

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

**O.A.- 279/2024**

**IN THE MATTER OF:**

DILDEEP SINGH BASI & Others.

APPLICANT(s)

vs

STATE OF PUNJAB & Others.

...RESPONDENT(s)

**INDEX**

<b>SR. NO.</b>	<b>PARTICULARS</b>	<b>PG.NO.</b>
1.	REPLY AFFIDAVIT ON BEHALF OF RESPONDENT NO. 3(GREATER MOHALI AREA DEVELOPMENT AUTHORITY)	1-9
2.	<b>ANNEXURE R 3/1:</b> TRUE COPY OF MASTER PLAN DRAWING NO. 1991/2008 DTP(S) Dated 19.11.08 NOTIFIED BY STATE GOVERNMENT ON 12/15.12.2008	10
3.	<b>ANNEXURE R 3/2:</b> TRUE COPY OF REVISED MASTER PLAN NOTIFIED BY NOTIFICATION NO. 2046 CTP(Pb)/SC-76 Dated 28.03.2018 and FURTHER REVISED ON 28.02.2020 & 04.08.2021	11
4.	<b>ANNEXURE R 3/3:</b> A COPY OF REPORT OF EXPERT GROUP	12-15
5.	<b>ANNEXURE R 3/4:</b> THE GOVERNMENT OF PUNJAB VIDE NOTIFICATION NO. 6/12/2021-HG1/615 DATED 12.03.24, HAS EXTENDED THE TIME FOR ISSUANCE IF NOTIFICATION FROM 27.03.24-31.08.24	16
6.	<b>ANNEXURE R 3/4:</b> THE GOVERNMENT OF PUNJAB VIDE NOTIFICATION NO. 6/12/2021-HG1/1840	17

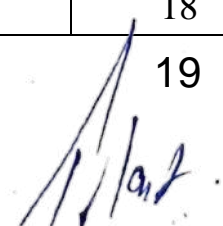
	DATED 30.08.24, HAS EXTENDED THE TIME FOR ISSUANCE IF NOTIFICATION FROM 31.08.24-31.12.24	
7.	<b>VAKALATNAMA</b>	18

8. Proof of Service

19

NEW DELHI  
DATED- 01/11/24

THROUGH

  
PRASHANT MANCHANDA  
Advocate  
P-4A, Jangpura Extension,  
New Delhi-110014  
[Prashantmanchanda.05@gmail.com](mailto:Prashantmanchanda.05@gmail.com)  
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 and others ...Applicant

Versus

State of Punjab & Ors. ...Respondents

**REPLY AFFIDAVIT ON BEHALF OF RESPONDENT NO.3, GREATER  
MOHALI AREA DEVELOPMENT AUTHORITY**

I, Harpreet Kaur working as Senior Town Planner, Greater Mohali Area Development Authority (GMADA) having office at PUDA Bhawan, Sector-62, S.A.S Nagar, do hereby solemnly affirm and declare as under:

1. That I am holding the post of Senior Town Planner in Greater Mohali Area Development Authority and being duly authorised and well conversant with the facts of the present case, am competent to depose by way of the present affidavit.
2. That I have gone through the Original Application filed by the Applicants and deny each and every statement and averment in the O.A, as if the same has been traversed *in seriatim*, except to the extent admitted hereinafter. It is most respectfully submitted that no averment or contention in the O.A. should be deemed to be admitted for the reason that it has not been specifically denied.
3. That the present complaint has been filed by the Applicants against notification issued by the Principal Secretary, Government of Punjab,



Department of Housing and Urban Development, Mini Secretariat, Punjab, Sector 9, Chandigarh regarding realignment of the existing "N choe," near Village Manauli, Tehsil Mohali, District Mohali, Punjab and it is alleged by the Applicants that the realignment of "N Choe" occurred without a survey of the land terrain for water flow and without the necessary permission from the relevant competent authority.

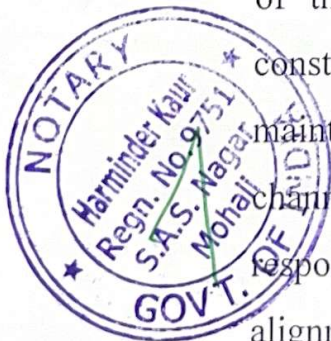
4. That at the outset, it is humbly submitted that the State Legislature enacted the Punjab Regional and Town Planning and Development Act, 1995 (herein referred to as '1995 Act') to make provisions for better planning and regulating the development and use of land in planning areas delineated for that purpose, for preparation of regional plans and master plans and implementation thereof etc.
5. That with a view to achieve the objectives of this 1995 Act, the State of Punjab prepared the Master Plan of S.A.S Nagar by availing the specialized services of a Singapore based Consultant, M/s Jurong Consultants Pvt. Ltd., which conducted a detailed study of the area and finalized and approved the same by following the provisions of the aforesaid 1995 Act. Accordingly, the Master Plan of S.A.S Nagar was published under Section 70(3) of the Punjab Regional and Town Planning and Development Act, 1995 on 21.12.2006 for inviting objections from the general public. The objections/suggestions received from General Public were duly considered by the State Government in consultation with the Punjab Regional and Town Planning and Development Board (herein referred to as 'Board') in 13<sup>th</sup> Meeting of the Board held on 19.11.2008 and after considering the same, Master Plan was notified by the State Government on 12/15.12.2008 under Section 70(5) of the Punjab Regional and Town Planning and Development Act, 1995. It is pertinent to mention that the realignment of N-choe was already proposed in this Master Plan. A true copy of Master Plan



#

drawing no. 1991/2008 DTP(S) dated 19.11.08 notified by the State Government on 12/15.12.2008 is annexed herewith as **Annexure R-3/1**.

