

**IN THE NATIONAL GREEN TRIBUNAL AT NEW DELHI**

ORIGINAL APPLICATION NO. 665 OF 2023

**IN THE MATTER OF :**

NIRMAL SINGH

...APPLICANT

VERSUS

STATE OF PUNJAB &amp; ORS.

...RESPONDENTS

**NDOH: 13.12.2024****INDEX**

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PLACE: NEW DELHI.

DATE: 11.12.2024.

**IN THE NATIONAL GREEN TRIBUNAL AT NEW DELHI**

ORIGINAL APPLICATION NO. 665 OF 2023

**IN THE MATTER OF :-**

NIRMAL SINGH

...APPLICANT

VERSUS

STATE OF PUNJAB & ORS.

...RESPONDENTS

**Reply on behalf of Respondent no. 5 by way of affidavit**

**I, Manisha Rana, Chief Administrator, Bathinda Development Authority, Bathinda in terms of the order dated 29.11.2024, do hereby solemnly affirm and declare as under:-**

**RESPECTFULLY SHOWETH:-**

1. That I am the authorised signatory in the abovementioned matter and am fully conversant with the facts of the present case and competent to affirm this affidavit.
2. That the above-mentioned Original Application is pending adjudication before this Hon'ble Tribunal and is now fixed for 13.12.2024.
3. That the applicant has filed the above-mentioned Original Application on 19.10.2023, inter-alia, complaining therein that Farid Enclave, Kotakpura Road, Faridkot, Punjab



(approved colony) having around 60 houses, is operating in violation of environmental norms. The STP plant of the colony is non-functional resulting in overflow of sewage. The sewage is discharged into a nearby water body through a pipeline without treatment. The area of green belt has been converted into colony. The colonizers have sold the area of green belt and area of STP. Sewerage of Hotel Shahi Havelis is also discharged into colony sewerage causing damage to environment due to foul smell. The school building is being converted into Hotel/Club without proper approval.

4. That the case came up for hearing on 29.11.2024 and this Hon'ble Tribunal was pleased to pass the following order:-

*"1. In the written submission filed on behalf of applicant vide email dated 12.09.2024 it has been specifically pleaded that vide conveyance deed dated 17.03.2017 non saleable land in colony has been transferred to government through BDA and even five years grace work in respect of services which were to be maintained by promoters, that period has now expired.*

*2. In short affidavit dated 27.11.2024, Bhatinda Development Authority has attempted to wriggle out of its responsibility of maintaining STP but it is*



*not stated anywhere that conveyance deed dated 17.03.2017 was not executed and property/services in accordance therewith were not transferred to it.*

3. *Prima facie we are satisfied that Bhatinda Development Authority is trying to give up its responsibility of maintaining STP in colony in question which is illegal and for nonmaintenance of STP, appropriate action needs to be taken against Bhatinda Development Authority.*
4. *At this stage, learned counsel appearing for respondent stated that he may be granted some time to file a better affidavit placing relevant material before Tribunal.*
5. *He may do so within 2 weeks.*
6. *On the next date, Chief Administrator, Bhatinda Development Authority shall also remain present.*
7. *List on 13.12.2024." xxxxx-----xxxxx-----  
-xxxxx*



5. That in compliance of the above said order of this Hon'ble Tribunal the office of the deponent has submitted short affidavit on dated 11.11.2024. This Hon'ble Court granted

further time to file a better affidavit, which is being filed by way of the present affidavit.

6. That before replying to the allegations levelled by respondent no. 4 i.e. the promoter, who is at the center of the controversy, it would be appropriate to advert to the statutory enactments and rules that are in force in the state of Punjab in order to give a complete picture of the statutory methodology surrounding the issue at hand.
7. That Bathinda Development Authority i.e. respondent No. 5 is a statutory authority that is constituted under the provisions of the Punjab Regional & Town Planning & Development Act, 1995 (hereinafter referred to as the Punjab Development Act, 1995). This act was enacted for better planning and regulating the development and use of and in planning areas delineated for that purpose, for preparation of regional plans and master plan and implementation thereof.
8. That Section 2 (b) of the Punjab Development Act, 1995 defines the term amenities to include utilities such as sewerage and other utilities and conveniences. Section 2 (b) is reproduced herein under for the ready reference of this Hon'ble Tribunal:-

XXXXX-----XXXXX-----XXXXX



*"Section 2(b) "amenities" means any one or more than one utilities such as roads, streets, open spaces, parks, recreational grounds, play grounds, water and electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences"*

XXXXX-----XXXXX-----XXXXX

9. That under the Punjab Development Act, 1995 the competent authority therein can acquire land U/s 42 and dispose of land acquired by it U/s 43 by raising development upon it or not.
10. That in the State of Punjab the legislature enacted the Punjab Apartment and Property Regulation Act, 1995 (hereinafter referred to as PAPRA) to regulate the promotion of the construction, sale, transfer and management of apartments on ownership basis and to regulate colonies in property transactions and to provide for registration of promoters and estate agents and enforcement of obligation on promoters and estate agents and for matters connected therewith or incidental thereto.
11. That under PAPRA the role of the competent authority is defined under section 2 (f) defines an association formed under section 17-A, Section 2(l) defines the "competent



authority" meaning any person or authority appointed by the state government by notification in

the official Gazette, Section 2 (r) defines "internal development works" which includes the provisions for treatment and disposal of sewage".

Section 2(f), (l), (r) are reproduced herein under were ready reference of this Hon'ble Tribunal:-

xxxxx-----xxxxx-----xxxxx "Section 2 (f) "association" means an association consisting of all the apartment owners in a building acting as a group in accordance with the bye-laws made by the association under the Punjab Apartment Ownership Act, 1995 [and includes or an association formed under section 17-A of this Act;]

(l) "competent authority" means any person or authority appointed by the State Government, by notification in the Official Gazette, to exercise and perform all or any of the powers and functions of the competent authority under this Act and the rules made thereunder.

(r) "internal development works" means roads, parks, footpaths, water supply, sewers, drains, tree planting, street lighting, provision for community buildings and for treatment and disposal of sewage and sullage water, storm water drainage, rain water harvesting, domestic solid waste collection center, electric



*line upto individual plots or any other work in a colony necessary for its proper development, as may be specified by the competent authority;"*

XXXXX-----XXXXX-----XXXXX

12. Section 5 of PARPA provides for development of land into a colony. This section provides the liabilities and obligations of the promoter who undertakes to develop land and sell the apartment constructed thereon. Section 5(3) provides that the license will be granted to the promoter for raising construction. Section 5(9) provides that the promoter to carry out and complete the development of land in accordance with the provisions of the Punjab Regional and Town Planning and Development Act, 1995. Section 5(3) & (9) are reproduced herein under:-

XXXXX-----XXXXX-----XXXXX

*"Section 5(3) Where an order is passed granting permission under sub-section (2), the competent authority shall grant a license in the prescribed form after the promoter has complied with the following conditions, namely: -*

- (i) *the promoter shall acquire the title of land not owned by him, within the time period given in the terms and conditions of the licence, and shall not make any sale or*



transfer of land which is not under his title;  
 (ii) furnish a bank guarantee equal to thirty five percent of the estimated cost of the development works certified by the competent authority, or mortgage plots falling in the same project equal to thirty five percent value of estimated cost of development by equitable mortgage deed to the satisfaction of the competent authority in the manner prescribed, which shall be marked on the layout plan and entered in the revenue record;  
 (iii) has entered into an agreement with the competent authority in the prescribed form for carrying out the development works in accordance with the conditions of the licence;  
 (iv) has paid, subject to the provisions of subsection (6), the Change of Land Use Charges, External Development Charges and such other charges, as may be notified by the Government from time to time.



