

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

MISC. APPLICATION IN DISPOSED CASES NO. 16/2025
IN
ORIGINAL APPLICATION NO. 394/2024

IN THE MATTER OF: -

ER. SHIVCHARANJIT SINGH ... APPLICANT

VERSUS

STATE OF PUNJAB & ORS. ... RESPONDENTS

NDOH: -19.09.2025

I N D E X

<u>Sl.No.</u>	<u>Particulars</u>	<u>Pg.No.</u>
1.	ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT NO.4/BATHINDA DEVELOPMENT AUTHORITY, BATHINDA IN COMPLIANCE WITH THE ORDER DATED 22.07.2025 PASSED BY THIS HON'BLE TRIBUNAL.	1-5
2.	<u>ANNEXURE R-1</u> A TRUE COPY OF THE PROPOSED LAYOUT/MAP.	6
3.	PROOF OF SERVICE.	7

THROUGH COUNSEL


(**Shubham Bhalla**)

ADVOCATE FOR THE RESPONDENT
D-52, BASEMENT, PANCHSHEEL
ENCLAVE, NEW DELHI - 110017.

Mob. No.: +91-96544-27273

Email: shubhambhalla@hotmail.com

DATE: 15.09.2025
PLACE: NEW DELHI

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... RESPONDENTS

**ADDITIONAL AFFIDAVIT ON BEHALF OF
RESPONDENT NO. 4 i.e. BATHINDA
DEVELOPMENT AUTHORITY IN
COMPLIANCE WITH THE ORDER DATED
22.07.2025 PASSED BY THIS HON'BLE
TRIBUNAL.**



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

1. That the present additional affidavit is being filed on behalf of Respondent No. 4 in compliance with the order dated 22.07.2025 passed by this Hon'ble Tribunal in the above-captioned matter, wherein the Hon'ble Tribunal was pleased to note the submissions of the Learned Counsels for Respondent Nos. 1, 3, 4 and 7 that, with the efforts made by the District Administration, a consensual

resolution of the environmental issues involved in the case has been effected, and time was sought to file all relevant documents including the map thereof.

2. That, in furtherance of the consensual resolution and to ensure compliance with the directions of this Hon'ble Tribunal regarding restoration of the green belt while balancing community sensitivities, Respondent No. 4 has taken the following steps: -

A. That, as detailed in the reply affidavit dated 19.07.2025 the proposed layout plan intends to accommodate & relocate Shri Gurudwara Sahib to a designated site for religious purposes, while maintaining the original surplus green area of 10.80% (*in excess of the mandatory 6% requirement under the Mega Policy*).

B. That, pursuant to the order dated 22.07.2025 the file pertaining to the proposed layout plan was forwarded to the office of the Senior Town Planner (STP), Bathinda, for technical scrutiny and approval.

C. That the office of the STP, Bathinda, has conducted a thorough technical examination of the proposed layout plan. The STP has opined that the proposed layout plan complies with the relevant zoning regulations, maintains the required green area without any reduction, and aligns with the consensual resolution arrived at through meetings with the Resident's Welfare Association (RWA),



A handwritten signature in blue ink, appearing to be "MWA", located on the right side of the page.

representatives of the Gurudwara Committee, Mandir Committee, Colonizer, Residents, and the original applicant/ complainant as evidenced by the consent letters dated 29.05.2025 and the no-objection from the complainant, already annexed in the previous affidavit. However, the STP, Bathinda has suggested that the proposed layout plan can be approved/passed subject to the prior permission/directions of this Hon'ble Tribunal, in view of the environmental concerns and the ongoing proceedings.

D. Pursuant to the directions of this Hon'ble Tribunal and in furtherance of a consensual resolution, a discussion was held on 06.08.2025 with the Deputy Commissioner, Bathinda, attended by the deponent, the Senior Town Planner, and other relevant officials. During the said discussion, the proposed layout plan and its implications were thoroughly examined. It was collectively reaffirmed that the proposed layout plan adequately safeguards the sanctioned green area, respects the religious sensitivities involved, and ensures peaceful implementation on ground. A true copy of the proposed layout plan/map, technically checked by the Senior Town Planner, Bathinda, is annexed herewith as ANNEXURE R-1 @ pgs. 6 to 6.