6. That after coming into operation of Master Plan, S.A.S Nagar, which was notified on 12/15-12-2008 and during its implementation, Superintending Engineer, Drainage, Patiala Circle brought to the notice of Government of Punjab in department of Housing & Urban Development that M/s Janta Land Promoters Pvt. Ltd. has requested for re-alignment of Chai Nalla passing through Sector 82, S.A.S Nagar. The re-alignment/channelization of Chai Nalla has been technically approved by Director, CDO Irrigation, Punjab subject to the condition that the capacity of the Nalla shall be 3600 cusecs, bed width 24 metre, F.S.D. 1.8 metre and Free Board shall be kept as 0.9' metres. The Chief Engineer, Drainage and Irrigation Department, Punjab has also recommended that a 10 metre no-construction zone should be kept on both sides of the proposed re-alignment of this Nalla in Sector 82 and it shall be maintained as a green buffer and no construction shall be allowed in this zone. The above said issue was discussed by the State Government with 'The Punjab Regional and Town Planning and Development Board' in its 33rd meeting held on 01.09.2017. The Board after detailed discussions, has approved the re-alignment/channelization of the Chai Nalla falling in Sector 82, along with 10 metre no construction zone on both sides of this Chai Nalla, which shall be maintained as green belt subject to the conditions that the construction of channelization after re-alignment of the Choe shall not be the responsibility of the Government/GMADA and till time the proposed re-alignment of Chai Nalla is not realized on ground, the land under existing alignment of the Choe as shown in Master/Zonal Plan, S.A.S Nagar will not be utilised or developed for any other purpose.



\*

7. That in the light of the above said decision of the 'The Punjab Regional and Town Planning and Development Board', the Master/Zonal Plan, S.A.S Nagar was required to be amended and for this purpose a public notice under Section 76 of the Punjab Regional and Town Planning and Development Act, 1995 was issued by the Government of Punjab calling objections/suggestions of the public. Also, Master/Zonal Plan, S.A.S Nagar bearing Drawing No. D.T.P. (SAS Nagar) 845/17 dated 11,07.2017 showing the proposed realignment/channelization of the Chai Nalla in Sector 82, alongwith 10 metre wide no-construction zone on both sides of this alignment was displayed for the information of the Public at the offices of Chief Town Planner (Punjab), Chief Administrator (GMADA), Deputy Commissioner (S.A.S Nagar), District Town Planner (S.A.S Nagar) and Sub-Divisional Magistrate (S.A.S Nagar) and also put on the official website [www.pbhousing.gov.in](http://www.pbhousing.gov.in).
8. That thereafter the said amendment was approved by the Government of Punjab and notified vide notification no. 2046 CTP(Pb)/SC-76 dated 28.03.2018. A true copy of revised Master Plan notified vide notification no. 2046 CTP(Pb)/SC-76 dated 28.03.2018 and further revised on 28.02.2020 & 04.08.2021 is annexed herewith and marked as **Annexure R-3/2**.
9. That accordingly after the amendment of Master Plan, S.A.S Nagar was made by the Government and notified on 2046 CTP(Pb)/SC-76 dated 28.03.2018, then in order to initiate the process for acquisition of land for the public purpose, namely "Re-alignment of N-Choe near IT City, Sector-82 in the area of Village Manauli, Distt.-S.A.S. Nagar" the Government of Punjab, in the Department of Housing and Urban Development, issued Notification No. 06/12/2021-6HG1/1733 dated 02.12.2021 under Section 4 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act,



#

2013, for carrying out Social Impact Assessment (SIA) of the affected area of Village-Manauli by availing the specialized services of Department of Physical Planning and Architecture, Guru Nanak Dev University, Amritsar. Accordingly, a public notice regarding this notification, with a view to associate the interested persons in carrying out SIA Study was also published in two leading newspapers viz 'The Tribune' (English version) and 'Rozana Ajit' (Punjabi version) on 06.01.2022. Thereafter, in accordance with provisions of Section 5 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013, a public notice for conducting public hearing to be held on 19.01.2022 was also published.

10. That, after conducting the Social Impact Assessment on the affected area, the State Social Impact Assessment Unit i.e. Guru Nanak Dev University, Amritsar submitted its final Social Impact Assessment Report and in the meantime, the Government of Punjab, Department of Housing and Urban Development, vide notification dated 05.04.2022 had constituted an Expert Group under Section 7 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 consisting of social scientist and expert on rehabilitation. Besides this, two representatives of Village- Manauli and Sh. Tarlochan Singh, Retd. Chief Engineer, PUDA were also appointed as Technical Expert relating to this project.