(9) The promoter shall carry out and complete the development of the land in accordance with the provisions of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act 11 of 1995).” xxxxx-----xxxxx-----  
 xxxxx

13. Section 5(13) provides the responsibility of the promoter to maintain and upkeep of all the roads open spaces,

public parks and public health services for a period of 5 years from the date of issue of completion certificate or till the date of transfer free of cost to the state government or the local authority. The proviso to this subsection provides that after completion of the development works in the colony in all respects the competent authority may allow the promoter to hand over the maintenance of the infrastructure and services mentioned in subsection to the association of residence formed U/s 17 – A of PAPRA, upon which transfer the association shall be responsible for the management, maintenance and upkeep of common areas, into a structure in common services of the colony. Section 5(13) of PAPRA is reproduced hereinunder for the ready reference of this Hon'ble Tribunal:-

xxxxx-----xxxxx-----xxxxx "Section 5(13) The promoter shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of completion certificate or till the date of transfer the same, free of cost to the State Government or the local authority: Provided that after the completion of development works in the colony, in all respects, the competent authority, may allow the promoter to hand over the maintenance of



*the infrastructure and services mentioned in this sub-section to an association of residents formed under section 17-A, which shall be responsible for management, maintenance, upkeep of common areas, infrastructure and common services of the colony."*

XXXXX-----XXXXX-----XXXXX

14. Section 5(14) the license of the promoter can be cancelled in case of contravention of the provisions of PAPRA. Section 5(15) provides for the competent authority to carry out the development works in case the licenses suspended or cancelled. Section 5(14) & (15) of PAPRA are reproduced herein under:-

XXXXX-----XXXXX-----XXXXX

*"Section 5(14) In the event of the promoter contravening any provisions of this Act, or rules made thereunder or any conditions of the licence granted under sub-section (3), the competent authority may, after giving an opportunity of being heard, suspend or cancel the licence and enforce the bank guarantee or mortgage property furnished by the promoter under subsection (3).*

*(15) When a licence is suspended or cancelled under sub-section (14), the competent authority may itself carry out or cause to be carried out the development works, and after*



*adjusting the amount received as a result of enforcement of bank guarantee or by disposal of mortgaged property, recover such charges, as the competent authority may have to incur on the said development works from the promoter and the allottees in the manner prescribed as arrears of land revenue."*

XXXXX-----XXXXX-----XXXXX

15. That both the Punjab Regional & Town Planning & Development Act, 1995 and PAPRA function within their own spheres, but at times overlap to properly regulate the construction, sale, transfer, management and completion of apartments. However, when the licenses are granted to a promoter to develop a colony it is granted under PAPRA and the completion is issued under PAPRA, 1995 wherein rules have been framed in terms of the power granted under Section 180(i).



16. Thus, accordingly rules have been framed for issuing a completion certificate by the competent authority. The competent authority must check the development in terms of the license granted and thereafter grant a completion certificate.

17. That upon completion the embargo contained in Section 5(13) of PAPRA kicks in whereby the promoter is to

maintain and upkeep all the roads, open spaces, public parks and public health services for a period of 5 years from the date of issue of completion certificate or till the date they are transferred free of cost to the state government or the local authority. However, the proviso clearly provides that upon completion of development works the competent authority may allow the promoter to hand over the maintenance of the infrastructure and services mentioned in this subsection to an association of residents that are formed U/s 17 – A of PAPRA.

18. Therefore, a reading of Section 5(13) provides that though the roads, open spaces, public parks and public health services may be transferred free of charge to the state government, but the responsibility is that of the promoter till it is transferred for the purposes of maintenance and upkeep to the association of residents formed U/s 17-A of PAPRA.



19. It would be pertinent to mention here that the purpose of transfer of open spaces etc. is only for the name of the state government to be reflected in the records show that no third-party rights are created in these but the maintenance and upkeep is either of the promoter or the Association of residents.

20. That however the answering respondent would like to categorically submit that even at this stage has not come where the promoter has even filed any application for transfer of services to the association of residence who are already there on the ground, collecting funds from the residence for the purposes of upkeep of the services.

### ISSUE REGARDING HANDING OVER OF SERVICES TO BDA

21. That the promoter i.e. respondent No. 4 Baba Farid Colonizers has stated in his written submissions that STP for the colony Farid Enclave has been transferred to the Punjab Urban Planning & Development Authority (PUDA)/B.D.A. by way of conveyance deed dated 17.03.2017, which is vehemently denied and is incorrect based on the following submissions.

22. That in compliance of the terms and conditions of the license issued to the promoter and before issuing the completion certificate, promoter executed two sale deeds vide vasika No. 4141 dated 17.03.2017 and Vasika no.

4174 dated 21.03.2017 whereby, the following open spaces etc. have been transferred to the answering respondent:

Sr. No.	Name	In sq. Yards.	In Acres
Phase -1			
1	Parks	1922.22	0.397



2	Roads, footpath and other open area	16363.32	3.381
Total =		18285.54	3.778
Phase - 2			
1	Parks and green	3686.63	0.762
2	Roads, footpath and other open area	14364.79	2.968
Total =		18051.42	3.73

A true copy of the sale deed bearing vasika No. 4141 dated 17.03.2017 along with its translation is annexed herewith as **ANNEXURE R-1**.

A true copy of the sale deed bearing vasika no. 4174 dated 21.03.2017 along with its translation is annexed herewith as **ANNEXURE R-2**.

23. The answering respondent would like to categorically submit that in said sale deeds only roads, parks have been transferred to the answering respondent except school, sports stadium, dispensary, water supply and sewage to the Government through BDA free of cost.

24. That it would be pertinent to mention here that apart from the fact that the land of the STP has not been transferred the sale deed clearly denotes that the promoter shall still be liable to take care of these facilities.



25. The answering respondent would like to humbly submit that the confusion has arisen because while making an averment in the application filed by respondent no.4, he has cleverly not placed on record the sale deed in order to mislead this Hon'ble Tribunal.
26. That another document which substantiates the fact, that the STP is still in the name of the promoter respondent no.4 and is still his responsibility is the layout plan which is available with the office of the answering respondent. A true copy of the layout plan Phase 1 of the colony is annexed herewith as **ANNEXURE R-3**.
27. After going through the sale deed and approved lay-out plan of the colony (**Annexure R-1,R-2 & R-3**), it also comes to notice that the land reserved for the STP (area 386.67 Sq. Yards) and water works (area 1044.03 Sq. Yards) have not been transferred to the answering respondent BDA by way of these deeds mentioned above. Further, the layout plan also shows the area of the STP in the name of the promoter respondent no. 4 even today.
28. Therefore, as per the provisions outlined u/s 5(13) of the PAPR Act, 1995 the onus to maintain the STP works etc. are still with the promoter, until and unless an application



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is made to transfer the amenities to the Residents welfare association.

29. That the relevant provisions of the Punjab Apartment and Property Regulation Act, 1995 are as under for the sake of convenience:

*"5(13) The promoter shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of completion certificate or till the date of transfer the same, free of cost to the State Government or the local authority:*

*Provided that after the completion of development works in the colony, in all respects, the competent authority, may allow the promoter to hand over the maintenance of the infrastructure and services mentioned in this sub-section to an association of residents formed under section 17-A, which shall be responsible for management, maintenance, upkeep of common areas, infrastructure and common services of the colony.*

XXXXX-----XXXXX-----XXXXX



30. That according to the proviso of Section 5(13) of the PAPRA Act, after completion of development works in the colony, in all respects, the competent authority, may allow

the promoter to hand over the maintenance of the infrastructure and services mentioned in this sub-section to an association of residents formed under section 17-A, which shall be responsible for management, maintenance, upkeep of common areas, infrastructure and common services of the colony, but the promoter never approached to the Competent Authority for the same till today.

31. That the aforementioned submission is further fortified by a perusal of the completion certificate dated 28.04.2017 whereby it is certified that the roads, parks, and water works have been completed based on the reports received. However, only the open spaces and infrastructure of the colony were officially transfer to the answering respondent on 17<sup>th</sup> of March 2017. The completion certificates no records that the "amenities" as defined under the Punjab Regional & Town Planning and Development Act, 1995 have been transferred to the answering respondent. A true copy of the completion certificate dated 28.04.2017 is annexed herewith as **ANNEXURE R-4**.



32. Therefore, respondent No. 4 promoter has made incorrect and false submissions before this Hon'ble tribunal and has tried to mislead this Hon'ble Tribunal. The promoter is very much liable to maintain and upkeep of the STP.

33. The answering respondent will further lead to apprise this Hon'ble Court that interestingly vide letter dated 12.05.2023 the complainant i.e. President, Farid Enclave Welfare Society, Faridkot on the letter head of the RWA that they have registered the society under the Societies Registration Act (XXI of 1860). Further, vide letter no. 26/2023 dated 14.05.2023 the President of the RWA submitted that they are maintaining and upkeeping the basic amenities of these colonies for the last 5 years by collecting funds from the allottees of the colonies.
34. Thus, the evidence clearly establishes that the complainant/ RWA is already operating & maintaining a bank account bearing no. 0395104000163736 in the IDBI Bank, Faridkot. IFS code of the bank is IBKL0000395.
35. Therefore, considering the abovementioned facts and circumstances that only roads, parks have been transferred to the answering respondent except school, sports stadium, dispensary, water supply and sewerage to the Government through BDA free of cost.
36. That the perusal of the sale deed's and approved lay-out plan of the colony, it also comes to light that the land reserved for the STP (area 386.67 Sq. Yards) and water works (area 1044.03 Sq. Yards) has not been transferred



to the answering respondent vide these deeds mentioned above. Therefore, the onus to operate and maintain the STP lies with the promoter.

