

BEFORE THE NATIONAL GREEN TRIBUNAL, AT NEW DELHI

O.A. NO. 665/2023

IN THE MATTER OF:

Nirmal Singh

...Applicant

Versus

State of Punjab & Ors.

...Respondents

**AFFIDAVIT ON BEHALF OF THE ANSWERING RESPONDENT NO.4, I.E., M/S
BABA FARID COLONIZERS, TO BRING SANCTIONED LAYOUT PLAN DATED**

MOST RESPECTFULLY SHOWETH:

1. That the Respondent No.4 has already filed a detailed reply in the above-mentioned matter on 08.08.2025.
2. That subsequent to the filing of the reply, the Respondent No. 4 has traced and obtained a copy of the sanctioned layout plan dated 09.02.2011, which could not be annexed earlier as the same was not readily available in the records of the Respondent and had to be procured after due verification. The said document is highly relevant and necessary for the just adjudication of the present case.
3. That the Respondent No.4 craves the leave of this Hon'ble Tribunal to place the said document on record.

A true copy of the sanctioned layout plan dated 09.02.2011 is annexed herewith and marked as **ANNEXURE R-1.**

4. That no prejudice shall be caused if the present document is taken on record, whereas grave prejudice shall be caused to the Respondent No.4 if the same is not considered.

ANSWERING RESPONDENT NO.4

THROUGH

Counsel for the Answering Respondent No.4

556

Raj Dev

Raj Dev Singh, _____

RAJ DEV SINGH
Advocate, D/3144/2013
The Young Jurist (TYJ)
9999330819, 7011381212

The Young Jurist (TYJ)

Jurist, Advocates & Solicitors

Office at: D-359, Lower Ground Floor,

Defence Colony, New Delhi 110024

office@theyoungjurist.com

Place: New Delhi

Date: 30.08.2025

BEFORE THE NATIONAL GREEN TRIBUNAL, AT NEW DELHI

IN

O.A. NO. 665 OF 2023

IN THE MATTER OF:

NIRMAL SINGH

...COMPLAINANT

Versus

STATE OF PUNJAB AND ORS.

...RESPONDENTS

AFFIDAVIT

I, Sukhbir Singh Sachdeva, aged about 59 years, S/o S. Mela Singh r/o Street No.2, New Cantt Road, Faridkot, Partner, M/s Farid Enclave (A Firm under "Farid Colonizers" and "Baba Farid Colonizers") (hereinafter referred to as "Deponent"), having its office at Kotkapura Road, Faridkot, Punjab, India do hereby solemnly affirm and declare as under:

- 1) That I am the Respondent No.4 in the above titled case and fully conversant with the facts of the case. Thus, I am competent to swear this affidavit.
- 2) That the contents of the paragraphs of the accompanying Application are true and correct to the best of my knowledge, belief, and information derived from the records available in the present case.
- 3) That the annexures annexed thereto are true copies of the original documents.

Sukhbir Singh

DEPONENT

VERIFICATION

Verified at New Delhi on this 30th day of August, 2025 that the contents of the above Affidavit are true and correct to the best of my knowledge.

Sukhbir Singh

DEPONENT

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THROUGH



Counsel for the Respondent No.4

The Young Jurist (TYJ)

Jurist, Advocates & Solicitors

D-359, Defence Colony,

D-Block, New Delhi-110024

Date: 30-08-2025

Place: New Delhi

PROPOSED RESIDENTIAL COLONY
'FARID ENCLAVE PHASE-II' ON
KOTKAPURA ROAD AT FARIDKOT

PROMOTER
M/S BABA FARID COLONISERS, KOTKAPURA ROAD, FARIDKOT

TOTAL AREA OF THE SCHEME 9.881 ACRES (47823.09 SQ. YDS)
(APPROX)

SCHEME BOUNDARY

DETAIL OF RESIDENTIAL PLOTS

S.N. PLOT NO.	SIZE IN FEET	AREA OF EACH PLOT IN SQ. YDS.	NO. OF PLOTS	TOTAL AREA IN SQ. YDS.
1 101	345.83	345.83	1	345.83
2 102 TO 104, 114 TO 112	300.00	300.00	12	3600.00
3 107 TO 110, 140 TO 139, 163 TO 162, 172 TO 176	200.00	200.00	24	6800.00
4 111 TO 114	466.67	466.67	4	1866.68
5 15	375.00	375.00	1	375.00
6 113 TO 126	155.00	155.00	4	620.00
7 127	148.67	148.67	1	148.67
8 118, 135	377.78	377.78	2	755.56
9 119 TO 138	333.33	333.33	10	3333.30
10 150	197.78	197.78	1	197.78
11 161	123.33	123.33	1	123.33
12 162	180.44	180.44	1	180.44
13 158 TO 171	666.68	666.68	4	666.68
14 117 TO 167, 160 TO 201	250.00	250.00	23	5750.00
15 16, 169	291.67	291.67	2	583.34
16 202	249.55	249.55	1	249.55
17 203	249.55	249.55	1	249.55
18 204	283.89	283.89	1	283.89
TOTAL			104	26169.35

STATEMENT OF AREAS

AREA UNDER RESIDENTIAL PLOTS	26169.35	5.411 ACRES	54.74%
AREA UNDER COMVEDED PLOTS	11221.22		
1.8000' x 11.316' = 203.8800'	203.88		
10.6000' x 10.724' = 113.6800'	113.68	0.485 AC	4.91%
7.0000' x 7.102' = 49.7140'	49.71		
TOTAL SALEABLE AREA	28597.60	5.896 AC	59.67%
AREA UNDER NURSERY SCHOOL	1105.78	0.250 AC	2.62%
" " PARKS & GREEN	3277.89	0.677 AC	6.80%
" " ROADS, PARKING & PAVEMENT	14753.82	3.245 AC	30.86%
TOTAL	47823.09	9.881 AC	100.00%

DETAIL OF PARKING

PARKING NO. 1	PARKING NO. 2	PARKING NO. 3
8 ROOMS 100' x 30' EACH = 2400 SQ. FT. = 1200 PFT.	6 ROOMS 100' x 30' EACH = 1800 SQ. FT. = 900 PFT.	6 ROOMS 100' x 30' EACH = 1800 SQ. FT. = 900 PFT.
TOTAL COVERED AREA = 2400 SQ. FT.	TOTAL COVERED AREA = 1800 SQ. FT.	TOTAL COVERED AREA = 1800 SQ. FT.
PARKING AREA REQUIRED = 2400 SQ. FT.	PARKING AREA REQUIRED = 1800 SQ. FT.	PARKING AREA REQUIRED = 1800 SQ. FT.
1 ECS = 24 SQ. M.	1 ECS = 18 SQ. M.	1 ECS = 18 SQ. M.
TOTAL PROVIDED = 1200 PFT.	TOTAL PROVIDED = 900 PFT.	TOTAL PROVIDED = 900 PFT.

PROMOTER
RAJKUMAR WADHAWAN
B. Arch, MCRP AITP
Reg. No. CA/2001/27809
ARCHITECT - PLANNER

LAYOUT PLAN
DRAWING NO. 4
JOB NO. 20
DATE 15-10-2005
SCALE 1" = 80'-0"

ARCHI-PLANNERS
ARCHITECTS, TOWN PLANNERS, CONSULTANTS
#1310, SECTOR 44 B, CHANDIGARH, PH: 0172-2646903

