

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

Original Application No. 665 of 2023

Nirmal Singh Chahal

..... Applicant

Versus

State of Punjab & Ors.

..... Respondents

INDEX

Sr. No.	Particulars	Page No.
1.	Affidavit of respondent no. 2/ Rahul Chaba, IAS, Deputy Commissioner, Faridkot filed on the behalf of respondent no. 1 and 2 in compliance to order dated 27.05.2026.	1-3
2	Annexure A A copy of letter no. 156/CEA dated 06.03.2026 regarding directions issued to Bathinda Development Authority for constitution of RWA.	4
3	Annexure B A copy of letter no. 217/CEA dated 22.04.2026 issued to CA, BDA Bathinda as a reminder of constituting the RWA.	5
4	Annexure C Reminder issued to Chief Administrator, Bathinda Development Authority, Bathinda vide letter No. 652/CEA dated 13.07.2026 to file additional response regarding constitution of RWA.	6-8
5	Annexure D A copy of Letter No. CA/BDA/BTI/2026/593 dated 20.07.2026 regarding compliance report for the formation of RWA in Farid Enclave Colony Faridkot submitted by BDA, Bathinda.	9-10

Date: **20 JUL 2026**

Place: **FARIDKOT**


 Rahul Chaba, IAS
 Deputy Commissioner, Faridkot
20 JUL 2026

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

Original Application No. 665 of 2023

Nirmal Singh Chahal

..... Applicant

Versus

State of Punjab & Ors.

..... Respondents

Affidavit of respondent no. 2/ Rahul Chaba, I.A.S., Deputy Commissioner, Faridkot filed on the behalf of respondent no. 1 and 2 in compliance to order dated 27.05.2026.

I, the above-named deponent, do hereby, solemnly affirm and state as under:-

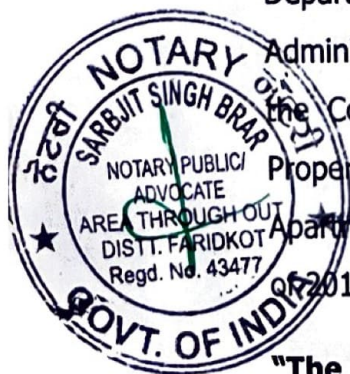
Respectfully Showeth

- 1) That considering the submissions made by District Magistrate cum Deputy Commissioner, Faridkot giving information regarding removal of encroachments and action taken for constitution of RWA in affidavit dated 22.05.2026, this Hon'ble Tribunal was pleased to pass an order dated 27.05.2026 whereby following directions were issued:

"7. The Deputy Commissioner, Faridkot and respondent no.4- Farid Colonizers, Faridkot are directed to file additional responses regarding constitution of RWA and the Regional Officer, PPCB, Faridkot is directed to file further action taken report giving all requisite details regarding installation of dedicated STP and including imposition and realization of Environmental Compensation and at least three days before the date of hearing fixed."

- 2) That vide notification no. 13/31/2007-6HG2/8001 dated 03.10.2007 issued by Department of Housing and Urban Development, Government of Punjab, Chief Administrator, Bathinda Development Authority (BDA) has been designated as the Competent Authorities under section 2(I) of the Punjab Apartment and Property Regulation Act, 1995. Further as per the section 17-A. (1) of The Punjab Apartment and Property Regulation (Amendment) Act, 2014 (Punjab Act No. 21 of 2014) dated 27.08.2014 it has been mentioned as under:

"The competent authority shall by an order direct to form an association of residents in respect of a colony within a period of five years from the date of issue of completion certificate for maintenance and up-keep of common infrastructure and facilities in the colony."



20 JUL 2026

Keeping the above into consideration letter was issued to Chief Administrator, Bathinda Development Authority, Bathinda vide no 156/CEA dated 06.03.2026 (attached as **Annexure A**) and reminder letter vide no 217/CEA dated 22.04.2026 (attached as **Annexure B**) to constitute RWAs as per the relevant provisions of the law and to comply with the directions of the Hon'ble Tribunal.