37. Secondly, as per the provisions outlined u/s 5(13) of the PAPR Act, 1995 the promoter is bound to get permission from the competent authority to hand over the maintenance of the infrastructure and services of the colony to an association of residents formed under section 17-A, which shall be responsible for management, maintenance, upkeep of common areas, infrastructure and common services of the colony.

38. Thirdly, neither the promoter nor the registered welfare society has approached the competent authority to take responsibility of the maintenance of the infrastructure and services of the colony. Hence, the onus to operate and maintaining the STP and other services lies with the promoter and the resident welfare association.

39. Fourthly, as mentioned in forgoing paras that the applicant i.e. President, Farid Enclave Welfare Society, Faridkot is a registered society under the Societies Registration Act (XXI of 1860). The society has admitted that they are maintaining and up keeping the basic amenities of these colonies for 5 years by collecting funds from the allottees



of the colonies and for this purpose the complainant/ RWA has already maintained a bank account bearing no. 0395104000163736 in the IDBI Bank, Faridkot. IFS code of the bank is IBKL0000395.

### **SUBMISSIONS REGARDING THE STP**

40. That the applicant's contention that the Sewage Treatment Plant (STP) in the colony is non-functional and the sewerage system has overflowed on multiple occasions is addressed by the answering respondent as follows: -

- i. It is respectfully submitted that, at the time of issuing the completion certificate of the colonies under consideration a report from the Divisional Engineer (Public Health) was considered, wherein, it was clarified that STP was installed. Further, as per the report dated 14.06.2024, the STP on site was being operated using a generator due to the Punjab Pollution Control Board (PPCB) declining to issue a new electricity connection vide letter No. 1064-65, dated 06.03.2024. In this regard, the Deputy Commissioner, Faridkot, has issued directions to the PPCB to permit the issuance of an electricity connection for the STP.



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- ii. Furthermore, it has been observed that treated water from the STP is being discharged within the colony. However, as per the applicable guidelines of PPCB, the treated water is required to be utilized for irrigating green areas, parks, and plantations. iii. It is pertinent to mention that as per the latest report dated 05.12.2024, the DE (PH) the work of laying pipelines to facilitate the discharge of treated water into green areas and parks has been completed according to the information supplied by the promoter and the outlets of the pipelines can be seen in the parks. A true copy of the report dated 05.12.2024 is annexed herewith as **ANNEXURE R-5**.
- iv. Additionally, it is submitted that the regulatory authority for matters concerning the functioning and compliance of the effluent norms of the STP lies with the Punjab Pollution Control Board. Hence, the allegation that the colony lacks a sewage treatment plant is incorrect. The report clearly indicates that as of 14.06.2024, the sewage treatment plant was functional and operating on a temporary power source.



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41. It is respectfully submitted that the allegation that the complaints of the society have not been addressed by PUDA, Bathinda, is denied as being incorrect. In fact, all complaints raised by the society were duly heard by the Additional Chief Administrator, Bathinda Development Authority (BDA), Bathinda, on 02.06.2023.

a. During this meeting, a detailed discussion was held with the promoters and the residents' welfare association (RWA) regarding their grievances. In the said meeting, the Additional Chief Administrator directed the District Town Planner (DTP), Faridkot, to halt the construction work of the club and to resolve the issues raised by the RWA.

b. The answering respondent would like to price this Hon'ble court that the Bathinda Developed an Authority i.e. respondent No. 5 has been taking action against respondent No. 4 since a complaint was made in 2023. Immediately on the complaint and order dated 29/08/2023 was issued by the Additional Chief Administrator to Check the Site of the Colony on dated 01.09.2023 and a report was duly prepared. This Report has been annexed by the applicant himself at Page 174 (of this Courts file) but



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is again being annexed for the convenience of this Hon'ble Tribunal. A true copy of the report dated NIL is annexed as **ANNEXURE R-6.**

c. That on 06.11.2023 directions were issued to the promoters of respondent No. 4 to take action in order to remove the irregularities and develop personally asked to bear in the office of the respondent of 5 on 09.11.2023. A true copy of the letter dated 06.11.2023 is annexed herewith as **ANNEXURE R-7.**

d. That again on 02.01.2024 the directions were issued to the promoters to comply with the directions but no action was taken by them. A true copy of the letter dated 02.01.2024 is annexed herewith as **ANNEXURE R-8.**

e. The answering respondent would like to humbly submit that instead of complying with the directions of the answering respondent promoter is making excuses and even making false submissions before this Hon'ble tribunal.



42. It is further submitted that License No. 1457-DTP (F) CL-1 dated 13.10.2005 and License No. 1773-DTP (F) CL-1 dated 10.12.2005 were granted for the establishment of

Farid Enclave Phase-1 (9.83 acres) and Farid Enclave Phase-2 (9.88 acres) residential colonies, respectively. Upon completion of development works in these colonies, completion certificates were issued vide letter No. 2358-61 dated 28.04.2017 and letter No. 3885-87 dated 27.07.2017, respectively.

43. That the answering respondent would like to humbly submit that at the time of grant of completion certificate the STP was built but not functioning due to the low occupancy and the STP could not operate at its optimal capacity. This is the reason that was put forth by respondent no.4 even though it was his duty to operate and maintain the STP. As per report of SDO(PH) dated 05.12.2024 there is occupancy approx. 60 houses.
44. It is respectfully submitted that a perusal of the aforementioned completion certificates reveals that only the works related to roads, parks, and open spaces were transferred to the answering respondent No. 5. It is evident from the above that the Sewage Treatment Plant (STP) has not been transferred to the answering respondent to date.
45. The allegation that the area designated as a green belt or for the disposal of treated water and waste from the STP



has been converted into a colony is incorrect and is therefore denied. It is submitted that, as per the report of the field staff and the layout plan of the colony approved by the competent authority, i.e., the District Town Planner, Faridkot, vide No. 2087 dated 29.12.2006, no area was reserved for a green belt. Therefore, the applicant's claim that there is no green belt or land for the disposal of treated water and STP waste is baseless.

46. The allegation made by the complainant that the colonizer has laid a pipeline to discharge untreated sewerage water into a nearby waterbody. In this regard it is respectfully submitted that, as per the report of the Divisional Engineer (Public Health), BDA, Bathinda, the sewage of the colony is collected in an underground tank at the site of the STP, which is then pumped onto a land (with plantation) which is around 1000-1200 feet away from the colony. The land where the water is discharged has been taken on lease by the promoter himself.



47. It is correct to the extent that there is a hotel, namely *Shahi Haveli*, located in the SCOs of the colony. In this regard, it is submitted that Hotel Shahi Haveli is situated on a commercial site within the colony, which is part of the approved layout plan issued by the competent authority.

There is no provision for a separate STP for the commercial sites of the colony in the approved layout plan.

- a. Further, it is submitted that the installation of a grease trap is mandated as per the norms of the Punjab Pollution Control Board (PPCB). Any action in this regard falls within the jurisdiction of the regulatory authority, i.e., the Punjab Pollution Control Board.

#### CONVERSION OF SCHOOL SITE TO CLUB

48. That in the year 2021, Promoters submitted an application for converting the School site into a Club. It required the change of the layout plan. Government vide Notification No. 2560 dated 07.10.2022 constituted a Committee to approve the layout/building plan of the colony of the following: -

Approval of Layout Plans/ Zoning Plans and Building Plans

Layout Plans	
--------------	--



<p>Residential/ Industrial/Commercial Colony, Mega Projects and Industrial Parks (including extensions of existing projects)</p>	<p>Committee under the chairmanship of CA of concerned Authority comprising of following members: -</p> <ol style="list-style-type: none"> <li>1. ACA of concerned Authority</li> <li>2. Chief Engineer of concerned Circle.</li> <li>3. Senior Town Planner of concerned Circle.</li> <li>4. District Town Planner, (Planning).</li> <li>5. Estate Officer of Concerned Authority.</li> <li>6. Nominee of the Mega Project branch in case of Mega Projects.</li> <li>7. Any other member (if required) to be nominated by the Concerned CA.</li> </ol>
--	---



*Me*

- a. Reports were received from the members of the constituted committee regarding the applicant's request. In this regard, based on the opinion from STP Bathinda, public objections were invited by publishing public notices in newspapers from the

public about the proposed conversion of the school site into a club at the request of the promoter. True copies of the public notices dated 15.11.2022 are annexed herewith as **ANNEXURE R-9**.

b. That no objections were received from anyone. After considering the case by the Committee, while revising the layout of the colony, approval was granted to convert the school site into a club by the then Competent Authority vide office letter no. 3239-40 dated 25.04.2023 on the following terms and conditions: -

1. The applicant shall be bound to replace the existing construction in the existing school site as per the Punjab Urban Planning and Development Building Rules 2021 and meet the setbacks as per the rules;
2. The applicant shall be bound to put the building into use only after getting the building plan approved by the department.
3. The applicant shall be bound to use the club site only for club purposes for the residents of the colony.



