

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL AT
PRINCIPAL BENCH, NEW DELHI**

ORIGINAL APPLICATION NO. 279/2024

IN THE MATTER OF :

DILDEEP SINGH BASI

...APPLICANT

VERSUS

STATE OF PUNJAB & ORS.

...RESPONDENTS

INDEX

SR. NO.	PARTICULARS	PG. NO.
1.	AFFIDAVIT OF VIKAS GARG, PRINCIPAL SECRETARY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, GOVERNMENT OF PUNJAB-CUM-MEMBER SECRETARY, GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA)	1-7
2.	ANNEXURE X A COPY OF REPORT OF COMMITTEE ALONGWITH SECTORAL PLAN	8
3.	ANNEXURE Y A COPY OF THE MAP DEPICTING VARIOUS CHOES FLOWING THROUGH S.A.S. NAGAR, MOHALI.	9
4.	ANNEXURE A TO F (COLLY) GOOGLE EARTH MAP AND THE PHOTOGRAPHS TAKEN AT SITE BY THE COMMITTEE ALONGWITH RESPECTIVE LOCATION (LONGITUDE AND LATITUDE)	10-20

NEW DELHI

DATE 01.09.2025

Through

PRASHANT MANCHANDA
(ADVOCATE)

OFFICE- 123, RG COMPLEX-II,
PRASHANT VIHAR,
NEW DELHI-85
Mob 9971879203

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL AT
PRINCIPAL BENCH, NEW DELHI**

ORIGINAL APPLICATION NO. 279/2024

IN THE MATTER OF :

DILDEEP SINGH BASI

...APPLICANT

VERSUS

STATE OF PUNJAB & ORS.

...RESPONDENTS

**AFFIDAVIT OF VIKAS GARG, PRINCIAL SECRETARY,
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
GOVERNMENT OF PUNJAB-CUM-MEMBER SECRETARY,
GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA)
AT PUDA BHAWAN, SECTOR 62, S.A.S NAGAR**

MOST RESPECTFULLY SHOWETH:-

1. That the subject cited matter is pending adjudication before this Hon'ble Tribunal and now the same is fixed for hearing on 02.09.2025.
2. That vide order dated 02.07.2025, this Hon'ble Tribunal was pleased to pass the following directions:-

"4. Vide order dated 24.03.2025 this Tribunal had directed respondents no.1 to 4 to produce copy of the Environment Impact Assessment Report if any already conducted and also copy of the Layout Plan showing the existing position of both the drains originating from Sukhna Lake and Sector-47, Chandigarh merging at Zirakpur from the place of origin to the place of merger and also the existing and proposed alignment of the choe.



01 SEP 2025



5. The layout plan at page 99 of the paper book merely shows the existing "N Choe" in pink colour and proposed realignment in yellow colour. Revised Zonal Development Plan at page 108 of the paper book shows the land of JLPDL and IT City.

6. However, map showing the existing position of both the drains originating from Sukhna Lake and Sector-47, Chandigarh merging at Zirakpur from the place of origin to the place of merger has not been filed.

7. Copy of Environment Impact Assessment Report taken into consideration by SEIAA, Punjab for the grant of environmental clearances has not been produced as the same is stated to have been weeded out on the other hand copy of Environment Impact Assessment Report dated 25.06.2025 has been filed.

8. Respondents are given opportunity to file additional responses with requisite supporting documents and maps at least three days before the next date of hearing fixed.

9. As suggested by learned Counsels, instead of examining Vice-Chairman/Member Secretary, GMADA, Managing Director, M/s Janta Land Promoters and Developers Limited and Member Secretary, SEIAA, Punjab on oath, they are given opportunity to file their own affidavits with respect to the material averments made in the original application as well as the environmental questions involved which will be treated to have been tendered by way of their evidence for adjudication of questions involved in the case.

10. List on 02.09.2025 for final hearing.

11. The applicant may be informed about the date of hearing fixed and be asked to join the proceedings on the date of hearing fixed.

12. Pleadings may be completed before that date and if any response /additional response is to be filed by any of the respondents, then the same may be filed within one month and in case any rejoinder to the same is to be filed by the applicant, then the same be filed at least one day before the date of hearing fixed and no further adjournment will be granted for this purpose."



01 SEP 2025

// Ranvinder Singh
01/09/2025

h

3. That in order to file appropriate affidavit in response to issues involved in this matter, a Committee of following officers was constituted, to inspect the spots of origin and merger points of N-choe and Chai Nala passing through S.A.S Nagar and to submit a report showing origin/merger points of these Choes on the Sectoral Plans:-

A. Mr. Anuj Sehgal, Chief Engineer, GMADA

B. Mr. Prabhjit Singh Dhillon, Senior Town Planner, S.A.S Nagar.

Further, Chief Engineer, GMADA was also directed to produce a copy of EIA Study Report, which was submitted by Mr. Devinder Singh, Divisional Engineer (Public Health), GMADA before SEIAA during the course of meeting of SEAC held on 19.08.2014 for obtaining environmental clearance for development of Township namely "Knowledge Park" in Sectors 66, 82 and 83, S.A.S Nagar.