That the draft SIA report submitted by the State Social Impact Assessment Unit was examined and considered by the aforesaid Expert Group in its meeting held on 24.05.2022 in accordance with the provisions of Section 7 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 and after consideration, this Expert Group recommended to the Government to proceed with the acquisition of land for "Re-alignment of



✱

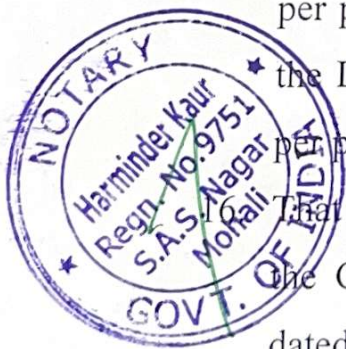
N-Choe near IT City, Sector-82 in the area of Village Manauli, Distt.–S.A.S. Nagar”. A copy of the report of the Expert Group is annexed herewith as **Annexure R-3/3**.

12. That, said recommendation of the Expert Group was thoroughly examined by the Department of Housing and Urban Development, Government of Punjab as per the provisions of Section 8 of the Act on 28.02.2023, when it came to the conclusion that the proposed area for acquisition is needed for “Re-alignment of N-Choe near IT City, Sector-82 in the area of Village Manauli, Distt.–S.A.S. Nagar”.
13. That, accordingly, after the satisfaction of the Government, a preliminary notification under the provisions of Section 11 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 was issued by the Government of Punjab, Department of Housing and Urban Development vide notification no. 6/12/2021-6HG1/669 dated 28.03.2023 for the acquisition of 9.3646 acres of land falling in Village Manauli, Tehsil and District S.A.S Nagar for “Re-alignment of N-Choe near IT City, Sector-82 in the area of Village Manauli, Distt.–S.A.S. Nagar”. This notification under Section 11 of the Act was duly published in the official Gazette and in two leading newspapers i.e. The Tribune (English version) and Jagbani (Punjabi version) on 11.04.2023. This notification was also forwarded to Deputy Commissioner, S.A.S Nagar, Sub-Divisional Magistrate, S.A.S Nagar, Tehsildar, S.A.S Nagar with the request to enter mutation and affixation of the same and copy of the same was also sent to System Manager, GMADA for uploading it on the website of GMADA for the information of the General Public on 10.04.2023.



14. That, pursuant to this notification dated 28.03.2023 issued under section 11 of the Act 2013, objection was received from the concerned landowners. The said objection filed by the land owners/interested

- persons were heard by the Land Acquisition Collector, Urban Development, S.A.S Nagar on 27.07.2023. The Land Acquisition Collector, Urban Development after hearing and considering objection filed by landowners sent his detailed recommendations to the Government vide diary no. 1759 dated 02.08.2023. The Government, after considering the said report and recommendations of Land Acquisition Collector, Urban Development vide its Memo No. 1964 dated 01.09.2023 decided to reject the objection filed by the landowners.
15. That after the issuance of preliminary notification under the provisions of Section 11 of the 2013 Act, Additional Deputy Commissioner (General), S.A.S Nagar who is nominated as Administrator by the Government conducted a survey of the Village and prepared a Rehabilitation and Resettlement Scheme as per the provisions of Section 16 of Act. A public hearing was also conducted by the Administrator by giving adequate publicity about the date, time and venue and draft scheme for Rehabilitation and Resettlement along with a specific report on the claim and objection raised by the concerned landowners. The same was submitted to the Land Acquisition Collector on 16.10.2023 as per provisions of Section 17 of the Act, which was further approved by the Divisional Commissioner, Ropar Division, Ropar on 15.12.2023 as per provisions of Section 18 of the Act.
- That as regards the issuance of notification under Section 19 of the Act the Government of Punjab vide Notification No. 6/12/2021-HG1/615 dated 12.03.2024, has extended the time for issuance of notification under Section 19 of the Act, under the provisions of Section 19(7) of the Act from 27.03.2024 upto 31.08.2024 as this notification could not be issued due to administrative reasons.. Further, time was extended by the Government of Punjab for issuance of notification under Section 19 of this Act from 31.08.2024 upto 31.12.2024 by means of notification no.



#

6/12/2021-HG1/1840 dated 30.08.2024. Copies of the notifications dated 12.03.2024 and dated 30.08.2024 are annexed herewith as **Annexure R 3/4** and **Annexure R 3/5** respectively.