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4. In future, if there is any court case regarding the same, then the sole responsibility of the same will be of the applicant;
  5. the site may not be transferred or sold;
  6. The site may only be used for public purpose;
  7. If the said condition is violated in future, BDA will have the right to cancel the change in layout without notice.
  8. If the site is used for any purpose other than the specified purpose, BDA will have the right to take possession of the site and punish under the PAPRA Act;
  9. Any other condition may be imposed by the authority in future to fulfill the above purpose.
- A true copy of the office letter no. 3239-40 dated 25.04.2023 is annexed herewith as **ANNEXURE R-10.**



- c. After the grant of permission for revised layout plan for construction of a club, complaints dated 07.05.2023 and 19.05.2023 were received regarding the execution of the development works. Report was sought from the field staff and to remove the shortcomings, the colonizer and the representatives

of the complainants were called for personal hearing on 19.05.2023 by the Additional Chief Administrator, BDA, Bathinda.

d. That after hearing all the concerned parties, the aforesaid construction was immediately halted vide letter no. 3830-33 dated. 19.05.2023 till the resolution of the complaints. Therefore, it is incorrect to suggest that the owners of hotel Shahi Haveli are trying to expand the hotel and have illegally converted school building of colony into a hotel / club.

49. That the answering respondent prays that the present additional reply be taken on record, and they may be allowed to reserve their right to file a further detailed reply if so required.

50. That the answering respondent would like to apprise this Hon'ble Court that part of the similar issue is pending before the High Court, on a writ filed by the applicant. A true copy of CWP no. 5183 of 2024 along with order dated 04.03.2024 is annexed herewith as **Annexure R-11**.

51. That the contents of foregoing affidavit are true and correct to my knowledge, no part of it is false and nothing material has been concealed therefrom.



A handwritten signature in blue ink, consisting of stylized letters.

In view of the submissions made herein above, the O.A. under reply, deserves to be dismissed against the deponent & the answering deponent prays accordingly.

**DEPONENT**  
Chief Administrator  
BDA Bathinda

**VERIFICATION:**

I, the deponent above-named do hereby verify that the contents of foregoing affidavit are true and correct to my knowledge, no part of it is false and nothing material has been concealed therefrom.

Verified at \_\_\_\_\_ on this \_\_\_\_\_ day of December, 2024.



I certify that the above statement is made on solemn affirmation before me this 11/12/24 day of December at Bathinda level of authority who has been personally known to me for 1/29 year of Register 1/29 Date Commissioner 3564/11/12/24 Patiala

**DEPONENT**  
Chief Administrator  
BDA Bathinda

Identified the Deponent  
Mr. Yogesh Kumar  
(Law officer)

Advocate & Oath Commissioner  
PATIALA  
GEETA RANI  
Attested  
11/12/24  
I testified



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

ਕੰਨਵੈਂਸ ਡੀਡ

ਅਸਟਾਮ: 1000/- ਰੁਪੈ ਨੰ: 605 ਮਿਤੀ 17-03-2017

ਰਵਿੰਦਰ ਕੁਮਾਰ ਅਸਟਾਮ ਫਰੋਸ, ਫਰੀਦਕੋਟ।

ਕਿਤੇ: 2

ਅੱਖਰ: 300 ਕਰੀਬ

K 244209



RC  
17-3-2017

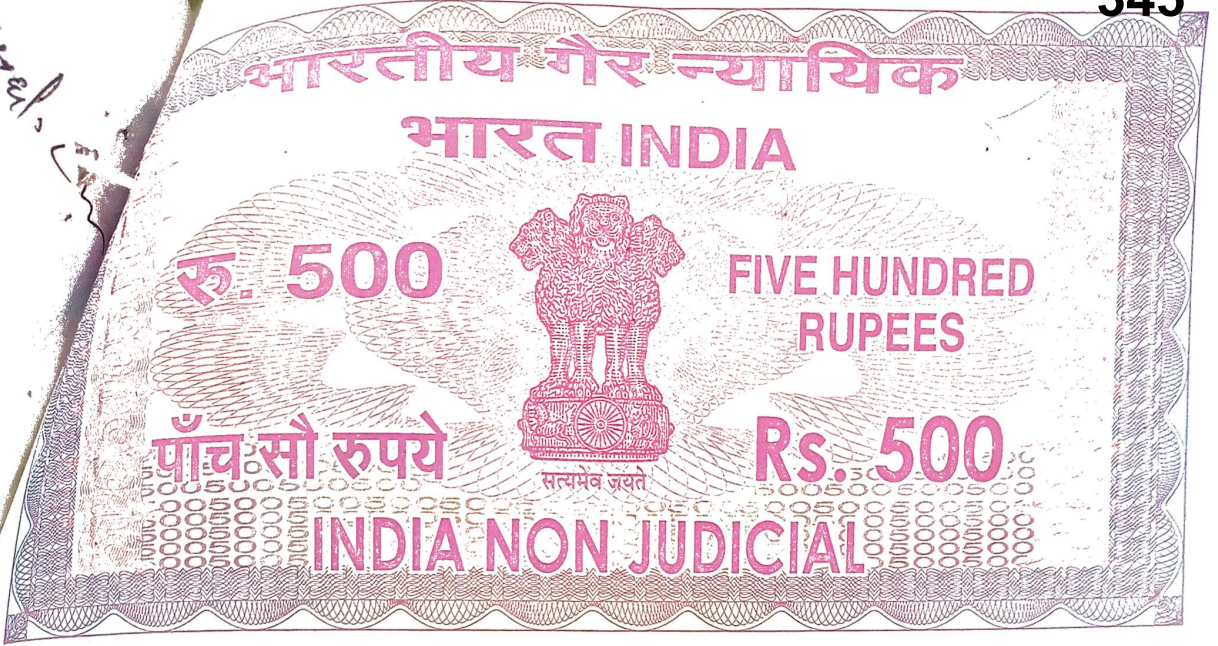
ਇਹ ਕੰਨਵੈਂਸ ਡੀਡ ਮਿਤੀ 17-03-2017 ਨੂੰ ਰਾਹੀਂ **M\$ FARID**

**COLONISERS, KOTKAPURA ROAD, FARIDKOT PHASE**

1 ਰਾਹੀਂ ਸੰਜੀਵ ਕੁਮਾਰ ਪੁੱਤਰ ਹਰੀ ਚੰਦ ਵਾ ਸੁਖਬੀਰ ਸਿੰਘ ਪੁੱਤਰ ਮੇਲਾ ਸਿੰਘ ਵਾਸੀ ਫਰੀਦਕੋਟ ਹਿੱਸੇਦਾਰ ਫਰਮ ਓਕਤ ਖੁਦ ਤੇ ਵੱਲੋਂ ਮੁਖਤਾਰ ਆਮ ਬਾਕੀ ਹਿੱਸੇਦਾਰਾ ਫਰਮ ਓਕਤ ਰਾਜਨ ਕੁਮਾਰ ਪੁੱਤਰ ਦਰਸਨ ਲਾਲ, ਅਸ਼ੋਕ ਕੁਮਾਰ ਪੁੱਤਰ ਪਰਕਾਸ ਸਿੰਘ, ਬਲਵਿੰਦਰ ਕੁਮਾਰ ਪੁੱਤਰ ਜਵਾਲਾ ਪ੍ਰਸਾਦ, ਵਿਪਨ ਕੁਮਾਰ ਪੁੱਤਰ ਕ੍ਰਿਸ਼ਨ ਕੁਮਾਰ, ਬਿਕਰਮਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਦੇਵਿੰਦਰ ਸਿੰਘ, ਪਰਮਜੀਤ ਕੌਰ ਪਤਨੀ ਪਰਦੀਪ ਕੁਮਾਰ ਸਾਰੇ ਵਾਸੀਆਨ ਫਰੀਦਕੋਟ ਮੁਖਤਾਰ ਆਮ ਬਰੂਏ ਮੁਖਤਾਰ ਨਾਮਾ ਆਮ ਰਜਿਸਟਰੀ ਸੁਦਾ ਲਿਖਤ ਨੰ: 490 ਮਿਤੀ 21-2-2006 ਦਰਜ ਸੁਦਾ ਦਫਤਰ ਸਬ ਰਜਿਸਟਰਾਰ ਫਰੀਦਕੋਟ ਨੂੰ ਟਰਾਂਸਫਰ/ਪ੍ਰਮੋਟਰ ਕਿਹਾ ਗਿਆ ਹੈ, ਖਸਰਾ ਨੰ: 14730/8463/19-9, 14731/8464/13-11, 14734/8467/13-12, 14735/8468/11-7, 8469 ਮਿਨ/10-3, 8470 ਮਿਨ/8, 8458/2 ਮਿਨ/7-13 ਵਾਕਿਆ ਫਰੀਦ ਇਨਕਲੇਵ ਕਾਲੋਨੀ ਪੁੱਡਾ ਅਪਰੂਵਡ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦ ਕੋਟ ਫੇਸ-1 (ਜਿਸ ਨੂੰ ਹੁਣ ਤੋਂ ਬਾਅਦ ਧਿਰ ਨੰ: 1 ਕਿਹਾ ਜਾਏਗਾ) ਅਤੇ ਪੰਜਾਬ ਰਾਜ ਰਾਹੀਂ ਜਿਸ ਨੂੰ ਟਰਾਂਸਫਰੀ (ਜਿਸ ਨੂੰ ਹੁਣ ਤੋਂ

