



HIGH COURT OF CHHATTISGARH AT BILASPUR

WPPIL No. 81 of 2025

IN THE MATTER OF SUO MOTO PUBLIC INTEREST LITIGATION
versus STATE OF CHHATTISGARH

Order on Board

17/09/2025	This is an office reference. Heard Mr. Y.S. Thakur, Addl. Advocate General for State as well as Mr. Pranjal Agrawal, Advocate for Respondent No.4. In compliance with the Court's order dated 08/09/2025, an affidavit has been filed by the Managing Director, Chhattisgarh Police Housing Corporation, District Raipur

(C.G.). The relevant portion of the affidavit is as follows:

“4. That the Chhattisgarh Police Housing Corporation Limited (CGPHCL) was incorporated as a Company on 14.12.2011, with the primary objective of addressing the housing needs of police personnel in the State of Chhattisgarh, India. The Corporation is responsible for the construction of residential and non-residential buildings for the police force, ensuring that officers have access to safe and comfortable living environments. CGPHCL plays a critical role in developing police quarters, office buildings, and related infrastructure, thereby enhancing the overall welfare and morale of law enforcement officers. The Corporation focuses on providing modern, sustainable, and well-planned housing solutions while also contributing to the efficient functioning of the police force in the State.

5. That the deponent respectfully submits that the 24 police quarters located in Amanaka, Raipur, were constructed by the MP Police Housing Corporation in 1999 and handed over to the Police Department for record in the PWD books. The letter of handing over to the Superintendent of Police, Raipur, dated 29-07-

1999, indicates that the same was to be maintained by the Public Works Department, Government of Chhattisgarh. A copy of the letter dated 29.07.1999 is annexed herewith as ANNEXURE-R-1/1.

6. That the deponent further submits that the above-mentioned quarters have been declared irreparable by the PWD through the Executive Engineer, Division-1, Raipur, who recommended to the DIG cum Senior Superintendent of Police, Raipur, to get the houses vacated vide letter dated 08.09.2025. A copy of the memo dated 08.09.2025 is annexed herewith as ANNEXURE-R4/2.

7. That, as the Public Works Department has declared the houses irreparable, no repair work can be undertaken at present, as the houses have deteriorated to a condition beyond repair.

8. That it is further submitted that a budget allocation of Rs. 1000 lakhs has been made for the first time to CGPHCL for the maintenance of police buildings. It is clarified that this is a budgetary allocation, and the amount has not yet been sanctioned. Proposals amounting to Rs. 1663.62 lakhs have already been sent to the Police Headquarters, Naya Raipur, for

administrative approval/sanction on 04.09.2025. A copy of the letter is annexed as ANNEXURE-R4/3.

9. That a budgetary allocation of Rs. 39,052.56 lakhs has been made in the budget for the construction of G and H type quarters. Pursuant to this allocation, a proposal for the construction of 500 G-type and 2384 H-type quarters, amounting to Rs. 39,052.53 lakhs, has been sent for administrative approval/sanction to the Police Headquarters, Naya Raipur, on 13.08.2025. A copy of the proposal is annexed as ANNEXURE-R4/4.

10. That it is humbly submitted that 390 H-type quarters (for Constables and Head Constables) and 1,296 G-type quarters (for Non-Gazetted Officers) were constructed during the years 2018 to 2024.

11. That it is further submitted that 192 H-type and 36 G-type quarters have been constructed during the current year, and 506 H-type and 132 G-type quarters are presently under construction.

12. That it is further submitted that, as per information provided by the Superintendent of Police, Bilaspur, 56 police personnel residing at

Police Station Kotwali, Bilaspur, were evacuated and their houses demolished for the construction of a parking facility under the Smart City project. Consent was given on the condition that new G+1 Smart Police Station Kotwali and houses for the personnel would be constructed; however, such construction has not been undertaken by Smart City Bilaspur, nor has the budget been allocated to the Police Department or CGPHCL. A copy of the correspondence of the Superintendent of Police, Bilaspur, is annexed as ANNEXURE-R4/5.

13. That it is humbly submitted that despite the construction of 6,914 houses in the previous six years, the housing satisfaction level remains around 22.09% for the constabulary and non-gazetted officers. As per Police Headquarters, the total sanctioned police force is 83,259, whereas only 18,396 quarters are available in the State. Due to the low satisfaction levels, many police personnel continue residing in dilapidated houses.

14. That CGPHCL is dedicated to constructing quality houses in compliance with green building norms and other specifications. Photographs of buildings constructed in the

preceding six years are annexed as ANNEXURE-R4/6.”

On perusal of the above affidavit, it is manifest that despite CGPHCL undertaking extensive construction of police quarters across the State, serious gaps persist in providing adequate accommodation to police personnel. Certain quarters, such as the 24 Amanaka units, have been declared irreparable, while the evacuation of 56 personnel at Kotwali, Bilaspur, for the Smart City project remains unaddressed, with no replacement housing constructed or budget allocated. Further, although substantial budgetary allocations have been made for new G-type and H-type quarters, ongoing constructions remain incomplete, and housing satisfaction continues to be critically low at around 22% for constables and non-gazetted officers. Administrative delays in sanctioning funds and approvals exacerbate the problem, resulting in police personnel continuing to reside in dilapidated or insufficient housing.

In view of these circumstances, there exists a compelling need to direct the respondents to vacate and

redevelop irreparable quarters, construct replacement housing for evacuated personnel, expedite completion of ongoing construction projects, ensure a minimum level of housing satisfaction, and promptly sanction all pending budgetary proposals to safeguard the welfare of police personnel in the State.

At this stage, learned counsel for the State submits that the premises in question have already been vacated after the last date hearing of this case on 08/09/2025, and the building is to be demolished and new building has to be constructed in its place.

On the other hand, Mr. Pranjal Agrawal, learned counsel on behalf of the Managing Director, submits that although a budget allocation of Rs. 10 crores has been made to CGPHCL for maintenance of the said building and quarters, the amount has not yet been released.

In view of the above submissions, let a fresh affidavit be filed by the Managing Director apprising this Court of the steps taken in respect of the dilapidated quarters across the State.

The Secretary, Department of Finance, shall also file an affidavit regarding the funds, as stated by the counsel for Respondent No.4/Managing Director.

List this case on 24/09/2025.

Sd/-

(Bibhu Datta Guru)
Judge

Sd/-

(Ramesh Sinha)
Chief Justice