- 3) That a reply dated 22.05.2026 from Bathinda Development Authority, Bathinda had been received in this office vide its letter No. CA/BDA/Bathinda/2026/293, wherein BDA submitted that a meeting had been called with members of Farid Enclave Welfare Society and Promoters along with officials of BDA, Bathinda dated 25.03.2026 and 07.05.2026 for RWA constitution. As per the reply submitted by BDA, Bathinda, no reply had been received from society members /promoter yet and that BDA, Bathinda was making continuous efforts for formation of RWA.
- 4) That pursuant to orders of this Hon'ble court dated 27.05.2026 another reminder was issued to Chief Administrator, Bathinda Development Authority, Bathinda vide letter No. 652/CEA dated 13.07.2026 to file additional response regarding constitution of RWA. (Attached as **Annexure C**)
- 5) That as per the reply submitted by CA, BDA vide letter No. CA/BDA/BTI/2026/593 dated 20.07.2026, the President and all members of the Farid Enclave Welfare Society were requested for a meeting on 07-07-2026, to review progress regarding the RWA formation vide BDA letter No. 2766 dated 06.07.2026. Further a meeting was called on 17-07-2026 vide BDA letter No. 560-61 dated 16.07.2026 to issue directions to promoters regarding formation of RWA but the promoters didn't attend the meeting on above said date. Further, BDA has submitted that it has made all efforts at conciliation and provided the list of current residents after verification from CRO . Further action is awaited from the end of the residents/plot holders and promoters in the capacity of unsold plots. A copy of letter No. CA/BDA/BTI/2026/593 dated 20.07.2026 regarding compliance report for the formation of RWA in Farid Enclave Colony Faridkot submitted by BDA, Bathinda is enclosed herewith as **Annexure-D**
- 6) That in orders dated 27.05.2026, this Hon'ble Tribunal has ordered District Magistrate cum Deputy Commissioner, Faridkot to file additional responses regarding constitution of RWA.
- 7) That deponent may kindly be allowed to place on record the affidavit in compliance of order dated 27.05.2026 of this Hon'ble Tribunal.
- 8) I state that all the statements above made are true to the best of my knowledge and as per the available record.



Deponent

Rahul Chaba

Rahul Chaba, IAS

Deputy Commissioner, Faridkot

Date: 20/07/2026

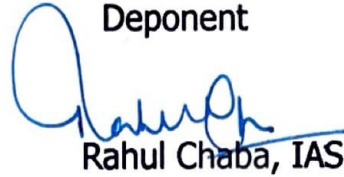
Place: Faridkot

20 JUL 2026

Verification:

I, the deponent above named, do hereby verify and state that the contents of the above affidavit are true and correct to my knowledge as derived from the official record. No part of the above affidavit is false and nothing material has been kept concealed there from.

Deponent



Rahul Chaba, IAS

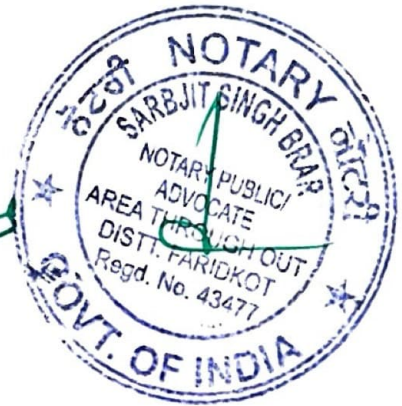
Deputy Commissioner, Faridkot

Date: 20/07/2026

Place: Faridkot

Contents of affidavit/instrument read over & explained to deponent/executant and same has been admitted as correct

20 JUL 2026



Sworn before me today by

who has been identified by

PULKIT

The contents of this document has been read over & Explained by me & he/she appeared to understand the same & admitted them to correct

Rahul Chaba IAS
SARBJIT SINGH BRAR
Notary Public/Advocate
Distt. Courts Faridkot

20 JUL 2026

Attested as Identified

Sarbjit Singh Brar
SARBJIT SINGH BRAR
M.A. (Eng), LL.M., Cyber Law PhD(P)
Notary Public, Faridkot
Govt. of India

Identify the deponent/Executant who has signed/thumb marked in my presence





868

Amrinder A

4

Office of the Deputy Commissioner-cum-District Magistrate, Faridkot
(CEA Branch)

No: 156 /CEA

Dated: 06/03/2026

To

Chief Administrator,
Bathinda Development Authority,
Bathinda.