Singh  
2017

Singh



**ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB**

ਬਾਅਦ ਧਿਰ ਨੰ: 2 ਕਿਹਾ ਜਾਏਗਾ) ਅਤੇ ਇਹਨਾਂ ਦੋਨਾਂ ਧਿਰਾਂ ਦੇ ਵਾਰਿਸ **4344**

ਐਡਮਨੀਸਟਰੇਟਰ ਸ਼ਾਮਲ ਹਨ, ਦੇ ਵਿਚਕਾਰ ਕੀਤਾ ਗਿਆ ਹੈ।

ਇਹ ਕਿ ਧਿਰ ਨੰ: 1, ਸਾਲ 2009-10 ਦੀ ਜਮ੍ਹਾਂਬੰਦੀ 9.837 ਏਕੜ ਜਗ੍ਹਾ (ਮੈਸ਼: ਫਰੀਦ ਕਾਲੋਨਾਈਜਰਜ਼ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਫੇਸ-1) ਦੇ ਮਾਲਕ ਪ੍ਰਮੋਟਰ ਹਾਂ ਅਤੇ ਉਸ ਦਾ ਲਾਇਸੰਸ ਨੰ: 1457 ਮਿਤੀ 13/10/2005 ਹੈ।

ਇਹ ਕਿ ਇਸ ਲਾਇਸੰਸ ਦੀਆਂ ਟਰਮ ਐਂਡ ਕੰਡੀਸ਼ਨਾਂ ਮੁਤਾਬਿਕ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਉਪਰੋਕਤ ਦੱਸੀ ਜਗ੍ਹਾ ਤੇ ਇੱਕ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਮੈਸ਼: ਫਰੀਦ ਕਾਲੋਨਾਈਜਰਜ਼ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਫਰੀਦ ਇਨਕਲੇਵ ਫੇਸ-1 ਆਬਾਦ ਕੀਤੀ ਹੈ। ਜਿਸ ਵਿੱਚ ਉਸ ਵੱਲੋਂ ਅੰਡਰ-ਗਰਾਊਂਡ ਸੀਵਰੇਜ, ਪਾਣੀ ਸਪਲਾਈ, ਸਟਰੀਟ ਲਾਈਟ, ਪਾਰਕ ਅਤੇ ਹੋਰ ਸੁਵਿਧਾਵਾਂ ਸ਼ਾਮਲ ਹੈ ਅਤੇ ਉਕਤ ਕਲੋਨੀ ਦੇ ਲਾਇਸੰਸ ਦੀਆਂ ਸ਼ਰਤਾਂ ਮੁਤਾਬਿਕ ਇਸ ਕਲੋਨੀ ਦਾ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਤੋਂ ਪਹਿਲਾਂ ਇਸ ਕਲੋਨੀ ਦੀਆਂ ਓਪਨ ਸਪੇਸਜ ਮੁਤਲਕਾ ਬੀ. ਡੀ. ਏ. ਬਠਿੰਡਾ ਦੇ ਹੱਕ ਵਿੱਚ ਕੀਤੀ ਜਾਣ।

ਇਹ ਕਿ ਇਸ ਕਲੋਨੀ ਦੇ ਓਪਨ ਏਰੀਆ, ਸੀਵਰੇਜ ਸੜਕਾਂ, ਪਾਰਕਾਂ ਅਤੇ ਹੋਰ ਸੁਵਿਧਾਵਾਂ ਜਿਨ੍ਹਾਂ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਨਾਮ	ਗਜਾਂ ਵਿੱਚ ਏਰੀਆ	ਏਕੜਾਂ ਵਿੱਚ ਏਰੀਆ
ਪਾਰਕਾਂ	1922.22 ਵਰਗ ਗਜ	0.397 ਏਕੜ
ਸੜਕਾਂ, ਫੁੱਟਪਾਥ ਅਤੇ ਹੋਰ	16363.32 ਵਰਗ ਗਜ	3.381 ਏਕੜ
ਓਪਨ ਏਰੀਆ		
ਕੁੱਲ	18285.54 ਵਰਗ ਗਜ	3.778 ਏਕੜ

ਨੂੰ ਟਰਾਂਸਫਰ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਸੀ।

*Signature*

*Signature*

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17/03/17

RE-CONVEYENCE

ਅੱਜ ਮਿਤੀ 17/3/2017

ਦਿਨ Friday

ਵਕਤ 5:17:41 PM

ਨੂੰ ਸ੍ਰੀ ਸੁਖਬੀਰ ਸਿੰਘ

ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

*Sukhbir Singh*

ਸ੍ਰੀ ਸੁਖਬੀਰ ਸਿੰਘ

ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ,

ਮਾਮਲੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ।

ਦੀ ਕੁਲ ਰਕਮ ਵਿਚੋਂ

ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਖਿੱਚਾਂ ਦੀ ਗਵਾਹ ਨੰ: 1

ਬਿਕਰਮਜੀਤ ਸਿੰਘ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਕਿਸ਼ਨ ਕੁਮਾਰ

ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ।

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 17/3/2017

ਸਬ ਰਜਿਸਟਰਾਰ

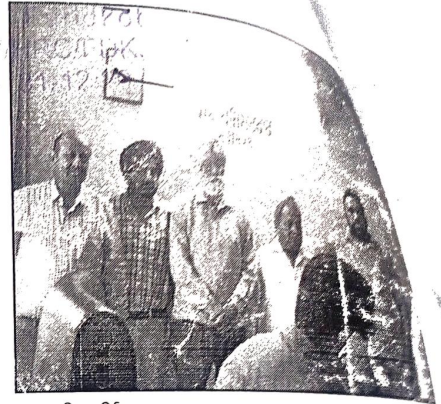
ਫਰੀਦਕੋਟ

ਗਵਾਹ

..... *Ray* .....

ਗਵਾਹ

..... *Krishan* .....



ਸੁਖਬੀਰ ਸਿੰਘ

ਪਹਿਲੀ ਖਿਚ

*Sukhbir Singh*

ਦੂਜੀ ਖਿਚ

ਉਕਤ ਨਿਮਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 17/3/2017

ਸਬ ਰਜਿਸਟਰਾਰ  
ਫਰੀਦਕੋਟ

ਵਸੀਕਾ ਨੰ: 4141 ਜਾਇਦ ਬਰੀ ਨੰ: 1

ਜਿਲਦ ਨੰ: 277 ਦੇ ਸਫਾ ਨੰ: 9-12-20

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਜਾਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ  
ਫਰੀਦਕੋਟ

*Signature*

ਸੰਦੀਪ ਕੁਮਾਰ

ਇਹ ਕਿ ਧਿਰ ਨੰ: 1 ਮੁਖ ਪ੍ਰਸ਼ਾਸਨ ਬੀ.ਡੀ.ਏ ਬਠਿੰਡਾ ਦੀ ਬੇਨਤੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਜਿਸ ਦਾ ਵੇਰਵੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਫਰੀਦ ਇਕਨਲੇਵ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਫੇਸ-1 ਦੀਆਂ ਸੜਕਾਂ, ਪਾਰਕਾਂ ਅਤੇ ਓਪਨ ਸਪੇਸਜ ਦਾ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਰਿਕਾਰਡ ਵਿੱਚ ਇੰਦਰਾਜ ਦਰਜ ਕਰਵਾਇਆ ਜਾਵੇ। ਬਣਦੇ ਡਿਵੈਲਪਮੈਂਟ ਚਾਰਜਸ ਭਰਵਾਉਣ ਤੋਂ ਬਾਅਦ ਹੀ ਟੇਕ ਓਵਰ ਕੀਤਾ ਜਾਵੇ। ਫਿਹਾਲ ਕਲੋਨੀ ਦੇ ਵਿਕਾਸ ਦੇ ਖਰਚੇ ਦੀ ਕੋਈ ਜੁੰਮੇਵਾਰੀ ਨਾ ਲਈ ਜਾਵੇ।