3. That the answering respondent respectfully submits that the proposed layout plan ensures no reduction in the



green area, restores the green belt to its original state as per the Hon'ble Tribunal's directions, and incorporates the relocation of Shri Gurudwara Sahib in a manner that respects religious sentiments and avoids potential law and order issues, as highlighted in the police intelligence report dated 15.07.2025 (already annexed in the previous affidavit).

4. That Respondent No. 4 has acted diligently and in good faith to facilitate this consensual resolution, in coordination with the District Administration, and seeks the Hon'ble Tribunal's permission to proceed with the approval of the proposed layout plan.
5. That the deponent craves leave of this Hon'ble Tribunal to file additional documents, if required, at a later stage.

PRAYER

In view of the facts and circumstances mentioned above, the answering respondent respectfully prays that: -

- a) This Hon'ble Tribunal may kindly take on record the proposed layout plan/map annexed herewith, in compliance with the order dated 22.07.2025;
- b) This Hon'ble Tribunal may kindly grant permission to Respondent No. 4 to approve/pass the proposed layout plan, as technically checked by the STP, Bathinda, to effect the consensual resolution and ensure restoration of



the green belt without any reduction in the earmarked green area;



c) Any other order(s) deemed just and proper in the facts and circumstances may also be passed in the interest of justice, environmental protection, and community

AMAN ROSE SINGH

Identified the Deponent

Certified that the above statement is made on solemn affirmation before me this 15/9/2025 day of September at Bathinda Development Authority, Bathinda District Bathinda. who has been certified by Aman Rose Singh is personally known to me. No. & year of Register 1/93. Date of entry 3782/15/25 Patiala.

DEPONENT

VERIFICATION: I, Manisha Rana, Chief Administrator, Bathinda Development Authority, Bathinda, the deponent above-named, do hereby verify and declare that the facts stated in the above affidavit from para no. 1 to ___ are true to my knowledge and belief.

Verified at _____ on this ___ day of September 2025.

DEPONENT

ATTESTED

Harpinder Kaur
HARPINDER KAUR
Advocate & Oath Commissioner
PATIALA 15/9/25

ANNEXURE R-1

OMAXE CITY, BATHINDA

Detail of change of land use granted	
1 Memo no 7141 CTP(Pb)Sp-432B Dated 29-08-2008	71.810
2 Memo no 2879 CTP(Pb)Sp-432B Dated 17-06-2016	13.072
Total Area In Acres	84.882

AREA ANALYSIS OF PROPOSED PLOTTED DEVELOPMENT			
S.No.	DISTRIBUTION	Area (acres)	% Agt
1	TOTAL PLOT AREA AS per C.U.G. granted	84.882	
2	TOTAL AREA FOR E.W.S (E.W.S in 168 acres)	4.305	5.07%
3	PLANNING AREA	80.577	100.00%
4	COMMERCIAL	3.400	4.23%
5	RESERVED AREA (Green & Mandir)	0.475	5.57%
6	RESERVED AREA (Police Station)	0.475	5.57%
7	RESERVED AREA (Public Utilities)	0.506	0.63%
8	AREA FOR GREEN	6.705	10.80%
9	ROAD	24.86	30.55%

SALEABILITY CALCULATION		
S.No.	Particular	Area (acres)
1	Plotted development	4.305
2	EWS	4.305
3	Commercial (3.40 + 0.003 milk booth)	3.403
4	Total Saleable Area	12.013
5	Percentage on total site area (in 168 acres)	54.10%