17. That in view of facts stated above, process for acquisition of 9.3646 acres of land (as per notification under Section 11 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013) falling in Sectors 82 Alpha and 83 Alpha of S.A.S Nagar has been instituted by the government as per amended Master Plan of S.A.S Nagar notified vide notification no. 2046 CTP(Pb)/SC-76 dated 28.03.2018 and at the stage of amendment of Master Plan, objections/suggestions were duly considered by Punjab Regional and Town Planning and Development Board in 13<sup>th</sup> Meeting of the Board held on 19.11.2008. Further, the process of acquisition is being made as per provisions of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013. At this stage, the applicants have no right to challenge the same as Section 19 Notification is yet to be issued by State Government. Therefore, allegations made by the Applicants that the re-alignment of chai nala will benefit certain private people are wrong and baseless. Infact, with the acquisition of land for chai nala as per notified Master Plan and re-alignment/channellisation of existing chai nala, GMADA would be able to develop its 86 acres of land falling in these sectors which is rendered useless.



that it is submitted that after the acquisition of land, requisite Topographical Survey/Hydraulic Survey will be done in consonance with Irrigation Department, Punjab, before the execution of realignment of the choe.

19. The Answering respondent undertakes to abide by any directions passed by this Hon'ble Court.

20. That the annexures are true copies of its respective originals.



*[Signature]*  
 DEPONENT  
 Senior Town Planner,  
 GMADA, S.A.S. Nagar.

Verification:

Verified at S.A.S. Nagar, Punjab on this 30<sup>th</sup> day of oct, 2024  
 that the contents of the above affidavit are true and correct to the best of my  
 knowledge, based on the records duly maintained and no part of it is false  
 and nothing material has been concealed therefrom.