ਇਹ ਕਿ ਇਸ ਮਤੇ ਅਨੁਸਾਰ ਧਿਰ ਨੰ: 2 ਵੱਲੋਂ ਇਸ ਕਲੋਨੀ ਉਪਰ ਕਿਸੇ ਤਰ੍ਹਾਂ ਦਾ ਵੀ ਕੋਈ ਵੀ ਖਰਚਾ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਹੀਂ ਦਿੱਤੀ ਗਈ ਅਤੇ ਸਿਰਫ ਓਪਨ ਸਪੇਸਜ ਨੂੰ ਨਿਯਮਾਂ ਮੁਤਾਬਿਕ ਲੈਣ ਲਈ ਸਹਿਮਤੀ ਦਿੱਤੀ।

ਇਹ ਕਿ ਬੀ. ਡੀ. ਏ. ਦੇ ਪੱਤਰ ਅਨੁਸਾਰ ਤੋਂ ਰਿਪੋਰਟ ਲੈਣ ਤੋਂ ਬਾਅਦ ਇਹ ਗੱਲ ਸਾਹਮਣੇ ਆਈ ਹੈ ਕਿ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਇਸ ਕਲੋਨੀ ਵਿੱਚ ਜੋ ਵੀ ਬੁਨਿਆਦੀ ਸਹੂਲਤਾਂ ਹਨ, ਉਹ ਮੁਹਇਆ ਕਰਵਾ ਦਿੱਤੀਆਂ ਗਈਆਂ ਹਨ ਪਰ ਇਹਨਾਂ ਬੁਨਿਆਦੀ ਸਹੂਲਤਾਂ ਦੀ ਮੇਨਟੇਨੈਂਸ ਲਾਇਸੈਂਸ ਦੀ ਕੰਡੀਸ਼ਨ XXIV ਮੁਤਾਬਿਕ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਮਿਲਣ ਤੋਂ ਪੰਜ ਸਾਲ ਬਾਅਦ ਦੇ ਸਮੇਂ ਤੱਕ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਹੀ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਲਈ ਸੁਵਿਧਾਵਾਂ ਦੀ ਮਾਲਕੀ ਭਾਵੇਂ ਬੀ. ਡੀ. ਏ. ਦੇ ਨਾਮ ਉਪਰ ਇਸ ਡੀਡ ਰਾਹੀਂ ਟਰਾਂਸਫਰ ਹੋ ਜਾਵੇਗੀ, ਪਰ ਇਹ ਸੁਵਿਧਾਵਾਂ ਧਿਰ ਨੰ: 1 ਦੇ ਕੰਟਰੋਲ ਵਿੱਚ ਹੀ ਰਹਿਣਗੀਆਂ ਅਤੇ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਹੀ ਇਹਨਾਂ ਨੂੰ ਸੁਚਾਰੂ ਢੰਗ ਨਾਲ ਚਲਾਉਣ ਲਈ ਜੁੰਮੇਵਾਰ ਹੋਵੇਗੀ। ਧਿਰ ਨੰ: 2 ਪੰਜ ਸਾਲ ਦਾ ਸਮਾਂ ਬੀਤਣ ਤੋਂ ਬਾਅਦ ਇਹ ਸਾਰੀਆਂ ਸੁਵਿਧਾਵਾਂ ਵਿਭਾਗੀ ਘੋਖ ਕਰਨ ਉਪਰੰਤ ਸੰਭਾਲੇਗੀ ਅਤੇ ਜੇਕਰ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਦੀ ਕੋਈ ਬੁਨਿਆਦੀ ਸਹੂਲਤ ਵਿੱਚ ਘਾਟ ਪਾਈ ਜਾਵੇਗੀ ਤਾਂ ਧਿਰ ਨੰ: 1 ਉਸ ਨੂੰ ਸੁਚਾਰੂ ਰੂਪ ਵਿੱਚ ਕਰਕੇ ਦੇਣ ਦੀ ਪਾਬੰਦ ਹੋਵੇਗੀ।

ਇਹ ਕਿ ਇਹਨਾਂ ਸਾਰੀਆਂ ਓਪਨ ਸਪੇਸ ਦੀ ਮਾਲਕੀ ਧਿਰ ਨੰ: 2 ਦੇ ਨਾਮ ਤੇ ਹੋਵੇਗੀ ਅਤੇ ਧਿਰ ਨੰ: 1 ਉਹਨਾਂ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦਾ ਕੋਈ ਵਾਧਾ ਜਾਂ ਘਾਟਾ ਨਹੀਂ ਕਰ ਸਕੇਗੀ।

ਇਹ ਕਿ ਇਸ ਕੰਨਵੈਸ ਡੀਡ ਨੂੰ ਰਜਿਸਟਰ ਕਰਵਾਉਣ ਵਿੱਚ ਜੋ ਵੀ ਖਰਚਾ ਆਵੇਗਾ ਉਹ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਕੀਤਾ ਜਾਵੇਗਾ।

ਇਹ ਕਿ ਇਹ ਡੀਡ ਫਾਰਮ ਏ.ਪੀ.ਆਰ- ਮੁਤਾਬਿਕ ਕਲੋਨੀ ਡਿਵੈਲਪ ਕਰਨ ਲਈ ਲਾਇਸੈਂਸ ਨੰ: 1457 ਮਿਤੀ 13/10/2005 ਵਾਕਿਆ ਰਕਬਾ ਕੋਟਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਪੈਰਾ ਨੰ: XXIV ਮੁਤਾਬਿਕ ਪ੍ਰੋਮੋਟਰ ਨਾ ਵੇਚਣ ਯੋਗ ਓਪਨ ਜਗ੍ਹਾ ਨੂੰ ਜਿਵੇਂ

Sukhbir Singh

Sukhbir Singh

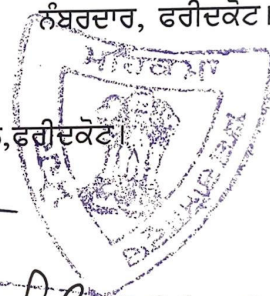
ਸੜਕਾਂ, ਪਾਰਕ ਆਦਿ (ਸਕੂਲ, ਸਪੋਰਟਸ ਸਟੇਡੀਅਮ, ਡਿਸਪੈਂਸਰੀ, ਵਾਟਰ ਸਪਲਾਈ ਅਤੇ ਸੀਵਰੇਜ ਤੋਂ ਇਲਾਵਾ) ਬਿਨਾਂ ਕਿਸੇ ਕੀਮਤ ਦੇ ਸਰਕਾਰ ਦੇ ਹੱਕ ਵਿੱਚ ਰਾਹੀਂ ਬੀ. ਡੀ. ਏ, ਜੇਕਰ ਕਲੋਨੀ ਨਗਰ ਪਾਲਿਕਾ ਦੀ ਹੱਦ ਦੇ ਅੰਦਰ ਹੈ, ਤਬਦੀਲ ਕਰ ਦੇਵੇਗਾ। ਇਹ ਟਰਾਂਸਫਰ ਲਾਇਸੈਂਸ ਦੇ ਸਮਾਪਤ ਹੋਣ ਜਾਂ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਹੋਣ ਤੇ ਜੋ ਵੀ ਪਹਿਲਾਂ ਹੋਵੇਗਾ ਕਰਵਾ ਕੇ ਦੇਵੇਗਾ। ਅਜਿਹੀ ਟਰਾਂਸਫਰ ਅਸੁਟਾਮ ਡਿਊਟੀ ਤੋਂ ਮੁਕਤ ਹੋਵੇਗੀ। ਓਪਨ ਜਗ੍ਹਾਂ, ਪਾਰਕ ਅਤੇ ਸੜਕਾਂ ਦੀ ਰੱਖ ਰਖਾਅ ਦੀ ਜੁੰਮੇਵਾਰੀ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਹੋਣ ਤੋਂ ਪੰਜ ਸਾਲ ਬਾਅਦ ਤੱਕ ਦੀ ਪ੍ਰਮੋਟਰ ਦੀ ਹੋਵੇਗੀ ਭਾਵੇਂ ਉਸ ਨੇ ਪਾਰਕਾਂ, ਸੜਕਾਂ ਜਾਂ ਓਪਨ ਏਰੀਏ ਦੀ ਜਗ੍ਹਾ ਟਰਾਂਸਫਰ ਕਰ ਦਿੱਤੀ ਹੋਵੇ।