Subject: Regarding constitution of Resident Welfare Association (RWA) in M/s Farid Enclave(Phase- I & II); located on Kotkapura Road, Faridkot in compliance to Hon'ble National Green Tribunal orders dated 24.02.2026 in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors.

Reference: Hon'ble National Green Tribunal orders dated 24.02.2026 in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors.

In reference to subject cited matter, it is informed that Hon'ble National Green Tribunal orders dated 24.02.2026 in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors. In para no. 15 has directed as under:

"The District Magistrate, Bathinda and Punjab Pollution Control Board are directed to issue appropriate directions for constitution of RWAs if not already constituted in respect to all residential and commercial properties. The completion certificate, if any, issued to respondent no. 4 will be subject to compliance by respondent no. 4 with its statutory and contractual obligations."

Vide notification no. 13/31/2007-6HG2/8001 dated 03.10.2007 issued by Department of Housing and Urban Development, Government of Punjab, Chief Administrator, Bathinda Development Authority (BDA), Bathinda has been designated as the Competent Authorities under section 2(l) of the Punjab Apartment and Property Regulation Act, 1995. Further as per the section 17-A.(1) of The Punjab Apartment and Property Regulation (Amendment) Act, 2014 (Punjab Act No. 21 of 2014) dated 27.08.2014 it has been mentioned as under:

"The competent authority shall by an order direct to form an association of residents in respect of a colony within a period of five years from the date of issue of completion certificate for maintenance and up-keep of common infrastructure and facilities in the colony."

As such you are hereby directed to comply with the orders of the Hon'ble National Green Tribunal regarding constitution of the Resident Welfare Associations (RWAs) in the said project and submit action taken report within 3 days so that the orders of the Hon'ble National Green Tribunal can be complied with within timeline.


Deputy Commissioner
Faridkot

Ends. No: 157/CEA

Dated: 06/03/2026

A copy of the above is being forwarded to Additional Deputy Commissioner (General), Faridkot for Information and necessary actions.


Deputy Commissioner



Supdt. Grade-II
For Deputy Commissioner
Faridkot



Office of the Deputy Commissioner-cum-Distt. Magistrate, Faridkot
CEA Branch

No. 217/CEA

Dated: 22-04-2026

Chief Administrator,
Bathinda Development Authority,
Bathinda.

Subject: Regarding constitution of Resident Welfare Association (RWA) in M/s Farid Enclave (Phase- I & II), located on Kotkapura Road, Faridkot in compliance to Hon'ble National Green Tribunal orders dated 24.02.2026 in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors.

Reference: 1. Hon'ble National Green Tribunal orders dated 24.02.2026 in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors.

2. This office letter No. 156/CEA dated 06.03.2026

In reference to subject cited matter, it is informed that Hon'ble National Green Tribunal via orders dated 24.02.2026 in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors. In para no. 15 has directed as under:

"The District Magistrate, Faridkot and Punjab Pollution Control Board are directed to issue appropriate directions for constitution of RWAs if not already constituted in respect to all residential and commercial properties. The completion certificate, if any, issued to respondent no. 4 will be subject to compliance by respondent no. 4 with its statutory and contractual obligations."

Further, a letter was written to your office vide No. 156/ CEA dated 06.03.2026 for timely constitution of Resident Welfare Association in colony. Bathinda development Authority, Bathinda vide its letter No. ACA/ BDA/ BTI/2026/1477 dated 01.04.2026 had informed that it had issued directions for formation of RWA under section 17(A) of PAPRA Act and its formation was under process. During last hearing dated 08.04.2026 in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors., Hon'ble Tribunal has again stressed upon timely constitution of RWAs.