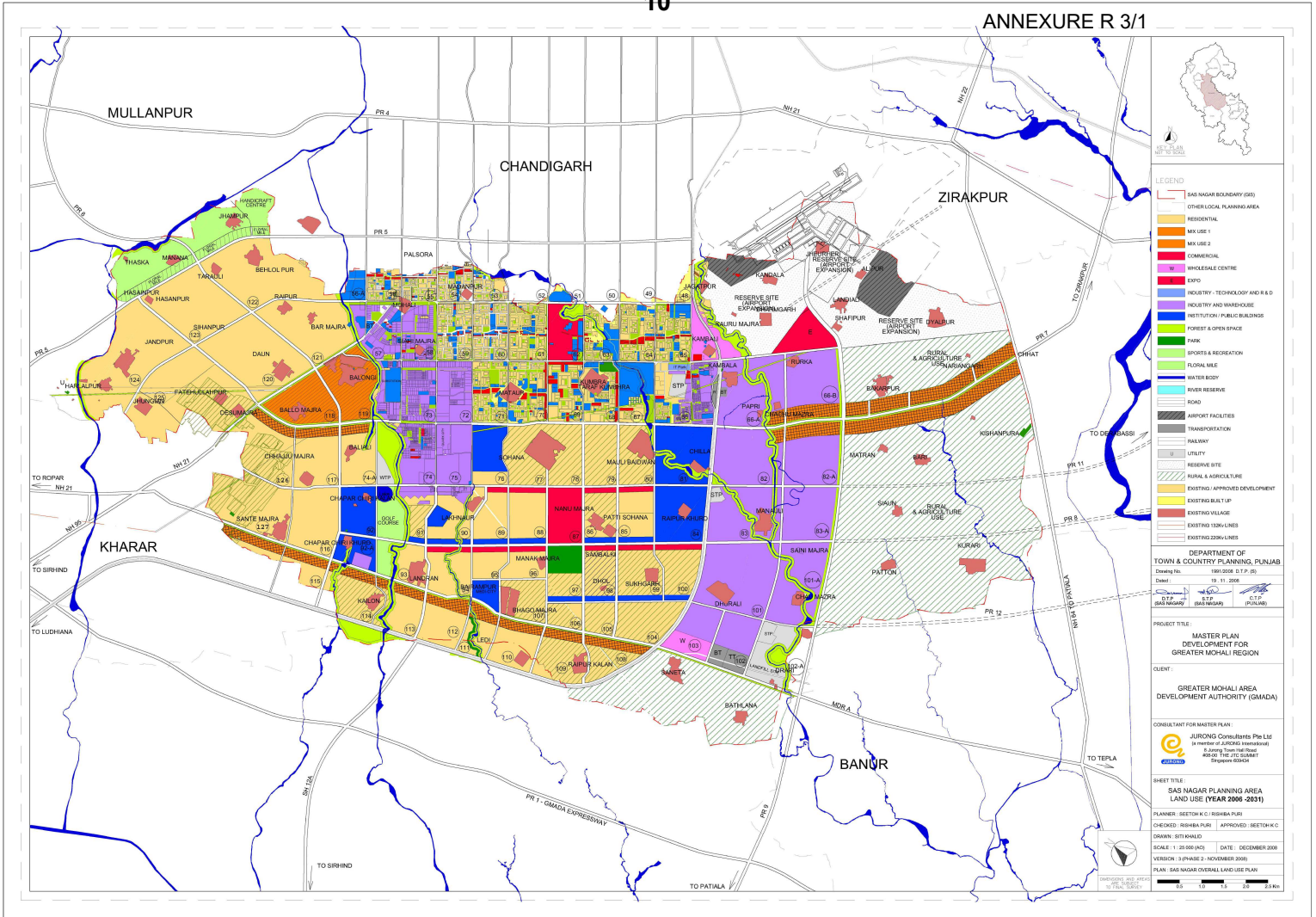
*[Signature]*  
 DEPONENT

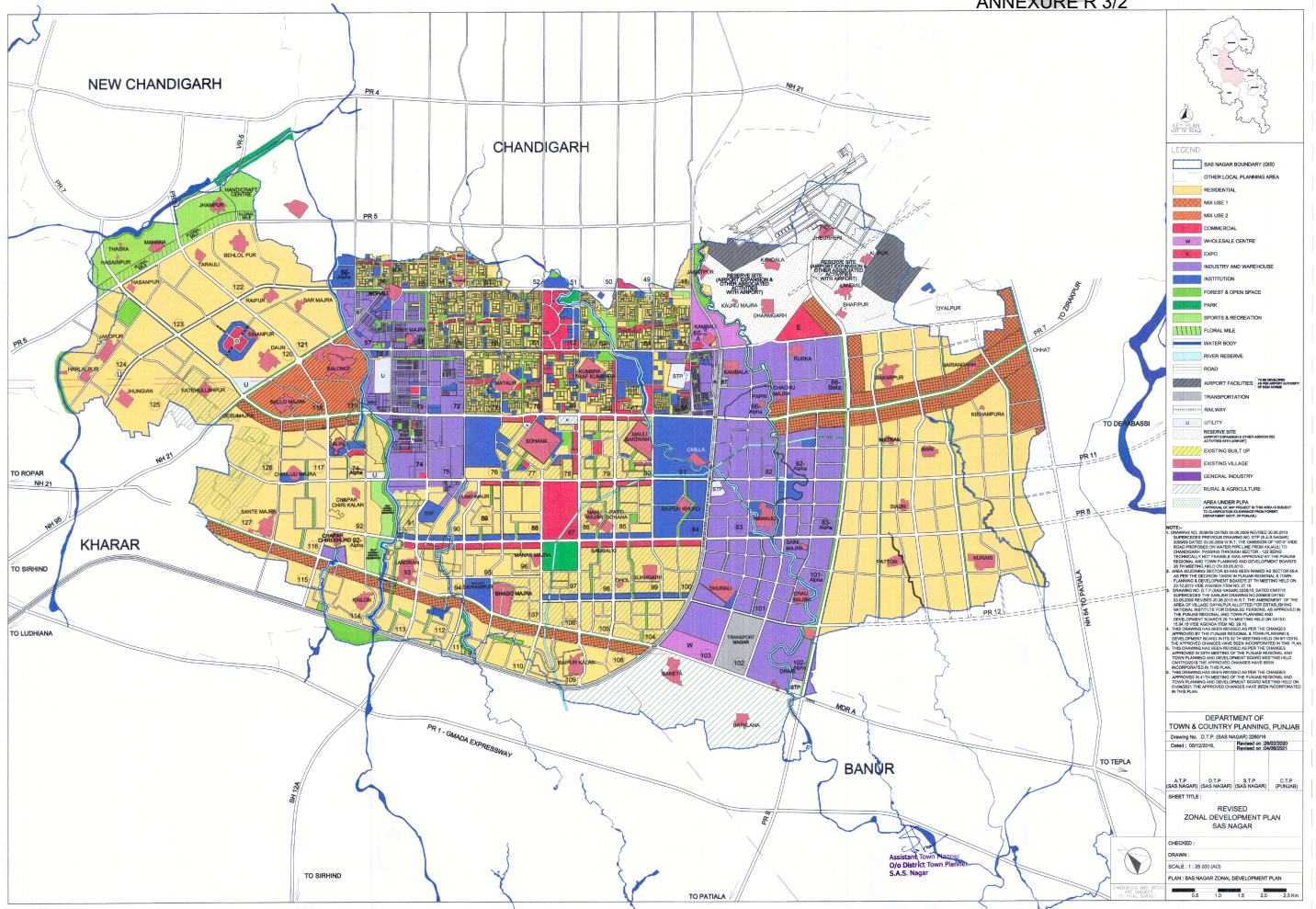
Senior Town Planner,  
 GMADA, S.A.S. Nagar.

Attested as Identified  
*[Signature]*  
 NOTARY PUBLIC  
 S.A.S. Nagar, Mohali (Pb.)

Attested as Identified  
*[Signature]*  
 NOTARY PUBLIC  
 S.A.S. Nagar, Mohali (Pb.)

30/10/2024





**Proceeding of the meeting of Social Impact Assessment Appraisal Committee  
(SIAAC) held on 24.05.2022**

Meeting of Expert Group members was held on 24.05.2022 as per provision of section 7 of "The right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013", for acquisition of land for Realignment of N-Choe near IT City, Sector-82, Village-Manauli, Tehsil Mohali, District Sahibzada Ajit Singh Nagar, as per approved Master plan Project, under the chairmanship of Sh. K.S Sidhu IAS (Retd.).