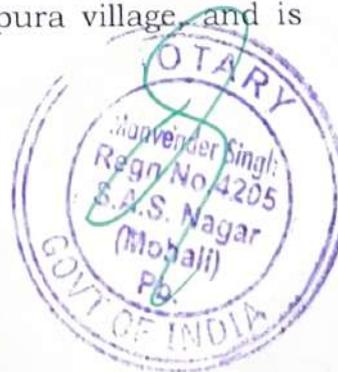
4. That accordingly, this Committee of Officers visited the spots and submitted a report alongwith Sectoral Plan prepared by them showing the points of origin of 'N Choe', 'Chai Nala' and 'Sukhna Choe' alongwith merger point of N Choe & Chai Nala and the start and end point of re-alignment required. A copy of report of Committee alongwith Sectoral Plan is annexed herewith as **Annexure X**.

Further, Google Earth Map and the photographs taken at site by the Committee alongwith respective location (longitude and latitude) have also been submitted, which are attached as **Annexure-Y and Annexures-A to F (colly)**.

4.1. JAGATPURA DRAIN/ CHAI NALLAH

It is respectfully submitted that the said stream originates near Sector 47, Chandigarh, flows towards Jagatpura village, and is

01 SEP 2025



also commonly known as the Jagatpura Drain. The stream passes through SAS Nagar, Mohali, and finally merges into the N Choe at Sector 83, Village Manauli, SAS Nagar (Mohali).

The origin point has been identified and marked as **Point C** in **Annexure Y**, and site visit conducted at Point C along with the google earth map has been shown in **Annexure C**.

4.2. N CHOE

N Choe is a natural seasonal stream starting from near the Civil Secretariat, Chandigarh, flowing through Mohali.

The origin point has been identified and marked as **Point A** in **Annexure Y**, and the site visit conducted at Point A along with the google earth map has been annexed as **Annexure A**.

Merger point of N Choe & Chai Nallah has been marked as point D in Annexure Y, and the site visit conducted at Point D along with the google earth map has been annexed as Annexure D.

The locations of the starting and ending points of the Choe re-alignment passing through IT City have been marked as Point E & point F respectively in Annexure Y & the site visit conducted of Point E & point F along with its google earth map has been marked as Annexure E and Annexure F, respectively.

4.3. SUKHNA CHOE

That the drain originating from Sukhna Lake is known as the Sukhna Choe, which flows through Zirakpur and ultimately outfalls into the Ghaggar River near Village-Bhankarpur, Derabassi, District-S.A.S Nagar (Mohali).

The origin point has been identified and marked as **Point B** in **Annexure Y**, and the site visit conducted at Point A has been annexed as **Annexure B**.

h

01 SEP 2025



5. That in so far the copy of EIA Study Report which was submitted by the then Divisional Engineer (Public Health), GMADA before SEIAA during the course of meeting of SEAC held on 19.08.2014 for obtaining environmental clearance for development of Township namely "Knowledge Park" in Sectors 66, 82 and 83, S.A.S Nagar is concerned, the Concerned Division Office has submitted the report that the copy of EIA Study Report is neither available in their record and nor the same is available in the record of Consultant M/s Grass Root Research and Creation India (P) Ltd. Only a copy of minutes of meetings held before SEIAA/SEAC and environmental clearance is available, which is annexed herewith as **Annexure -Z**.
6. That as per directions of this Hon'ble Tribunal passed vide order dated 24.03.2025, GMADA has again got conducted EIA study regarding the proposed re- alignment of Chai Nala by engaging an Agency (Eco Paryavaran Laboratories and Consultants Pvt. Ltd.) and after conducting the EIA study, this agency has submitted a detailed EIA report dated June, 2025. The concluding part of this EIA Study Report submitted by M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd. is broadly as under:-
- The realignment of the choe will lead to optimization of land use.
 - Realignment of the existing choe is having varied number of positives with no negative effect of any kind.
 - Land reclamation, soil erosion, flood menace and improved environmental enhancement are some major benefits.
 - Not a cosmetic but a most paramount requirement with huge impact on the project as a whole.
 - Meandering length of 2.5 km, will be reduced to 1 km, resulting in nearly 25 acres of surplus land reclaimed.

01 SEP 2025

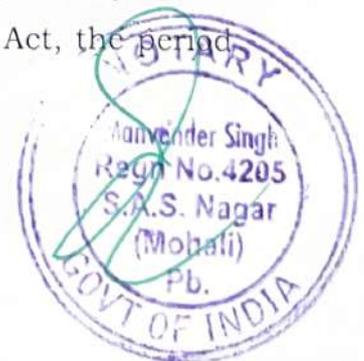


- Re-alignment shall enhance the aesthetic beauty of the area, reduces the breeding grounds mosquitoes/insects and preventing the spread of water borne diseases/epidemics.

A copy of EIA Study Report submitted by Eco Paryavaran Laboratories and Consultants Pvt. Ltd. is already annexed as Annexure R-3/2 with Compliance report dated 01.07.2025.

