

**Before The National Green Tribunal  
Principal Branch, New Delhi**

Original; Application No. 383/2023  
(I.A. No. 298/2024 & 125/2024)

President Garden City  
Residential Welfare Society

Applicant

Versus

State of Punjab & Ors.

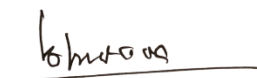
Respondent(s)

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Filed By – VK Khurana, Applicant & General Secretary of Garden City Residential Welfare Society, Sahnewal.

Date : 09-02-2025



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Additional information Regarding Ownership of land developed by Dynamic Infra Developers Pvt. Ltd., New Delhi received from GLADA, Ludhiana

In this connection, we received a notice from GLADA, notice no. EO@GLADA/Ldh/2025/35 dated 10-01-2025, to appear before Estate Officer (Reg.) on 14.01.2025 at 11:00am (Annexure A Attached)

We appeared before him on the scheduled date and the minutes of the meeting were recorded by him, which were received by us, vide his memo no. EO@GLADA/Ldh/2025/267 dated 04.02.2025 on 08.02.2025 and scanned copy of the minutes is reproduced here for your early pursual.

“To

1. Sh. Abhishek Kumar, Advocate,  
House no. 181, Phase-1,  
Green City Colony, Neelpura,  
Rajpura, Punjab (140401)  
Mobile: 9988226657  
E-mail: [advabhishekpremi@gmail.com](mailto:advabhishekpremi@gmail.com)

2. Sh. Harinder Singh, President,  
R/430, RWA Garden City,  
VPOL Dharour, Dehlon Road, Ludhiana.  
Mobile: 9646003782

Memo No. EO (R)/GLADA/Ldh./2025/267

Dated:04/02/2025

Sub: Reply to Legal notice dated 15.05.2023.

In reference to your subject cited legal notice, an opportunity of being heard has been afforded on 14.01.2025 and Sh. Harinder Singh, President, RWA Garden City and Sh. V. K. Khurana, General Secretary came present in this office.

In reply to your legal notice dated 15.05.2023, it is stated that M/s Dynamic Infra. developers Pvt. Ltd. applied for license to develop a colony namely "Garden City" in an area of 9.5 acres land situated at Village Dharaur, Tehsil Sahnewal, District Ludhiana and the same was granted to promoter/colonizer on 18.10.2005.

**Apart from this, M/s Dynamic casting Pvt. Ltd, M/s Dynamic Infra Developers Pvt. Ltd., Sh. Sandeep Kumar S/o Sh. Baldev Raj, Sh. Barjesh Kumar S/o Sh. Bishan Dass, Sh. Husan Lal S/o Sh. Kala Ram R/o VPO Dharour, Teh: Sahnewal, Dist: Ludhiana had carved out unauthorised colony without any approval from the Authority in 32 Acres of Land adjoining the aforementioned licensed colony namely "Garden City" measuring 9.5 acres.**

**Since, no permission/approval was taken from the Authority to develop the added area of 32 Acres, hence the Commissioner of Police, Ludhiana was requested to register an FIR against aforementioned violators, vide letter no. 8595 dated 11.08.2011. Accordingly, an FIR No. 61 dated 14.06.2012 under Section 36 of the Punjab Apartment and Property Regulation Act, 1995 was registered against the promoters for development of unauthorized colony. Thereafter, M/s Dynamic Infra. Developers Pvt. Ltd. through its Director Sh. Sudhir Gulati filed an application for regularization of unauthorized colony measuring 41.65 Acres (9.5 acres of licensed colony + 32 Acres of unauthorized colony approx) under the Regularization Policy dated 21.08.2013. While considering the said application, Vide letter No. 416 dated 16.01.2014, Sh. Sudhir Gulati, Director of M/s Dynamic Infra. developers Pvt. Ltd was intimated that there are shortcomings in the documents submitted with application, which are as follows:-**

- i. Complete Revenue Record.
- ii. Amended Layout plan
- iii. Undertaking under para 6 of Policy dated 21.08.2013.
- iv. Undertaking regarding various charges to be deposited.
- v. Proof of establishment of colony before 2007.
- vi. Service plan etc.

Thereafter, vide letter no. 2449 dated 13.03.2015 and letter no. 15334 dated 17.12.2015, the M/s Dynamic Infra. developers Pvt. Ltd. has been intimated regarding various shortcomings as pointed out by Senior Town Planner, Ludhiana in its letter no. 360 dated 18.02.2015. However, the shortcomings were not removed by M/s Dynamic Infra. developers Pvt. Ltd. Therefore, the application for regularization of unauthorized colony namely "Garden City" situated at Village Dharaur, Tehsil Sahnewal, District Ludhiana developed by M/s Dynamic Infra. developers Pvt. Ltd. was rejected by the Competent Authority, vide order dated 30.06.2016 circulated vide letter no. 2256-58 dated 20.09.2016.

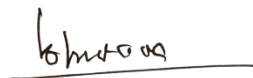
**At present application for regularization of colony namely "Garden City" situated at Village Dharaur, Tehsil: Sahnewal, District: Ludhiana stands rejected and FIR No. 61 dated 14.06.2012 under Section 36 of the Punjab Apartment and Property Regulation Act, 1995 also stands registered against the promoter for development of unauthorized colony.**

So far as the issue pertaining to the utilization of funds for development works in unauthorized colony is concerned, it is intimated that the matter for utilization of the amount received in this office on account of regularization of unauthorized colony and plots/buildings situated in this colony is under active consideration of this office in view of letter dated 14.11.20222 issued by the Director, Department of Town and Country Planning, Punjab. Decision taken in this regard will be intimated accordingly.

Estate Officer (R),  
GLADA.

C.C.

PA to CA for information of Worthy Chief Administrator, GLADA."



# ਗਰੇਟਰ ਲੁਧਿਆਣਾ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

To

1. Adv. Abhishek Kumar  
181, Phase 1, Green City Colony,  
Neeelpur, Rajpura, Punjab-140401

Speed Post

2. Sh Harinder Singh, President, R/ 430, RWA Garden City VPO Dharour, Dehlon Road  
Tehsil Sahnewal Distt Ldh.

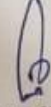
No. EO (R) GLADA/Ldh/2025/ 35

Date: 10/01/25

Sub: Your Legal Notice dated 15.05.2023 .

In reference to the subject cited above, the Petitioner (**Garden City Residential Welfare Society**) had made a prayer that Coloniser of above said colony has not done any developments works in colony namely Garden City, Village: Dharour and Umedpur, District Ludhiana (Online No. 262623) and a complaint has already been submitted in this office on 31.08.2022 against the Colonizer in this regard. Moreover, the petitioner also had made a request to utilize the funds collected from regularization of plots of this colony for development work.

You are hereby requested to appear in office of undersigned on **14.01.2025 at 11.00 AM** so that reply of legal notice can be finalized.

  
Estate Officer (Reg)  
GLADA Ludhiana

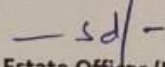
Endst No. EO R GLADA/Ldh/2025/

Date

.2025

Copy of the above is forwarded to the following for information please.

1. SLO-1 GLADA Ludhiana.
2. Sh Sudhir Gulati and Ors. Dynamic Infra Pvt Ltd, 30/27 First Floor, Patel Nagar New Delhi to remain present on date of hearing.

  
Estate Officer (Reg)  
GLADA Ludhiana

CC:

PA/ACA for information of Additional Chief Administrator, GLADA Ludhiana