ਗਵਾਹਾਂ ਦੀ ਹਾਜ਼ਰੀ ਵਿੱਚ ਦੋਨਾਂ ਪਾਰਟੀਆਂ ਨੇ ਆਪਣੇ-ਆਪਣੇ ਦਸਤਖਤ ਮਿਤੀ 17-03-2017 ਨੂੰ ਕੀਤੇ।

ਸੰਜੀਵ ਮਿੱਤਲ ਵਾ ਸੁਖਬੀਰ ਸਿੰਘ  
ਟਰਾਂਸਫਰ/ਪ੍ਰਮੋਟਰ

Sukhbir Singh

ਗਵਾਹ :-1. ਬਿਕਰਮਜੀਤ ਸਿੰਘ  
ਨੰਬਰਦਾਰ, ਫਰੀਦਕੋਟ।



ਗਵਾਹ:-2. ਕ੍ਰਿਸ਼ਨ ਕੁਮਾਰ ਖੁੱਤਰ ਚਿਮਨ ਲਾਲ, ਫਰੀਦਕੋਟ।

Krishan Lal

ਸੰਦੀਪ ਕੁਮਾਰ ਸਹਾਇਕ ਨਗਰ  
ਯੋਜਨਾਕਾਰ, ਬੀ.ਡੀ.ਏ ਬਠਿੰਡਾ।

Sandip Kumar

Witnessed & Dictated by me K J & N.  
by the parties

DEVINDER PAL SINGH SIDHU  
Advocate FARIDKOT.

07 MAR 2017

Shukhbir Singh

// TRUE COPY //

Conveyance deed

K24409

Stamp: 1000/-Rs. No:605 Dated 17.03.2017

Ravinder Kumar Astam Farosh, Faridkot.

Vide(Kitee) :2

Words: 300 Approx.

This conveyance deed dated 17-03-2017 through M/s FARID COLONISERS, KOTKAPURA ROAD, FARIDKOT PHASE 1 By way of Sanjeev Kumar son of Hari Chand and Sukhbir Singh son of Mela Singh resident of Faridkot on behalf of partner firm himself and general power of attorney of remaining partner's of firm i.e. Rajan Kumar son of Darsan Lal, Ashok Kumar son of Parkash Singh, Balwinder Kumar son of Jawala Prashad , Vipam Kumar son of Krishna Kumar, Bikramjit Singh son of Devinder Singh, Paramjit Kaur wife of Pardeep Kumar all R/o Faridkot general power of attorney Through general power of attorney Registry Letter No: 490 Dated 21-2-2006 registered at office of Sub Registrar Faridkot is said to be transferor/promoter, Khasra No: 14730/8463/ 19-9, 14731/8464/13-11, 14734/8467/13-12, 14735/8468/11-7, 8469 min/10-3, 8470min/8, 8458/2min/7-13 Wakya Farid Enclave Colony PUDA approved KotKapura Road Farid Kot Phase-1 (hereinafter referred as Party No. 1) and through the State of Punjab to which the Transferee (hereinafter referred as Party no. 2) and these two parties including Administrator is, registered between them.

That party No. 1, owner and promoter of area 9.837 acres of land for the Jamabandi year 2009-10 (M/s Farid Colonizers Kot Kapura Road Faridkot Phase-1) and his license No. 1457 dated 13/10/2005.

That party no. 1 has developed RESIDENTIAL COLONY named as M/s Farid Colonizers Kotkpura Road Faridkot Farid Enclave Phase-1 at the above mentioned place as per the terms and conditions of this license. In which underground sewerage, water supply, street light, park and other facilities are mentioned according to the conditions of the license of the said colony, before the issuance of completion certificate of this colony, the open spaces of this colony, would be transferred in favour of B. D. A. Bathinda.

That the details of open areas, sewerage, roads, parks and other facilities of this colony are as under-

Name	Area (in Yards)	Area (in Acres)
Parks	1922.22 sq. yards	0.397 acres
Streets, Footpath and other open area	16363.32 sq. yards	3.381 acres
Total	18285.54 sq. yards	3.778 acres

were requested to be transferred.

That as per the request of Party No. 1 to the Chief Administration BDA Bathinda, the details of which are as under:-

The record of roads, parks and open spaces of Farid Enclave Kotakpura Road Faridkot Phase-1 be registered in the records as per the rules. Take over should be done only after receiving the development charges take-over be done. As of now, no responsibility is taken for the cost of development works of Colony.

That according to this resolution no approval is given by party no. 2 to incur any kind of expenditure on this colony and only is agreed to take the open spaces according to the rules.

That it has come to notice after receiving reports of BDA that all the basic facilities in this colony have been provided by the party no 1 but maintenance of these basic facilities has to be done by party no. 1 till 5 years from the date of issuance of completion certificate as per condition no. XXIV of licence. Even, the ownership of the facilities will be transferred through this deed in the name of BDA, but these facilities will remain under the control of Party No. 1 and Party No. 1 will be responsible for providing such facilities in smooth way. Party No. 2 shall take over all these facilities after the expiry of five years after departmental inspection and if any basic facility is not provided by party no. 1 then party no. 1 is bound to provide such facility.

That all expenses incurred on registration of this Conveyance Deed shall be borne by Party No. 1.

That this Deed Form APR - License No. 1457 dated 13/10/2005 for developing colony at Kotakpura road Faridkot, as per condition no XXIV. Promoter shall transfer Non-saleable open space viz. Roads, parks etc. (except for schools, sports stadiums, dispensaries, water supply and sewerage) free of cost

in favour of the government through B. D. A, if the colony is within the municipal limits. This transfer shall be made on the expiry of the license or the issuance of the completion certificate, whichever is earlier. Such transfer shall be exempt from stamp duty. The responsibility for maintenance of open spaces, parks and roads shall be with the promoter for a period of five years from the date of issue of the completion certificate, even if the promoter has transferred the site of the parks, roads or open area.

In the presence of witnesses, both parties signed their respective signatures on date 17.03.2017.

Sd

Sanjeev Mittal and Sukhveer Singh

Transferor/ Promoter

Sd

Witness:-1 Vikramjeet Singh

Namberdar, Faridkot

Sd

Witness:-2 Krishan Kumar S/o Chiman Lal, Faridkot.

Sd

Sandeep Kumar Assistant Town Planner, BDA Bathinda.

Sd

RE-CONVEYENCE

Today date 17/3/2017

Day Friday

Time 5:17:41 PM

Mr. Sukhbir Singh presented the vasika to be registered in this office.

Sd.

Sub Registrar, Faridkot

Sd.

Sh. Sukhbir Singh

The text of the will was read to him, who, after listening to the text,

Understood and accepted.

Out of the total amount of

Rs: Collected in front of me by cash/cheque/draft. Witness of both the parties no. 1

Bikramjit Singh Numberdar And witness no.2 Krishna Kumar

Identified I know the first witness, who know to another witness.

So vasika should be registered

Date 17/3/2017

Witness

1.....sd.....

Witness

2.....sd.....

First Party

Second Party

.....sd.....

.....sd.....

The said thumb mark and signature have been affixed before me.

17/3/2017

.....sd.....

Sub Registrar Faridkot

Vasika no. 4141

Zaid book no. 1

Registered vasika pasted on

Jild no. 7877

Page no. 9-12

.....sd.....

.....sd.....