7. That it is not out of place to mention here that width of the existing Chai Nala is only 13-18 meters, which is going to be widened to 38 meters with the re-alignment. Moreso, with this realignment, length of this choe would also be reduced from 2.5 Km to 1 Km resulting in nearly 25 acres of surplus land reclaimed. Therefore, this re-alignment of Chai Nala is paramount requirement for enhancing the aesthetic beauty of the area and upon realignment of this choe, GMADA would be able to develop approximately 86 acres of land as per norms of Notified Master Plan of S.A.S. Nagar as well as approved Lay Out Plan of IT City, S.A.S Nagar. A copy of part plan of IT City is already annexed as Annexure R-3/3 with Compliance report dated 01.07.2025.
8. That it is further submitted that process of acquisition of land initiated by the Government of Punjab, Department of Housing & Urban Development vide Notification dated 02.12.2001 issued under Section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 for conducting Social Impact Study is still under consideration and has not been concluded so far. Infact, after issuance of preliminary notification under Section 11 on 28.03.2023 and after hearing and deciding the objections filed by the landowners under Section 15 of this Act, the period

01 SEP 2025

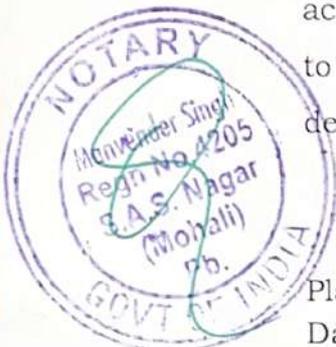


MOHALI
S.A.S. Nagar

h

for issuance of notification under Section 19 stands extended by the Government of Punjab, Housing and Urban Development Department upto 31.12.2025 by means of Notification No. 793 dated 06.06.2025. A copy of this notification dated 06.06.2025 is already annexed as Annexure R-3/4 with Compliance report dated 01.07.2025.

In view of facts narrated above, the present application filed by the applicant (Dildeep Singh Basi) may kindly be disposed of in the interest of justice and the State Government/GMADA may be permitted to go ahead with acquisition of this land for re-alignment of this Chai Nala so as to save the environment as also to reclaim its land for planned development as per Layout Plan of IT City, S.A. S Nagar.



Place: S.A.S. NAGAR (MOHALI)
 Dated: 01 SEP 2025

[Signature]
 Deponent
 (Vikas Garg)
 Principal Secretary to Govt. Pb.
 Deptt. of Housing & Urban Dev.
 Chandigarh

Verification:

Verified at S.A.S Nagar on this 1st day of August, 2025 that the contents of Pars No. 1 to 8 of the above affidavit are true and correct to the best of my knowledge and as per information based on the official records duly maintained and no part of it is false and nothing material has been kept concealed therein.

Place: S.A.S. NAGAR (MOHALI)
 Dated: 01 SEP 2025

[Signature]
 Deponent
 (Vikas Garg)
 Principal Secretary to Govt. Pb.
 Deptt. of Housing & Urban Dev.
 Chandigarh