Following members who attended the meeting are as under:-

Sr.No.	Name	Designation
1	Sh. K.S Sidhu (IAS)	Chairman & Expert Rehabilitation
2	Prof. RamanjitKaurJohal	Non-official Social Scientist
3	Prof. Rajesh Gill	Non-official Social Scientist (Did not attend the meeting)
4	Sh. Amrinder Singh Tiwana	LAC
5	Sh Trilochan Singh	Member Secretary (left meeting due to emergency)
6	Rohan Soni	Research Associate, Gndu, Amritsar
7	Jora Singh and Amer Singh	Representative from village Manauli

It was informed that as per "The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act, 2013", State Technical Support Agency , Faculty of Planning And Architectural , Guru Nanak Dev University Amritsar has been notified as State Social Impact Assessment Unit. The work of Social Impact for completion of acquisition of land Realignment of N-Choe near IT City, Sector-82, Village-Manauli, Tehsil Mohali, District Sahibzada Ajit Singh Nagar, as per approved Master plan Project. The SIA unit submitted the draft reports dated 15.05.2022. Guru Nanak Dev University, Amritsar, State SIA unit gave the presentation on the report as below:-

Sr. No.-	SIA Status	Date
1	Notification of Social Impact Assessment	02.12.2021
2	Public Hearing Held	19.01.2022
3	Constitution of Expert Committee Member	05.04.2022
4	Letter for meeting to Expert Group	19.05.2022
5	Meeting of Social Impact Assessment Appraisal Committee	24.05.2022

**Indicative Methodology of Conducting SIA:-**

Aspects of SIA	Description of Methodology	Source
Assess whether the proposed acquisition serves public purpose	Reference to Public Purpose as defined under Section 2(1) of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.	RFCTLARR Act 2013

-54-

Estimate no. of affected families and no. of families among them likely to be displaced	From Revenue records, obtained from District Administration Office. Conducted Survey in proposed area through structured schedule by interviewing.	1. GMADA Records 2. Survey/Field Visit
Understand the extent of land(public and private), houses, settlement and other common properties likely to be affected by the proposed acquisition	Ownership details of the land and type of land to be acquired, enumeration of affected properties, trees etc. is given in chapter 2 of SIA report.	
Understand the extent of land acquired is bare minimum needed for the project	In depth study of proposed utilization of land to be acquired. (As consulted with GMADA and concerned stakeholders, it is clear that land being acquired is of bare minimum need)	1. Secondary sources and field verification
Whether Acquisition at other place is found feasible	Alternative analysis of location of project.	2. Field study and secondary sources
Study of the social impacts, nature and cost of addressing them and impact of these cost on the overall cost of the project vis-à-vis the benefit of the project	Described in chapter 3 and 4 of SIA Report.	

#### Project and Public Purpose:-

One of the Objectives of the Social Impact Assessment is to examine the nature of the proposed project, whether it is a public purpose project or not. Rationale for the project includes how the project fits public purpose criteria listed in RTFCTLARR Act, 2013. The proposed acquisition of land for Realignment of N-Choe near IT City, Sector-82, Village-Manauli, Tehsil Mohali, District Sahibzada Ajit Singh Nagar, as per approved Master plan Project, is concluded to be in public purpose.

#### Study of Alternative Proposals:-

According to the details provided by the required body, the most suitable alternative options will be selected in consultation with the stakeholders.

#### Study of Positive and Negative effects:-

Sr. No.	Positive Impact	Negative Impacts	Remarks
1	Enhancement in commercial and housing stocks through realignment of N-Choe. Development of Spaces and Enhance Employment and economy.	Negative impact on soil fertility, soil erosion, production quantity and thus, overall negative impact on local economy.	All the impacts mentioned have been suggested by various stakeholders through the surveys. If negative impacts from project can be mitigated successfully, then the proposed project will be benefit for public at large scale.
2	Reduction in cost of planned development of sectors by reducing choe-road crossings and thus no. Of bridges. It would enhance the potential land for development.	Reduction in property values in the choe's buffer area. Religious sentiments related to sati building will get hurt.	
3	Interconnectivity enhancement between the sector roads.	Tubewell (200' deep) and Irrigation Pipeline.	
4	Premier Sector with Quality of life	Impact on 153 trees.	

## Analysis of affected land and assets:-

S.N	Type of Impact	Status	Proposed Mitigation Measure
1	Loss of Land	<ul style="list-style-type: none"> <li>Loss of precious agricultural land</li> <li>Impact on soil</li> <li>Impact on agricultural land post development</li> </ul>	<ul style="list-style-type: none"> <li>Acquisition of land upto buffer area of proposed N-choe.</li> <li>Land Readjustment for leftover small patches to reduce the time and cost of travel and cultivation to overall enhancement the production.</li> <li>Compensation as per RFCTLARR Act, 2013.</li> </ul>
2	Loss of Built-up Property / Structures	Tubewell Shed	Compensation as per RFCTLARR Act, 2013.
3	Loss of Productive Assets	Tubewells & Irrigation Pipeline.	
4	Loss of trees	Yes (around 20 fruit and 10 non fruit trees)	Compensation as per RFCTLARR Act, 2013 or replantation in road side infrastructure.
5	Loss of Livelihood	Loss of agricultural Land	Compensation as per LARR Act, 2013
6	Loss of Public Utility Lines	No	---
7	Loss of Common Property Resources	No	---
8	Loss of Access to civic Services and common property Resources	No	---
9	Loss of Cultural Properties	Yes, Religious buildings-sati, religious sentiments of a lot of people will be hurt	<ul style="list-style-type: none"> <li>Set compensation for construction of new structure of sati with compulsory consent and negotiation to minimise impacts.</li> <li>Further, compensation as per RFCTLARR Act, 2013.</li> </ul>
10	Displacement of Vulnerable Groups	No	---