Green Area Detail / Calculation			
Park	Area (acres)	Area (sqft)	Area (sqm)
P1	1.0774	46272.83	18747.42
P2	1.0774	46272.83	18747.42
P3	1.0774	46272.83	18747.42
P4	1.0774	46272.83	18747.42
P5	1.0774	46272.83	18747.42
P6	1.0774	46272.83	18747.42
P7	1.0774	46272.83	18747.42
P8	1.0774	46272.83	18747.42
P9	1.0774	46272.83	18747.42
P10	1.0774	46272.83	18747.42
P11	1.0774	46272.83	18747.42
P12	1.0774	46272.83	18747.42
P13	1.0774	46272.83	18747.42
P14	1.0774	46272.83	18747.42
P15	1.0774	46272.83	18747.42
P16	1.0774	46272.83	18747.42
P17	1.0774	46272.83	18747.42
P18	1.0774	46272.83	18747.42
P19	1.0774	46272.83	18747.42
P20	1.0774	46272.83	18747.42
P21	1.0774	46272.83	18747.42
P22	1.0774	46272.83	18747.42
P23	1.0774	46272.83	18747.42
P24	1.0774	46272.83	18747.42
P25	1.0774	46272.83	18747.42
P26	1.0774	46272.83	18747.42
P27	1.0774	46272.83	18747.42
P28	1.0774	46272.83	18747.42
P29	1.0774	46272.83	18747.42
P30	1.0774	46272.83	18747.42
P31	1.0774	46272.83	18747.42
P32	1.0774	46272.83	18747.42
P33	1.0774	46272.83	18747.42
P34	1.0774	46272.83	18747.42
P35	1.0774	46272.83	18747.42
P36	1.0774	46272.83	18747.42
P37	1.0774	46272.83	18747.42
P38	1.0774	46272.83	18747.42
P39	1.0774	46272.83	18747.42
P40	1.0774	46272.83	18747.42
P41	1.0774	46272.83	18747.42
P42	1.0774	46272.83	18747.42
P43	1.0774	46272.83	18747.42
P44	1.0774	46272.83	18747.42
P45	1.0774	46272.83	18747.42
P46	1.0774	46272.83	18747.42
P47	1.0774	46272.83	18747.42
P48	1.0774	46272.83	18747.42
P49	1.0774	46272.83	18747.42
P50	1.0774	46272.83	18747.42
P51	1.0774	46272.83	18747.42
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P62	1.0774	46272.83	18747.42
P63	1.0774	46272.83	18747.42
P64	1.0774	46272.83	18747.42
P65	1.0774	46272.83	18747.42
P66	1.0774	46272.83	18747.42
P67	1.0774	46272.83	18747.42
P68	1.0774	46272.83	18747.42
P69	1.0774	46272.83	18747.42
P70	1.0774	46272.83	18747.42
P71	1.0774	46272.83	18747.42
P72	1.0774	46272.83	18747.42
P73	1.0774	46272.83	18747.42
P74	1.0774	46272.83	18747.42
P75	1.0774	46272.83	18747.42
P76	1.0774	46272.83	18747.42
P77	1.0774	46272.83	18747.42
P78	1.0774	46272.83	18747.42
P79	1.0774	46272.83	18747.42
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P94	1.0774	46272.83	18747.42
P95	1.0774	46272.83	18747.42
P96	1.0774	46272.83	18747.42
P97	1.0774	46272.83	18747.42
P98	1.0774	46272.83	18747.42
P99	1.0774	46272.83	18747.42
P100	1.0774	46272.83	18747.42