~~235~~
~~288~~

MANVENDER SINGH
 NOTARY
 JUDICIAL COURTS COMPLEX
 S.A.S. NAGAR (MOHALI) - PB
 (INDIA) REGD. NO. 4205

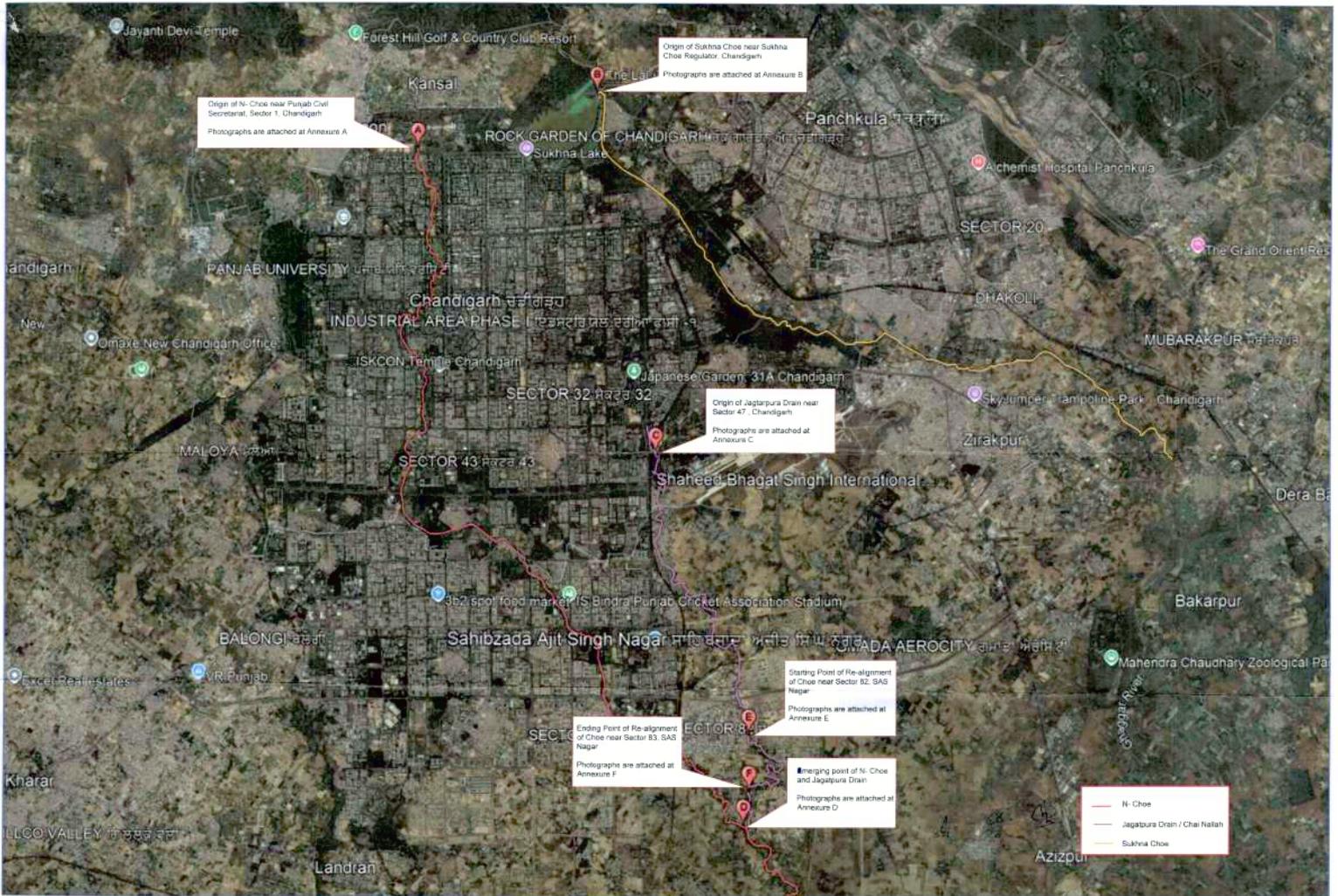
Attested as Identified

MANVENDER SINGH
 NOTARY
 S.A.S. NAGAR (MOHALI)
 PUNJAB, (INDIA)

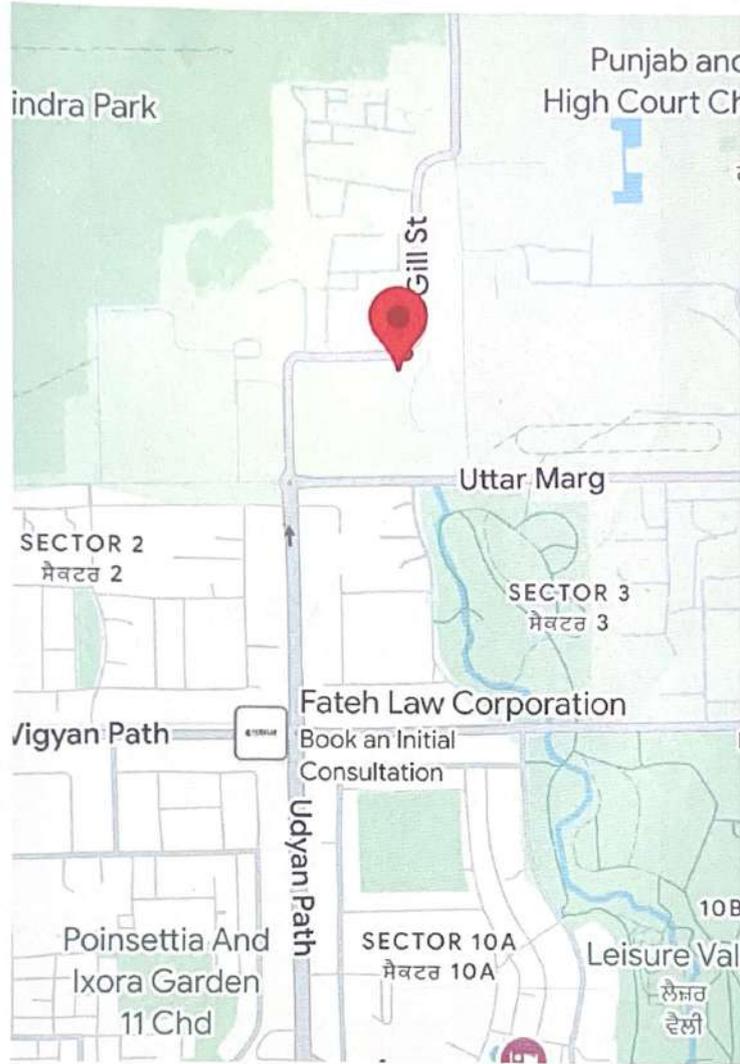
Certified that the Affidavit/SPA/JGPA/ Agreement/Declaration/Undertaking/PDI/ RNI/E etc. document has been read over & explained to the Deponent/Exco/Official, who seemed perfectly to understand the same at the time of making thereof.