## Project Area: Loss of Land:-

Acquisition of 10.9583 Acres land for Realignment of N-Choe near IT City, Sector-82, Village-Manauli, Tehsil Mohali, District Sahibzada Ajit Singh Nagar. The village-wise land detail is presented below:-

Sr. No.	Village Name	Area as per GMADA Record (Acres)
1	Manauli	10.9583
	<b>Total</b>	<b>10.9583 Acres</b>

During the Final Presentations of the SIA, some of the members have raised certain objections. However the same are shown as under for the information of the Government.

- 56 -
- 1) Adequate compensation should be given to the land owners.
  - 2) The new alignment of Choe seems to be directly impacting people and their health.
  - 3) Beautification of the Choe to be done to avoid both existing and future impacts on people residing in the vicinity.

**After detailed deliberation the committee decided as under:-**

After the detailed presentation and discussion, following are some of the observations of Social Impact Assessment Appraisal Committee (SSIAC).

- Committee members instructed to form a technical expert group committee for Environmental Impact Assessment to study the impact of Choe in present and in new alignment on the villagers.
- Beautification of the Choe mandated to solve issues faced by the people.
- Objections of the stakeholders will be properly reviewed and replied after the issuance of notification u/s 11 of LARR Act.

The expert Group constituted under section 7, sub-section 1 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 has opined that:

Sr. No.	Opinion of the expert group	Yes	No
1	The project will serve any public purpose	✓	
2	The potential benefits outweigh the social cost and adverse social impacts	✓	
3	The extent proposed to be acquired is absolute bare minimum	✓	
4	There are no other displacing options available	✓	

**Recommendations:-**

The expert group is of the opinion that the development, which has been delineated in section 2(i)-e(Planned Development) of "The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation Act, 2013", serves the public purpose. While doing appraisal of the SIA report the committee has found that a technical expert group is required to conduct Environmental Impact Assessment to study the impact current and proposed alignment of choe has on villagers.

The SIA report ascertains that the beautification and reconsideration of realignment of choe is to be mandated to avoid negative impacts on people residing in the vicinity. In the light of above mentioned facts, the case is recommended to the Government of Punjab to proceed for acquisition only after the conduction of Environmental Impact Assessment and beautification of choe by the to be formed technical group.

*K. S. Sidhu*  
Chairperson (SSIAC)



Government of Punjab  
Department of Housing and Urban Development  
(Housing -1 Branch)  
Notification

No.06/12/2021-6Hg1/615

Date: 12/03/2024.

Whereas, land acquisition proceedings in respect of required 9.3646 Acres of land for the public purpose namely for realignment of N-Choe near IT City, Sector -82 in the area of Village Manauli Tehsil Mohali, District Sahibzada Ajit Singh Nagar was initiated by publishing a preliminary notification under section 4 of the "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" on 02.12.2021 and the publication of Social Impact Assessment Study was made under Section 6 to be read with 24(1).

Whereas, Department of Housing and Urban Development had notified the section 11 notification on 28.03.2023. Accordingly, the issuance of notification under section 19 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" was supposed to be made by 27.03.2024 and the same is under consideration for issuance but on account of certain Administrative reasons some delay may be occurred.

Therefore, in view of the above, the Governor of Punjab is satisfied that the acquisition of the land is necessary in the public interest so the period of issuance of notification under section 19 needs extension to avoid lapse of all proceedings initiated under the ibid Act. Thus, in exercise of the powers conferred under U/s 19(7) of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" and all other provisions in this Act enabling him in this behalf, the Governor of Punjab is pleased to notify the extension in the period of publication of notification under section 19 in respect of the above scheme/project from 27.03.2024 to 31.08.2024.

This issues with the approval of Competent Authority.

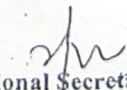
Place:- Chandigarh  
Dated:-05.03.2024

Anurag Verma  
Chief Secretary, Punjab-cum-  
Administrative Secretary to Department of  
Housing and Urban Development,Pb.

Endst No. 06/12/2021-6HG1/616

Date: 12/03/2024.

A copy is forwarded to the Controller, Printing & Stationary, Punjab, Sahibzada Ajit Singh Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).

  
Additional Secretary



Government of Punjab  
Department of Housing and Urban Development  
(Housing -1 Branch)  
Notification

No.06/12/2021-6Hg1/ 1840

Date: 30/8/2024.