As such, you are hereby again directed to comply with the orders of Hon'ble Tribunal regarding constitution of Resident Welfare Associations (RWAs) in the said project in true letter and spirit and submit action taken report well in time before court hearing so that Hon'ble Tribunal can be apprised accordingly.


Deputy Commissioner
Faridkot

Attested



Supdt. Grade-II
For Deputy Commissioner
Faridkot

(English Translation 870)

Answer-C

6

Office of the Deputy Commissioner-cum-District Magistrate,

Faridkot.

To,

Chief Administrator,
B.D.A,
Bathinda.

Letter No. 652/CEA

Dated: 13.07.2026

Subject:- OA No.665 of 2023-Nirmal singh Chahal V/s State of Punjab and Others.

In connection with the above-mentioned case, it is informed that the **Hon'ble National Green Tribunal**, vide its order dated **27.05.2026**, has directed in para 7 that: "The Deputy Commissioner, Faridkot and Farid Colonizers, Faridkot (Respondent No. 4) are directed to file additional responses regarding constitution of the RWA." The next date of hearing in the above case has been fixed for **22.07.2026**. Accordingly, you are directed to take the necessary action and prepare the requisite reply on behalf of the Deputy Commissioner, Faridkot and file before the Hon'ble National Green Tribunal well before the next date of hearing.

Enclosure: As above.

Sd/-

Deputy Commissioner, Faridkot

Attested

Supdt. Grade-II
For Deputy Commissioner
Faridkot

Item No. 19

Court No. 2

**BEFORE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

Original Application No. 665/2023
(I.A. No. 92/2025, I.A. No. 504/2024, I.A. No. 582/2024, I.A. No.
659/2024 & I.A. No. 661/2024)

Nirmal Singh & Ors.

Applicants

Versus

State of Punjab & Ors.

Respondents

Date of hearing: 27.05.2026

**CORAM: HON'BLE MR. JUSTICE ARUN KUMAR TYAGI, JUDICIAL MEMBER
HON'BLE DR. A. SENTHIL VEL, EXPERT MEMBER**

Applicants: Mr. Shivam Saksena, Legal-Aid-Counsel

Respondents: Mr. Dipankar Agarwal, Advocate for respondents no. 1 and 2.
Mr. Naginder Benipal, Mr. Ankit Siwach and Mr. Arjun Baliyan,
Advocates for respondent no. 3.
Mr. Lavneet Dubey, Member Secretary, PPCB.
Mr. Ravideep Singla, Environmental Engineer, Regional Office, Faridkot.
Mr. Raj Dev Singh and Mr. Anshuman Singh Advocates for respondent
no. 4.
Mr. Shubham Bhalla and Ms. Neha Verma, Advocates for respondent
no.5.
None for respondents no. 6 and 7.
Shri Rahul Chaba, DM Cum DC, Faridkot.
Mr. Arsh Sachar, Proprietor of respondent no.8- Shahi Haveli, Faridkot.

ORDER

1. Vide order dated 08.04.2026, the Deputy Commissioner, Faridkot and Punjab Pollution Control Board were directed to file additional responses regarding constitution of RWA and removal of encroachments. PPCB was also directed to file additional response with respect to the treatment and discharge of effluent of Shahi Haveli and also treatment and discharge of sewage in the nearby area. Shahi Haveli was impleaded as respondent no.8 and notice was ordered to be issued to respondent no.8 requiring the same to file his response. Personal appearance of the District Magistrate cum Deputy Commissioner, Faridkot and Member Secretary, PPCB was also ordered.