[Signature]
 I Know Deponent's Personality
 And He/ She Has Signed In
 My Presence





Annexure - A



Location A – Near Punjab Civil Secretariat, Sector 1, Chandigarh

Origin of N- Choe which is passing through Chandigarh and Mohali

STP

CE

D.E. (PH-I)



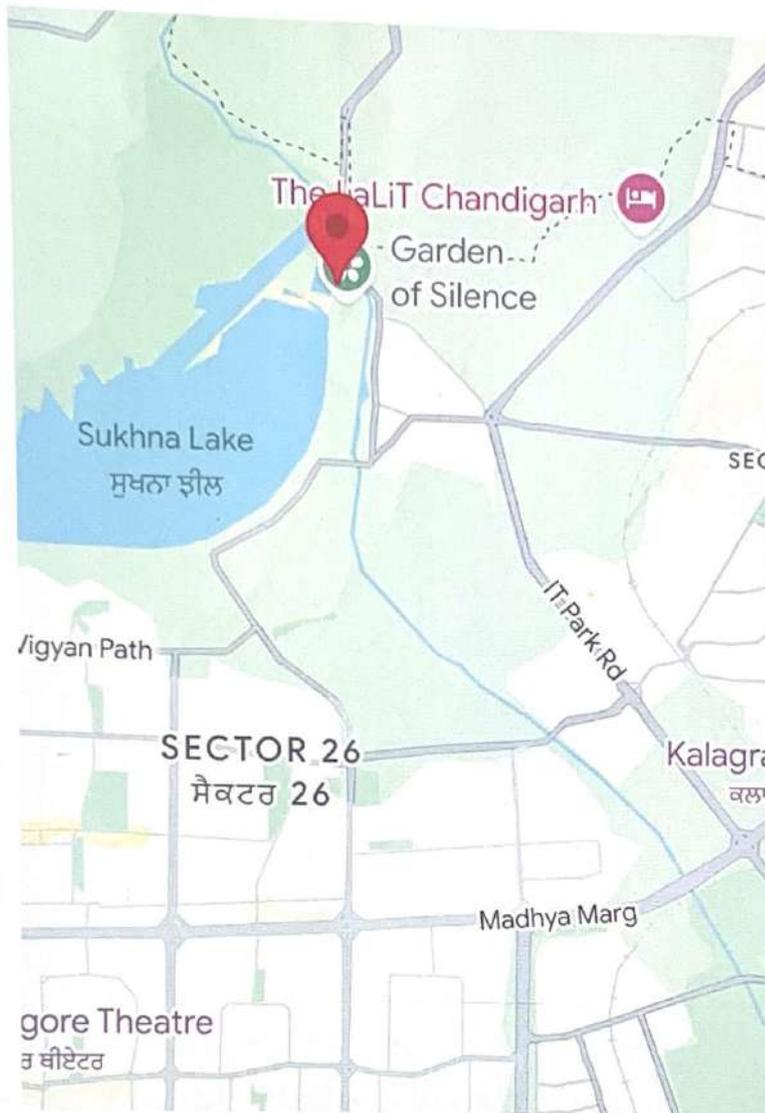
Location A – Near Punjab Civil Secretariat, Sector 1, Chandigarh

STP

CE

D.E. (PH-I)

Annexure B



Location B – Near Sukhna Choe Regulator

Origin of Sukhna Choe which passes through Chandigarh and meets in Ghaggar near
Bhankharpur, Derabassi, Mohali

STP

CE

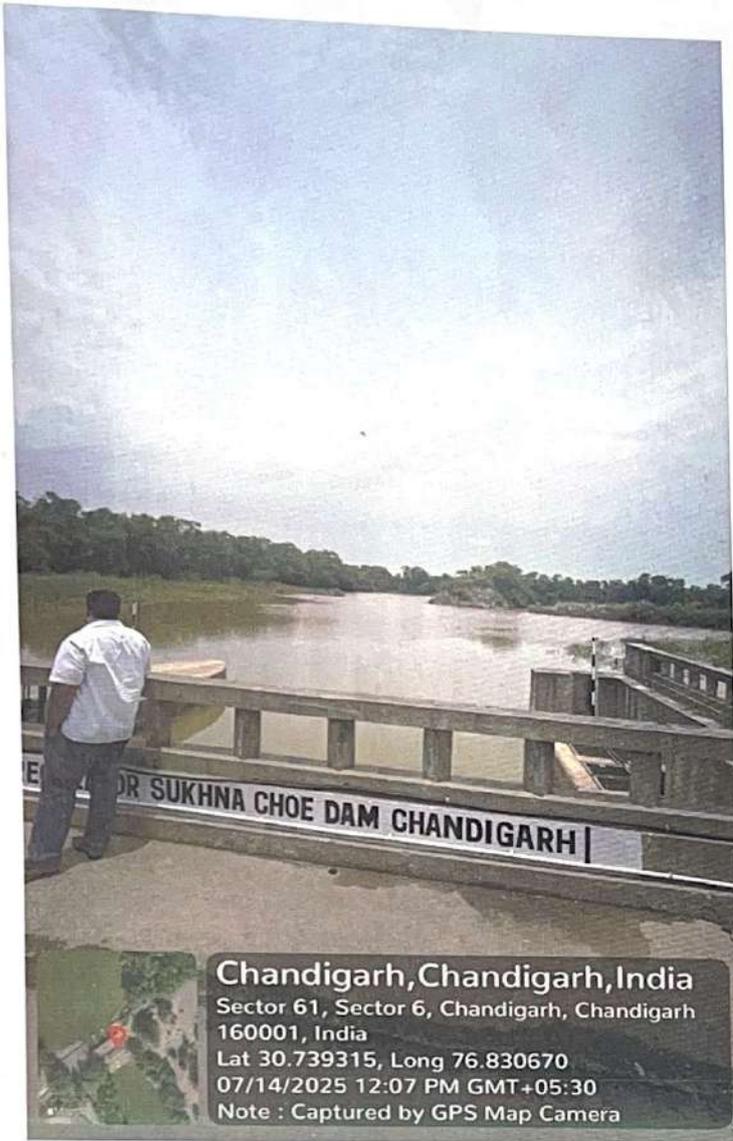
D.E. (PH-I)