Whereas, land acquisition proceedings in respect of required 9.3646 Acres of land for the public purpose named as realignment of N-Choe near IT City , Sector -82 in the area of village Village Manauli Tehsil Mohali, District Sahibzada Ajit Singh Nagar was initiated by publishing a preliminary notification u/s 4 of the "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" on 02.12.2021 and the publication of Social Impact Assessment Study was made u/s 6 to be read with 24(1) of the ibid Act.

Whereas, Department of Housing and Urban Development had notified u/s 11 notification on 28.03.2023 after taking the decision to acquire land on the basis of recommendations made by the Expert Group constituted u/s 8 of the ibid Act. Accordingly, the issuance of notification under section 19 of "*The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013*" was supposed to be made by 31.08.2024 including extension in time period granted by competent authority but notification was not published in extended time period on account of administrative reasons.

Therefore, in view of the above, the Governor of Punjab is satisfied that the acquisition of the land is necessary in the public interest so the period of issuance of notification u/s 19 needs extension to avoid lapse of all proceedings initiated under the ibid Act till now. Thus, in exercise of the powers conferred under U/s 19(7) of "*The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013*" and all other provisions in this Act enabling him in this behalf, the Governor of Punjab is pleased to notify the extension in the period of publication of notification under section 19 in respect of the above scheme/project from 31.08.2024 to 31.12.2024.

This issues with the approval of Competent Authority.

Place:- Chandigarh  
Dated:- 29.08.2024

Rahul Tiwari  
Administrative Secretary, Govt. of Punjab  
Department of Housing and Urban Development

Endst No. 06/12/2021-6HG1/ 1841

Date: 30/8/2024

A copy is forwarded to the Controller, Printing & Stationary, Punjab, Sahibzada Ajit Singh Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).

Joint Secretary

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**  
**PRINCIPAL BENCH, NEW DELHI**  
**ORIGINAL APPLICATION NO. 279 OF 2024**

IN THE MATTER OF:

Dildeep Singh Basi and Others

... APPLICANT

VERSUS

State of Punjab & Ors.

... RESPONDENTS

these Present shall come that I/we, Harpreet Kaur, Senior Town Planner, GMADA do hereby appoint

**MR. PRASHANT MANCHANDA ADVOCATE, D/1537/2007 OFFICE: AT, P-4-A, JANGPURA EXT. BASMENT NEW DELHI 110014 MOB+ 9971879203**

(hereinafter called the advocate/s) to be my / our Advocate in the above - noted case authorize him:-

To act, appear and plead in the above-noted case in this court or in any other court in which the same may be tried or heard and also in the appellate court including High Court subject to payment of fees separately for each court by me/us.

To sign file, verify and present pleadings, appeals cross-objection or petitions for executions review, revision, withdrawal, compromise or other petitions or affidavits or other documents as may be deemed necessary or proper for the prosecution of the said case in all its stages subjects to payment of fees for each stage.

To file and take back documents, to admit and/or deny the documents of opposite party. To withdraw or compromise the said case or submit to arbitration any differences of disputes that may arise touching or in any manner relating to the said case.

To take execution proceedings on paying separate fee.

To deposit, draw and receive money, cheques, cash and grant receipts hereof and to do all other acts and things which may be necessary to be done for the progress and in the course of the prosecution on the said case.

To appoint and instruct any other Legal Practitioner authorizing him to exercise the power and authority hereby conferred upon the Advocate whenever he may think fit to do so and to sign the power of attorney on our behalf.

And I/we undersigned to hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as my/our own acts, as if done by me/us to all intents and purpose.

And I/we undertake that I/We or my/our duly authorized agent would appear in court on all hearings and will inform the Advocate for appearance when the case is called.

And I/We undersigned do hereby agree not to hold the advocate or his substitute responsible for the result of the said case. The adjournment costs whenever ordered by the court shall be of the Advocate which he shall receive and retain for himself.

And I/we undersigned do hereby agree that in the event of the whole or part of the fee agreed by me/us to be paid to the advocate remaining unpaid he shall be entitled to withdraw from the prosecution of the said case until the same is paid up. The fee settle is only for the above case and above Court. I/We hereby agree that once the fee is paid, I/We will not be entitled for the refund of the same in any case whatsoever and if the case prolongs for more than 3 years the original fee shall be paid again by me/us.

IN WITNESS WHERE OF I/We do hereunto set my/our hand to these presents the contents of which have been understood by me/us on this 30<sup>th</sup> Day of November, 2024. Accepted subject to the terms of the fees.

  
Advocate

  
Client

Senior Town Planner,  
GMADA, S.A.S. Nagar.





Prashant Manchanda <prashant.manchanda05@gmail.com>

---

## Affidavit on behalf of R3 in OA No. 279/24

---


**Prashant Manchanda** <prashant.manchanda05@gmail.com>  
To: Dildeep Basi <Er.dildeepbasi@gmail.com>

1 November 2024 at 21:04

P.F.A. Affidavit filed on behalf of GMADA , Respondent no. 3 in OA no. 279/24

*Regards*

**Prashant Manchanda,**  
Counsel for GMADA

 reply\_dildeep\_sing\_basi\_vs\_state\_of\_punjab  
updated.pdf