



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

No. HRSC-020008/42/2026/ 1363
To

Dated: 20/03/26

The Director General,
Urban Local Bodies Department, Haryana.
E-mail: dulbhry@hry.nic.in

The Designated Officer-cum-Zonal Taxation Officer,
Municipal Corporation, Faridabad.
E-mail: zto.oldzone@gmail.com

Subject: Revision no. AAS25/2266568/ULB- Mithlesh - Issuance of new Property ID [RTS - 10 Days]- Faridabad.

Sir,

I have been directed to invite reference to the subject cited above and to send herewith a copy of interim orders-I dated 18.03.2026 passed by Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission for information and necessary action, please.

Additionally, the DG-ULB is requested to send reply by 15.04.2026 and the DO is requested to send a reply by 30.03.2026 only through e-mail ID: rtsc-hry@gov.in along with a copy to the Revisionist. 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: Revisionist Mithlesh (contact no. 9818171959, e-mail: jitendrathakur1618@gmail.com) for information.



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Interim Orders-I

(In respect of Revision no. AAS25/2266568/ULB- Mithlesh - Issuance of new Property ID [RTS - 10 Days]- Faridabad)

Hearing Date: 17.03.2026

Time: 11:00 am

Case Type	Revision on Auto Appeal System (AAS)	
Department	Urban Local Bodies	
Name of Service	Issuance of New Property ID	
Application No. & Date of Application	0705297406860 Dt. 02 Dec 2025	
RTS Timeline	10 days	
RTS Due Date	16.12.2025	
District	Faridabad	
Name of the Revisionist	Ms. Mithlesh	
Designated Officer (DO)	Designation	Zonal Taxation Officer, Municipal Corporation, Faridabad
	Action taken with date	Application rejected on 07.01.2026
	Remarks on SARAL	“Main (parent) PID already exists, split PID to be created. Applicant to submit fresh application for Split PID”
First Grievance Redressal Authority (FGRA)	Designation	Deputy Municipal Commissioner, Municipal Corporation, Faridabad
	Date and mode of appeal submitted to FGRA	Auto Appeal on 17.12.2025
	Remarks of the Revisionist	NA
	Action taken by the FGRA with date	Appeal resolved on 13.01.2026
	Remarks of FGRA	“ZTOOLD-1-31-12-01-26/”
Second Grievance Redressal Authority (SGRA)	Designation	Commissioner, Municipal Corporation, Faridabad
	Date and mode of appeal submitted to SGRA	Self-filed by Applicant through SARAL portal on 15.01.2026
	Remarks of the Revisionist	“This service is notified under RTS Act. My application ref 0705297406860 for issuance of new Property ID was auto appealed due to non-disposal within RTS timeline. The FGRA disposed the appeal on 13 Jan 2026 but the main parent Property ID was not disclosed. The rejection remark states Main parent PID already exists split PID to be created but the parent PID is not disclosed anywhere. Without knowing the parent PID compliance is impossible. The order does

		not contain clear reasons facts or remedy and therefore is not a speaking order and violates natural justice. Due to delay and non disposal within RTS timeline the Designated Officer failed to deliver time bound notified service and the eligible person suffered prejudice. Prayer Kindly set aside the order and direct the Designated Officer to disclose the parent PID in writing and process the case in a time bound manner. Kindly award compensation for delay as the Designated Officer failed to deliver time bound notified service. Kindly do not pass any adverse order without giving opportunity of hearing to the eligible person and the eligible person requests hearing before SGRA to present his case in detail. Please note in attachment I have attached current status of said application sourced from ulb website /”
	Action taken by SGRA with date	Appeal resolved on 23.02.2026
	Remarks of SGRA	“MCF PS 2026 246 23.02.2026/”
Haryana RTS Commission (HRTSC)	Mode & Date of filing of Revision	Self-filed by Applicant through SARAL on 24.02.2026
	Remarks of the Revisionist	“I have attached my complaint please find the attachment and I will be available to join hearing to assist the honble commission my email id is mentioned in attachment thanking you 9818171959 /”
	Whether Revision has been filed in time?	Yes
	Whether service has been applied under correct category?	Yes