STP

CF

D.E. (PH-I)



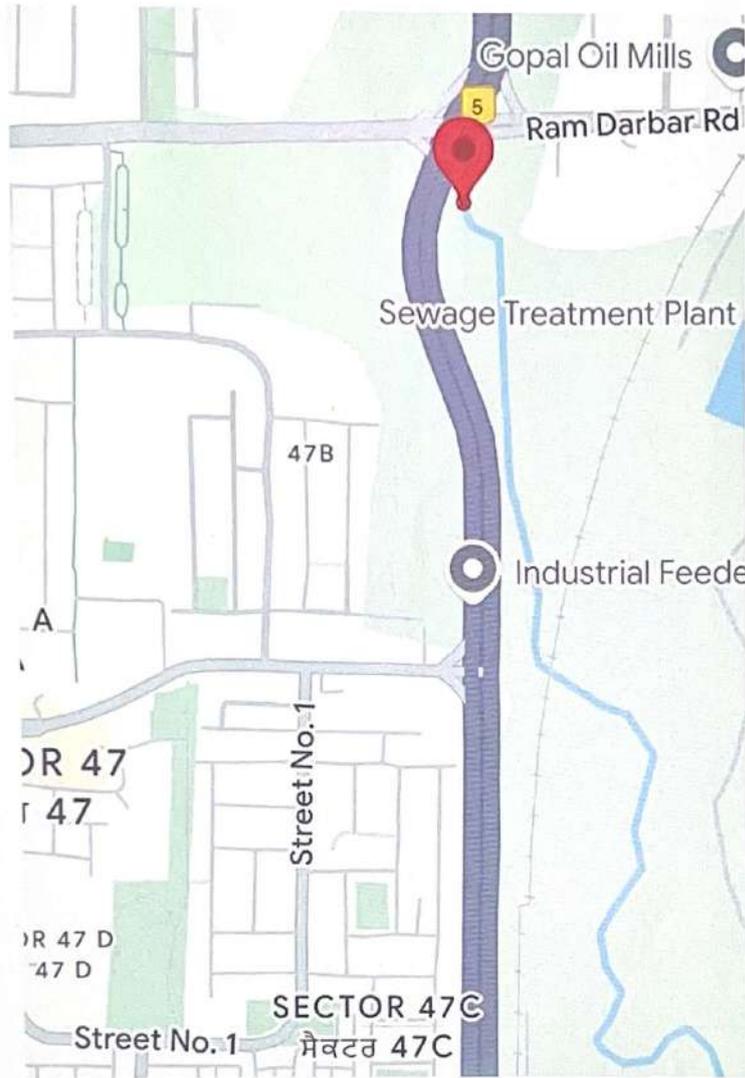
Location B – Near Sukhna Choe Regulator

↓
STP

CP

D.E. (PH-I)

