dr. Varun Jindal (Contact No. 98764-87103, e-mail: jindaldentalclinic12@gmail.com) for information.

(Sube Khan)

Under Secretary-cum-Registrar,
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Interim Orders-II

(In respect of HRTSC/Comp-150/ULB/2025 Clearance of objections on NDC portal- Complaint of Dr. Varun Jindal)

Date: 06.01.2026

Time: 11:30 am

1. These orders are in continuation of the Commission's Interim Orders dated 08.10.2025, issued vide letter no. 4240 dated 09.10.2025, in respect of the hearing held on 06.10.2025 at 12:00 noon through VC. Vide the said Interim Orders, the Commissioner, Municipal Corporation, Panchkula was directed to re-assess the property tax and garbage collection charges and to submit a report to the Commission by 27.10.2025. In response, a reply was received from Sh. Vinod Nehra, Deputy Municipal Commissioner, Municipal Corporation, Panchkula vide letter no. 16497/DMC dated 31.10.2025. The reply stated that a letter dated 24.10.2025 had been written to the EO, HSVP for fetching the details regarding OC and Building Plan for House No. 462, Sector-12, Panchkula to re-calculate the Property Tax and Garbage Charges. A letter was also written to the DG, ULB seeking clarification in the matter, as the garbage charges are imposed by DULB. After obtaining the necessary details and clarifications from HSVP and DULB, appropriate action would be taken.
2. The reply was perused and found to be unsatisfactory and not in compliance with the Commission's directions. Therefore, a further period of two weeks was granted to the Municipal Corporation to complete the re-assessment and submit a report to the Commission vide letter no. 4809 dated 18.11.2025. The said letter was also endorsed to the Director General, Urban Local Bodies, Haryana for information. In response, another reply was received from Sh. Vinod Nehra, Deputy Municipal Commissioner, Municipal Corporation, Panchkula vide letter no. 17615/DMC dated 08.12.2025. The reply stated that a clarification was received from DULB vide memo dated 02.12.2025, after which approval was obtained from the competent authority. Pursuant thereto, the property details and garbage charges of Property ID 1FY4T203 (House No. 462, Sector-12, Panchkula) belonging to Dr. Varun Jindal were updated on the NDC/Property Tax System. An updated Property Tax Notice-cum-Bill for FY 2025-26 dated 08.12.2025 was enclosed. As per the updated bill, the property is shown as "Mixed Use". An area of 300 sq. ft. on the ground floor has been

treated as commercial (shop) and taxed accordingly. The remaining portions (ground floor residential area, first floor and second floor) have been treated as residential and self-occupied. The total Property & Fire Tax demand for the year is Rs. 900.01/- with no arrears. The outstanding garbage collection charges amount to Rs. 1,680/- resulting in a total outstanding amount of Rs. 2,580.01/-. Additionally, an email dated 08.12.2025 was received from the complainant, stating that his Property Type has been changed from Private Hospital to Shop in the PT Bill, which does not align with the directions issued in the Interim Orders requiring the property to be classified as Residential.

3. The Commission, in its Interim Orders dated 08.10.2025, directed that the Property Category be changed to Residential, based on HSVP Policy dated 12.01.1999. However, as per the PT Bill, the property has been shown as "Mixed Use" without any justification. The area of 300 sq. ft. where the dental consultancy is operating, has been marked as a Shop. Therefore, to proceed further in the matter, a hearing was scheduled to be held before Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission on 06.01.2026 at 11:30 am, informed to all concerned vide Commission's letter no. 5462 dated 26.12.2025.
4. (a) The hearing took place as scheduled, which was attended by:
 - i. Ms. Simran, HCS, Joint Commissioner, MC, Panchkula on behalf of SGRA-cum-Commissioner, Municipal Corporation, Panchkula
 - ii. Dr. Varun Jindal, Complainant (in person)
- (b) Dr. Varun Jindal stated that although the property has been treated as *mixed-use* without any proper justification, garbage charges have nevertheless been levied on the entire property, including the residential portion, by categorizing it as a *shop*. He further submitted that only biomedical waste is generated from the dental consultancy, for the disposal of which a licensed agency has already been engaged and garbage charges of Rs. 1232 per month are being paid separately. Therefore, he contended that there is no justification for levying municipal garbage charges on the portion of the property so categorized as a shop. On the other hand, Ms. Simran reiterated the contents of their reply dated 08.12.2025.
5. (a) The Commission has carefully considered all the facts and circumstances of the case. As regards the contention of the complainant concerning the non-levy of garbage charges on the portion treated as a shop, the Commission is of the opinion that the same is not tenable. The complainant is paying garbage charges to an outsourced agency only for the disposal of biomedical waste generated from the dental consultancy. However, other municipal waste

generated by patients and visitors is required to be disposed of by the Municipal Corporation. Therefore, the Municipal Corporation is well within its rights to levy garbage charges in respect of such waste.

(b) However, the Commission finds merit in the complainant's contention that garbage charges ought to be levied proportionately, separately for the residential portion and the portion being used as a consultancy. The rate applicable to a *shop* cannot be levied on the entire property. Ms. Simran agreed with this contention. Accordingly, the Municipal Corporation, Panchkula is directed to rework the demand of property tax and garbage charges proportionately and issue a revised demand by 19.01.2026.

(c) Further, although the contention of the Municipal Corporation is, for the time being, accepted regarding treating the dental consultancy portion as a shop, the Municipal Corporation/Department of Urban Local Bodies (DULB) is required to clarify whether similar treatment is being accorded uniformly to other *non-nuisance consultancies* permitted under the same policy, such as Advocates, Chartered Accountants and Medical Doctors. There exists a single policy permitting non-nuisance consultancy in residential premises up to prescribed limits. No particular category can be singled out and treated as a shop while other similarly placed categories are treated as residential. Any such differential treatment would amount to a violation of Article 14 of the Constitution of India. Accordingly, the Commissioner, Municipal Corporation, Panchkula is requested to confirm whether uniform treatment is being meted out to all categories permitted to run non-nuisance consultancies or not. In case it is found that differential treatment is being meted out only to the complainant, the portion presently treated as a shop shall also be treated as residential, at par with others. The Commissioner, is directed to submit its clarification to the Commission at its email id rtsc-hry@gov.in by 19.01.2026, along with copies of property tax bills issued to:

- one Advocate,
- one Chartered Accountant and
- one Medical Doctor

who have been granted permission for non-nuisance consultancy by HSVP, in order to ascertain the veracity of its stand vis-a-vis the complainant.

7th January, 2026