2. Taking cognizance of the matter, a hearing was scheduled to be held before Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission on 17.03.2026 at 11:00 a.m. vide the Commission’s letter No. 897 dated 03.03.2026. In the meantime, a reply was received from Smt. Srishti, Designated Officer-cum-Zonal Taxation Officer (Old Zone), Municipal Corporation, Faridabad vide letter no. MCF/ZTO/OLD-1/2026/932 dated 16.03.2026. The reply stated that the applicant Smt. Mithlesh had applied for the creation of a new Property ID on the NDC portal vide application number 0705297406860 dated 02.12.2025. For further action, the application was forwarded to the concerned Patwari and JE (Planning), Municipal Corporation, Faridabad. As per the report of the JE (Planning), sub-division is applicable to the applicant’s case. Further, as per Order No. MCF/PS/2025/952 dated 01.09.2025 issued by the Commissioner, Municipal Corporation, Faridabad, a new Property ID for any sub-divided portion cannot be created without prior permission for sub-division. Accordingly, the application was rejected.

3. (a) The hearing took place as scheduled and was attended by the following:
- i. Smt. Srishti, Designated Officer-cum-Zonal Taxation Officer (Old Zone), Municipal Corporation, Faridabad
 - ii. Sh. Jitendra s/o Smt. Mithlesh, Revisionist
- (b) The Revisionist reiterated the contents of the revision as submitted on the AAS Portal. Ms. Srishti also reiterated the contents of her reply dated 16.03.2026 which have been incorporated in Para 2 above.
4. (a) The Commission has carefully considered all facts and circumstances of the case. The core issue for determination is whether the present matter constitutes a case of sub-division of property, on the basis of which the respondents have rejected the application for creation of PID. As per the respondents, the Revisionist has purchased a plot measuring 50 square yards out of a total area of 100 square yards, situated in Khasra No. 1442, Plot No. 126, measuring 24 feet by 38 feet, as reflected in the sale deed dated 13.01.2014. It was further submitted by the respondents that the predecessor had purchased the said property vide sale deed no. 7161 dated 23.06.2008. The Revisionist contended that the plot measuring 50 square yards has existed in its present form for a considerable period and no sub-division has been carried out by him. It has also been submitted that similarly situated plots of 50 square yards in the vicinity have already been issued PIDs without obtaining approval for sub-division.
- (b) The Commission observes that the rejection of the application appears to be in accordance with the State Government policy dated 22.07.2022, as amended vide notification dated 03.01.2023, copies of which are enclosed for ready reference. As per the said policy, sub-division is permissible subject to the condition that the minimum size of the resultant plot is 50 square yards and the original plot proposed for sub-division is at least 100 square yards. However, such sub-division requires prior approval under the said policy. Before arriving at a final decision, the Commission deems it necessary to ascertain whether PID has already been created for other 50 square yard plots carved out from the same Khasra number. In case such PID has been issued, it may indicate that sub-division has already been implicitly recognized, and the remaining portion of 50 square yards may not attract the bar relating to fresh sub-division. Accordingly, the DO is directed to furnish a clear report on this aspect through email: rtsc-hry@gov.in by 30.03.2026.
- (c) Further, the Department is advised to ensure that clear and specific reasons for rejection are recorded on the portal. In the present case, the rejection reason has been mentioned as *“Main (parent) PID already exists, split PID to be created. Applicant to submit fresh application for Split PID”*, whereas it should have been explicitly stated as *“Application rejected as the property constitutes a sub-divided portion of an existing*

parent property, and no prior approval for sub-division has been obtained as required under the applicable policy. The applicant is advised to apply for creation of Split PID with reference to the existing parent PID i.e.....” to ensure clarity and facilitate appropriate action by the applicant.

A copy of these orders is being sent to the DG, ULB with a request to consider revising the rejection reason as suggested by the Commission above and send a report regarding the same by 15.04.2026 via e-mail: rtsc-hry@gov.in.

18th March,2026