Annexure C



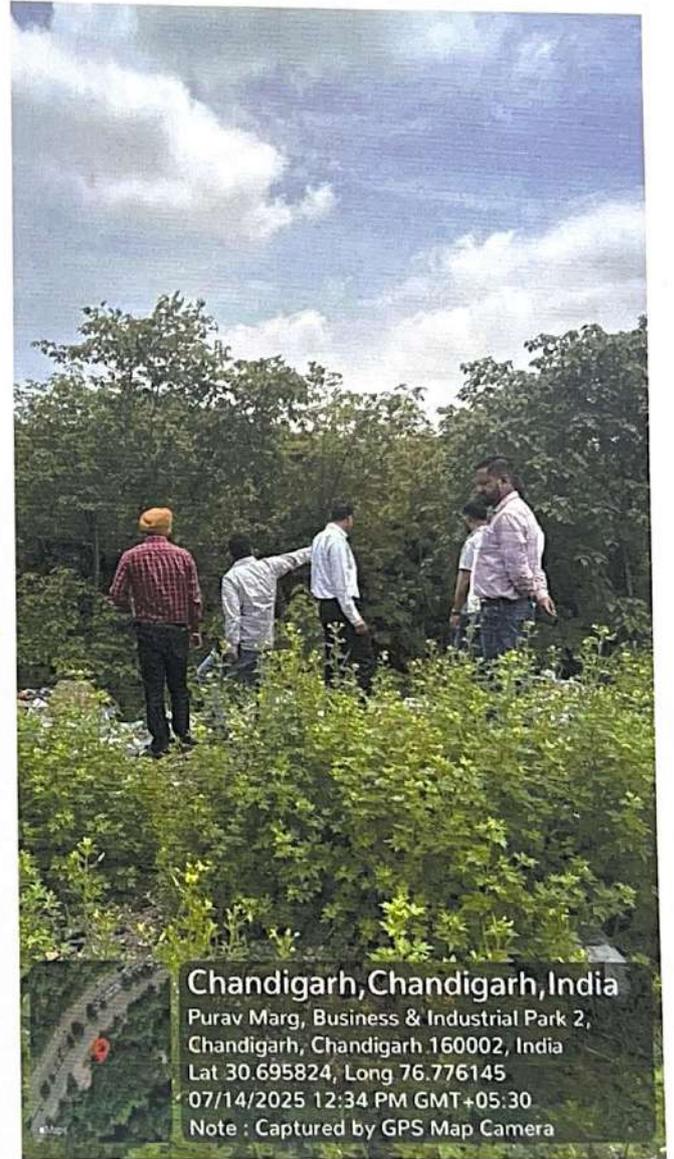
Location C – Near Ram Darbar, Sector 47, Chandigarh

Origin of Chai Nallah (Jagatpura Drain) which passes through Jagatpura and meets in N-Choe near Village Manauli, Sector 83, Mohali

STP

CE

D.E. (PH-I)



Location C – Near Ram Darbar, Sector 47, Chandigarh

STP

CE

D.E. (PH-I)

Annexure D



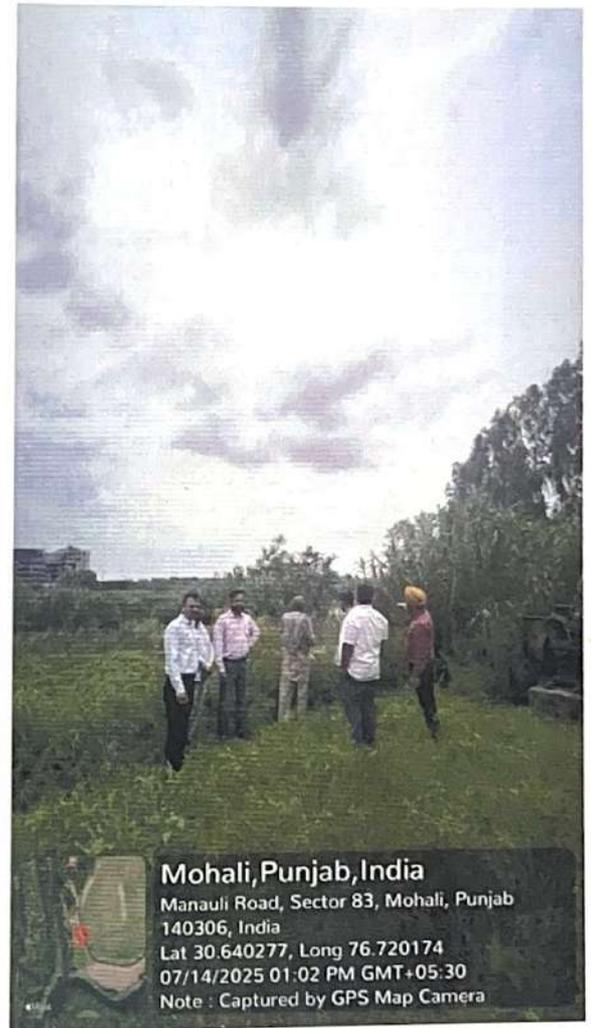
Location D – Near Village Manauli, Sector 83, Mohali

Emerge of Chai Nallah (Jagatpura Drain) and N-Choe near village Manauli, Sector 83, Mohali

STP

CE

D.E. (PH-I)



Location D – Near Village Manauli, Sector 83, Mohali

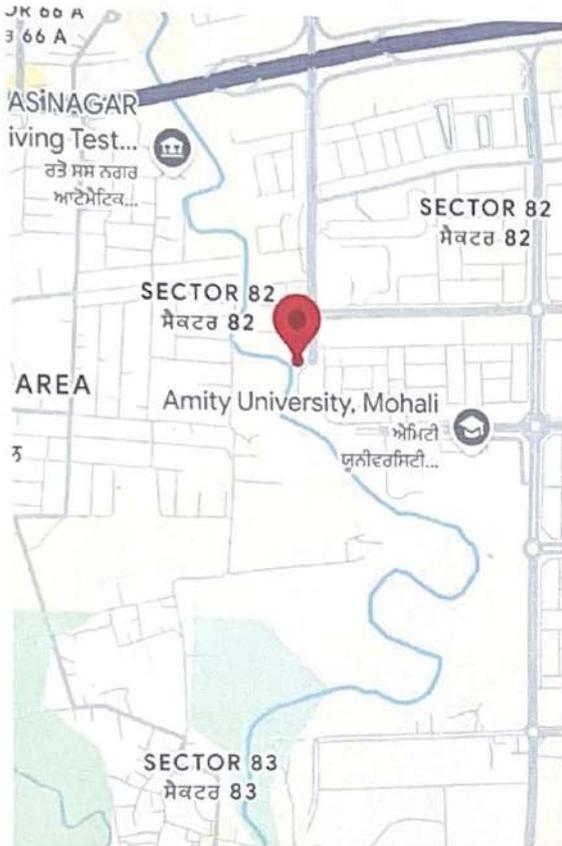
STP

CB

D.E. (PH-I)