PLOT NO.	Area	RESIDENTIAL PLOTS AREA DETAIL		PLOT AREA (SQFT)	PLOT AREA (SQM)	PLOT NO.	Area	RESIDENTIAL PLOTS AREA DETAIL		PLOT AREA (SQFT)	PLOT AREA (SQM)
		Area	Area					Area	Area		
1	312	127103.73	133107.74	133107.74	133107.74	312	312	127103.73	133107.74	133107.74	133107.74
2	313	127103.73	133107.74	133107.74	133107.74	313	313	127103.73	133107.74	133107.74	133107.74
3	314	127103.73	133107.74	133107.74	133107.74	314	314	127103.73	133107.74	133107.74	133107.74
4	315	127103.73	133107.74	133107.74	133107.74	315	315	127103.73	133107.74	133107.74	133107.74
5	316	127103.73	133107.74	133107.74	133107.74	316	316	127103.73	133107.74	133107.74	133107.74
6	317	127103.73	133107.74	133107.74	133107.74	317	317	127103.73	133107.74	133107.74	133107.74
7	318	127103.73	133107.74	133107.74	133107.74	318	318	127103.73	133107.74	133107.74	133107.74
8	319	127103.73	133107.74	133107.74	133107.74	319	319	127103.73	133107.74	133107.74	133107.74
9	320	127103.73	133107.74	133107.74	133107.74	320	320	127103.73	133107.74	133107.74	133107.74
10	321	127103.73	133107.74	133107.74	133107.74	321	321	127103.73	133107.74	133107.74	133107.74
11	322	127103.73	133107.74	133107.74	133107.74	322	322	127103.73	133107.74	133107.74	133107.74
12	323	127103.73	133107.74	133107.74	133107.74	323	323	127103.73	133107.74	133107.74	133107.74
13	324	127103.73	133107.74	133107.74	133107.74	324	324	127103.73	133107.74	133107.74	133107.74
14	325	127103.73	133107.74	133107.74	133107.74	325	325	127103.73	133107.74	133107.74	133107.74
15	326	127103.73	133107.74	133107.74	133107.74	326	326	127103.73	133107.74	133107.74	133107.74
16	327	127103.73	133107.74	133107.74	133107.74	327	327	127103.73	133107.74	133107.74	133107.74
17	328	127103.73	133107.74	133107.74	133107.74	328	328	127103.73	133107.74	133107.74	133107.74
18	329	127103.73	133107.74	133107.74	133107.74	329	329	127103.73	133107.74	133107.74	133107.74
19	330	127103.73	133107.74	133107.74	133107.74	330	330	127103.73	133107.74	133107.74	133107.74
20	331	127103.73	133107.74	133107.74	133107.74	331	331	127103.73	133107.74	133107.74	133107.74
21	332	127103.73	133107.74	133107.74	133107.74	332	332	127103.73	133107.74	133107.74	133107.74
22	333	127103.73	133107.74	133107.74	133107.74	333	333	127103.73	133107.74	133107.74	133107.74
23	334	127103.73	133107.74	133107.74	133107.74	334	334	127103.73	133107.74	133107.74	133107.74
24	335	127103.73	133107.74	133107.74	133107.74	335	335	127103.73	133107.74	133107.74	133107.74
25	336	127103.73	133107.74	133107.74	133107.74	336	336	127103.73	133107.74	133107.74	133107.74
26	337	127103.73	133107.74	133107.74	133107.74	337	337	127103.73	133107.74	133107.74	133107.74
27	338	127103.73	133107.74	133107.74	133107.74	338	338	127103.73	133107.74	133107.74	133107.74
28	339	127103.73	133107.74	133107.74	133107.74	339	339	127103.73	133107.74	133107.74	133107.74
29	340	127103.73	133107.74	133107.74	133107.74	340	340	127103.73	133107.74	133107.74	133107.74
30	341	127103.73	133107.74	133107.74	133107.74	341	341	127103.73	133107.74	133107.74	133107.74
31	342	127103.73	133107.74	133107.74	133107.74	342	342	127103.73	133107.74	133107.74	133107.74
32	343	127103.73	133107.74	133107.74	133107.74	343	343	127103.73	133107.74	133107.74	133107.74
33	344	127103.73	133107.74	133107.74	133107.74	344	344	127103.73	133107.74	133107.74	133107.74
34	345	127103.73	133107.74	133107.74	133107.74	345	345	127103.73	133107.74	133107.74	133107.74
35	346	127103.73	133107.74	133107.74	133107.74	346	346	127103.73	133107.74	133107.74	133107.74
36	347	127103.73	133107.74	133107.74	133107.74	347	347	127103.73	133107.74	133107.74	133107.74
37											



Service: Affidavit on behalf of Respondent No.4/Bhatinda Development Authority in MA/16/2025 in OA/394/2024 titled as ER. SHIVCHARANJIT SINGH vs. STATE OF PUNJAB & ORS.

From Shubham Bhalla <shubhambhalla@hotmail.com>

Date Mon 9/15/2025 5:19 PM

To secy.te@punjab.gov.in <secy.te@punjab.gov.in>; cmcbathinda@gmail.com <cmcbathinda@gmail.com>; de.btd@punjab.gov.in <de.btd@punjab.gov.in>; dtpbathinda@gmail.com <dtpbathinda@gmail.com>; msppcb@gmail.com <msppcb@gmail.com>; care@omaxe.com <care@omaxe.com>

1 attachment (11 MB)

ER. SHIVCHARANJIT SINGH Aff. Dt. 15.09.2025.pdf;

Sir/Ma'am,

Please find attached with this email Affidavit on behalf of Respondent No.4/Bhatinda Development Authority in MA/16/2025 IN OA/394/2024.

Please acknowledge receipt.

Regards

SHUBHAM BHALLA

Advocate-on-Record

OFFICE : D-52, BASEMENT, PANCHSHEEL ENCLAVE,
NEW DELHI- 110017

CHAMBER: CH. NO. 206, C.K. DAPTHARY CHAMBERS,
SUPREME COURT OF INDIA, NEW DELHI - 110001.

Phone no. - 011-41064945

Mob: 9654427273