2. In compliance thereof, Affidavit dated 08.05.2026 has been filed by respondent no.4-Farid Colonizers, Faridkot giving details of all the unit holders to facilitate constitution of RWA.
3. Affidavit dated 22.05.2026 has been filed by respondent no.2- the District Magistrate cum Deputy Commissioner, Faridkot, Faridkot giving information regarding removal of encroachments and action taken for constitution of RWA.
4. Status report dated 22.05.2026 has been filed by respondent no.3- PPCB.
5. Mr. Arsh Sachar, proprietor of respondent no.8- Shahi Haveli seeks time for filing of its response.
6. Response by respondent no. 8 may be filed at least three days before the date of hearing fixed.
7. The Deputy Commissioner, Faridkot and respondent no.4- Farid Colonizers, Faridkot are directed to file additional responses regarding constitution of RWA and the Regional Officer, PPCB, Faridkot is directed to file further action taken report giving all requisite details regarding installation of dedicated STP and including imposition and realization of Environmental Compensation and at least three days before the date of hearing fixed.
8. List on 22.07.2026 for further hearing.

Arun Kumar Tyagi, JM

Dr. A. Senthil Vel, EM

May 27th, 2026

Original Application No. 665/2023
(I.A. No. 92/2025, I.A. No. 504/2024,
I.A. No. 582/2024, I.A. No. 659/2024,
I.A. No. 661/2024)
AM

Bathinda Development Authority, Bathinda

(9)

To,

Deputy Commissioner,

Faridkot.

Letter no.:- CA/BDA/BTI/2026/ 593

Date:- 20/07/2026

Subject:- Action Taken Repot: Formation of Residents Welfare Association at Farid Enclave, Faridkot.

In compliance with the orders of the Hon'ble National Green Tribunal, BDA Bathinda has initiated the following measures to facilitate the formation of a Residents Welfare Association under Section 17-A of the PAPRA Act:

Sr. No.	Letters issued	Addressed to	Remarks
1	No. 89-91 Dt: 25\03\2026	1. Mr. Pradeep Kumar (Promoters), 2. Mr. Sanjiv Kumar (M/s Farid Colonizers, Kotkapura Road, Faridkot), and 3. President of the Farid Enclave Welfare Society with all members	Meeting was held to initiate the RWA formation process. All were requested to coordinate with all colony residents and plot holders to jointly establish the RWA and submit a compliance report.
2	No. 169-71 Dt: 04-05-2026	1. Mr. Pradeep Kumar (Promoters), 2. Mr. Sanjiv Kumar (M/s Farid Colonizers, Kotkapura Road, Faridkot), and 3. President of the Farid Enclave Welfare Society with all members	A meeting was called on 07-05-2026, requesting the promoters and the Society President to attend. During this meeting, the Welfare Society representatives agreed to hold a meeting with all allottees based on the available list and report back on the final structure of the RWA.

Attested,



Supdt. Grade-II
For Deputy Commissioner

Bathinda Development Authority, Bathinda

3	No. 216 Dt: 11-05-2026	Sh, Nirmal Singh, President, Farid Enclave Welfare Society, Farid Enclave Colony, Faridkot.	A list of the current allottees was provided to the President Farid Enclave Welfare Society, Farid Enclave Colony, Faridkot.
4	No. 246 Dt: 14-05-2026	Additional Deputy Commissioner (General), Faridkot	A request was sent to the worthy Additional Deputy Commissioner (General), Faridkot, urging immediate action to remove illegal encroachments within the colony.
5	No. 2766 Dt: 06-07-2026	President, Farid Enclave Welfare Society, Farid Enclave Colony, Faridkot.	The President and all members of the Farid Enclave Welfare Society were requested for a meeting on 07-07-2026, to review progress regarding the RWA formation.
6	No. 560-61 Dt: 16-07-2026	1. Mr. Pradeep Kumar (Promoters), 2. Mr. Sanjiv Kumar (M/s Farid Colonizers, Kotkapura Road, Faridkot),	A meeting was called on 17-07-2026 to issue directions to promoters regarding formation of RWA but the promoters didn't attend the meeting on above said date.

BDA, on the directions of DC Faridkot has attempted all efforts at conciliation and provided the list of current residents after verification from CRO. Further action is awaited from the end of the residents/plot holders and promoter in the capacity of unsold plots. It is for your kind information and necessary action please.


Chief Administrator,
BDA, Bathinda.

Attestation


20/7
Supdt. Grade-II
For Deputy Commissioner
Faridkot