Annexure E and F

Location of Starting and Ending Points of Choe Re-alignment passing through IT City.



E. Starting Point of Choe Re-alignment



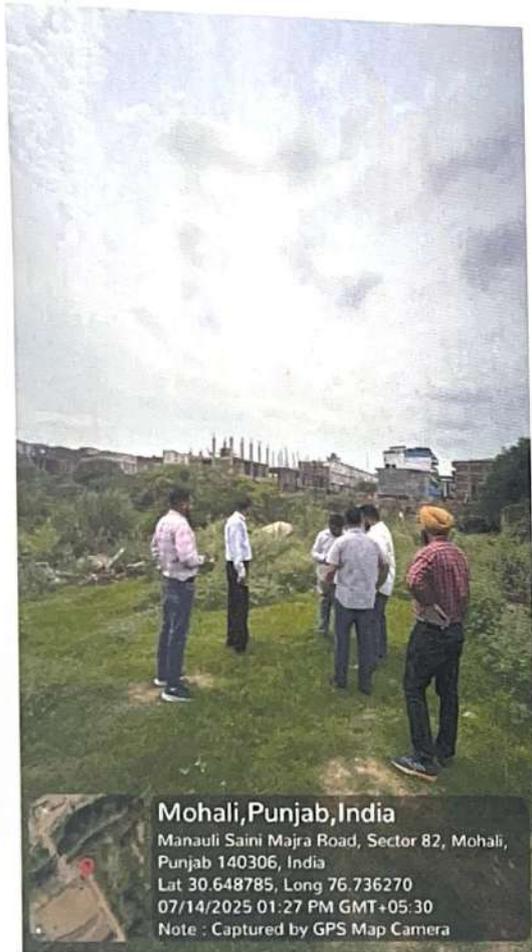
F. Ending Point of Choe Re-alignment

STP

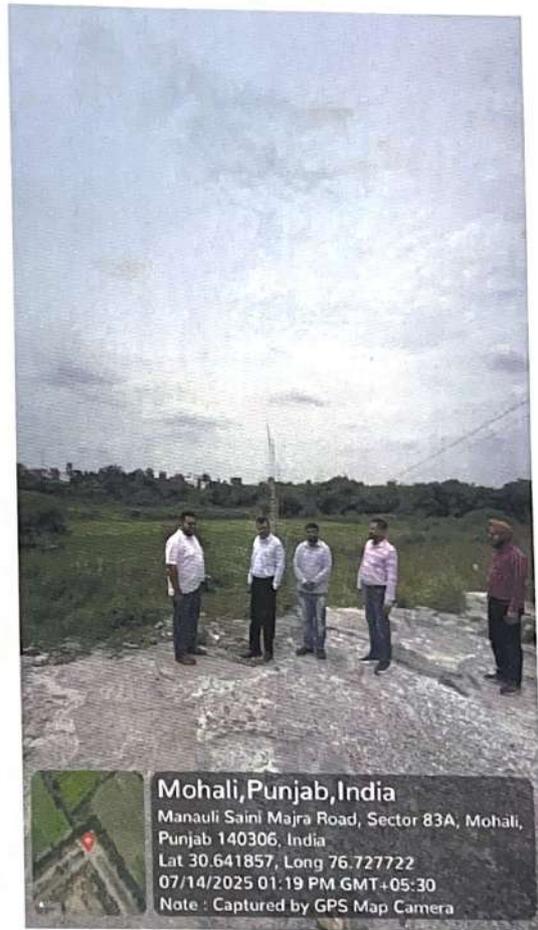
CE

D.E. (PH-I)

Location of Starting and Ending Points of Choe Re-alignment passing through IT City.



E. Starting Point of Choe Re-alignment



F. Ending Point of Choe Re-alignment

STP

CE

D.E. (PH-I)

Service of Additional document filed on behalf of Respondent 3,i.e. GMADA in OA/279/2024

1 message

Rohan Singh <advrohansingh1002@gmail.com>
To: Dildeep Basi <Er.dildeepbasi@gmail.com>

Sat, Dec 14, 2024 at 11:56 AM

Respected sir,

Please take receipt of the additional document filed on behalf of Respondent 3,i.e. GMADA in OA/279/2024 of **DILDEEP SINGH BASI vs STATE OF PUNJAB.**

Regards**Prashant Manchanda,**
9971879203

DILDEEP SINGH BASSI VS STATE OF PUNJAB

(2).pdf