Sub Registrar Faridkot

Sandeep Kumar



**//TRUE COPY//**



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

ਕੰਨਵੈਸ ਡੀਡ

ਅਸਟਾਮ: 1000/- ਰੁਪੈ ਨੰ : 645 ਮਿਤੀ 21-03-2017

ਰਵਿੰਦਰ ਕੁਮਾਰ ਅਸਟਾਮ ਫਰੋਸ਼, ਫਰੀਦਕੋਟ।

ਕਿਤੇ: 2

ਅੱਖਰ: 400 ਕਰੀਬ

ਇਹ ਕੰਨਵੈਸ ਡੀਡ ਮਿਤੀ 21-03-2017 ਨੂੰ ਰਾਹੀਂ **M\$ BABA FARID**

**COLONISERS, KOTKAPURA ROAD, FARIDKOT** ਰਾਹੀਂ ਰਾਕੇਸ਼

ਕੁਮਾਰ ਪੁੱਤਰ ਦਰਸ਼ਨ ਲਾਲ, ਪਰਦੀਪ ਕੁਮਾਰ ਪੁੱਤਰ ਦਰਸ਼ਨ ਲਾਲ ਵਾਸੀਆਨ ਹਿੱਸੇਦਾਰ  
ਫਰਮ ਓਕਤ ਖੁਦ ਤੇ ਵੱਲੋਂ ਮੁਖਤਾਰੇ ਆਮ ਬਾਕੀ ਹਿੱਸੇਦਾਰਾ ਫਰਮ ਉਕਤ ਅਵਿਨਾਸ ਰਾਣੀ  
ਪਤਨੀ ਪਰਕਾਸ ਸਿੰਘ, ਮੰਜੂ ਗੁਪਤਾ ਪਤਨੀ ਸੰਜੀਵ ਕੁਮਾਰ, ਗੁਰਸ਼ਰਨ ਕੌਰ ਪਤਨੀ ਸੁਖਬੀਰ  
ਸਿੰਘ, ਅਜੇ ਗਰੇਵਰ ਪੁੱਤਰ ਬਲਵਿੰਦਰ ਕੁਮਾਰ, ਸੰਦੀਪ ਗਰਗ ਪੁੱਤਰ ਬਲਦੇਵ ਕੁਮਾਰ, ਹਰਵੀਰ  
ਸਿੰਘ ਪੁੱਤਰ ਮਿਲਖਾ ਸਿੰਘ, ਰੰਜਨਾ ਪਤਨੀ ਰਾਜੇਸ ਕੁਮਾਰ ਵਾਸੀਆਨ ਫਰੀਦਕੋਟ ਮੁਖਤਾਰ  
ਆਮ ਬਰੂਏ ਮੁਖਤਾਰ ਨਾਮਾ ਆਮ ਰਜਿਸਟਰੀ ਸੁਦਾ ਲਿਖਤ ਨੰ: 504 ਮਿਤੀ 2-3-2006  
ਦਰਜ ਸੁਦਾ ਦਫਤਰ ਸਬ ਰਜਿਸਟਰਾਰ ਫਰੀਦਕੋਟ ਤਹਿ: ਫਰੀਦਕੋਟ ਨੂੰ ਟਰਾਂਸਫਰ/ਪ੍ਰਮੋਟਰ  
ਕਿਹਾ ਗਿਆ ਹੈ, ਖਸਰਾ ਨੰ: 79 ਕਨਾਲ 1 ਮਰਲਾ ਖਸਰਾ ਨੰ: 14728/8461/5-7,  
8462/10-13, 14729/8463/4-10, 14732/8464/2-9, 8465/10-13, 8466/10-13,  
14733/8467/2-8, 14736/8468/9-3, ਖੇਵਟ ਨੰ: 370 ਖੜੋਨੀ ਨੰ: 630 ਅਗਵਾੜ ਡੋਡ

ਵਾ ਖਸਰਾ ਨੰ: 8469 ਮਿਨ/10-6, ਖੇਵਟ ਨੰ: 485 ਖੜੋਨੀ ਨੰ: 975 ਅਗਵਾੜ ਜਾਨੀਆ ਵਾ  
ਖਸਰਾ ਨੰ: 8470 ਮਿਨ/12-19 ਖੇਵਟ ਨੰ: 486 ਖੜੋਨੀ ਨੰ: 976 ਅਗਵਾੜ ਜਾਨੀਆ

ਜਮਾਂਬੰਦੀ ਸਾਲ 2009-10 ਵਾਕਿਆ ਫਰੀਦ ਇਨਕਲੇਵ ਕਾਲੋਨੀ ਪੁੱਡਾ ਅਪਰੂਵਡ ਕੋਟ ਕਪੂਰਾ  
ਫਰੀਦਕੋਟ ਫੇਸ਼-2 (ਜਿਸ ਨੂੰ ਹੁਣ ਤੋਂ ਬਾਅਦ ਪਿਰ ਨੰ: 1 ਕਿਹਾ ਜਾਏਗਾ) ਅਤੇ ਪੰਜਾਬ ਰਾਜ

R.S.  
21-3-2017

K 244358

ਇਤਕਾਲ ਫੀਸ 300/- ਰੁਪਏ

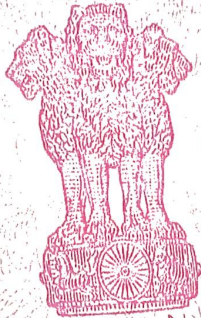
ਜਮਾਂ ਰੇ ਚੁਕੀ ਹੈ।

*Handwritten signature*



भारतीय गैर न्यायिक  
भारत INDIA

₹. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

K 244359

ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

-2-

ਰਾਹੀ ਜਿਸ ਨੂੰ ਟਰਾਂਸਫਰੀ (ਜਿਸ ਨੂੰ ਹੁਣ ਤੋਂ ਬਾਅਦ ਧਿਰ ਨੰ: 2 ਕਿਹਾ ਜਾਏਗਾ) ਅਤੇ ਇਹਨਾਂ ਦੋਨਾਂ ਧਿਰਾਂ ਦੇ ਵਾਰਿਸ/ ਐਡਮਨੀਸਟਰੇਟਰ ਸ਼ਾਮਲ ਹਨ, ਦੇ ਵਿਚਕਾਰ ਕੀਤਾ ਗਿਆ ਹੈ।

ਇਹ ਕਿ ਧਿਰ ਨੰ: 1, ਸਾਲ 2009-10 ਦੀ ਜਮ੍ਹਾਂਬੰਦੀ 9.887 ਏਕੜ ਜਗ੍ਹਾ (ਮੈਸ਼: ਬਾਬਾ ਫਰੀਦ ਕਾਲੋਨਾਈਜਰਜ਼ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ) ਦੇ ਮਾਲਕ ਪ੍ਰਮੋਟਰ ਹਾਂ ਅਤੇ ਉਸ ਦਾ ਲਾਇਸੈਂਸ ਨੰ: 1773 ਮਿਤੀ 10/2/2005 ਹੈ।

ਇਹ ਕਿ ਇਸ ਲਾਇਸੈਂਸ ਦੀਆਂ ਟਰਮ ਐਂਡ ਕੰਡੀਸ਼ਨਾਂ ਮੁਤਾਬਿਕ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਉਪਰੋਕਤ ਦੱਸੀ ਜਗ੍ਹਾ ਤੇ ਇੱਕ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਮੈਸ਼: ਬਾਬਾ ਫਰੀਦ ਕਾਲੋਨਾਈਜਰਜ਼ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਨੇ ਫਰੀਦ ਇਨਕਲੇਵ ਕਾਲੋਨੀ ਫੇਸ-2 ਆਬਾਦ ਕੀਤੀ ਹੈ। ਜਿਸ ਵਿੱਚ ਉਸ ਵੱਲੋਂ ਅੰਡਰ-ਗਰਾਊਂਡ ਸੀਵਰੇਜ, ਪਾਣੀ ਸਪਲਾਈ, ਸਟਰੀਟ ਲਾਈਟ, ਪਾਰਕ ਅਤੇ ਹੋਰ ਸੁਵਿਧਾਵਾਂ ਸ਼ਾਮਲ ਹੈ ਅਤੇ ਉਕਤ ਕਲੋਨੀ ਦੇ ਲਾਇਸੈਂਸ ਦੀਆਂ ਸ਼ਰਤਾਂ ਮੁਤਾਬਿਕ ਇਸ ਕਲੋਨੀ ਦਾ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਤੋਂ ਪਹਿਲਾ ਇਸ ਕਲੋਨੀ ਦੀਆਂ ਓਪਨ ਸਪੇਸਜ ਮੁਤਲਕਾ ਬੀ. ਡੀ. ਏ. ਬਠਿੰਡਾ ਦੇ ਹੱਕ ਵਿੱਚ ਕੀਤੀ ਜਾਣ।

ਇਹ ਕਿ ਇਸ ਕਲੋਨੀ ਦੇ ਓਪਨ ਏਰੀਆ, ਸੀਵਰੇਜ ਸੜਕਾਂ, ਪਾਰਕਾਂ ਅਤੇ ਹੋਰ ਸੁਵਿਧਾਵਾਂ ਜਿਨ੍ਹਾਂ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਨਾਮ	ਗਜਾਂ ਵਿੱਚ ਏਰੀਆ	ਏਕੜਾਂ ਵਿੱਚ ਏਰੀਆ
ਪਾਰਕਾਂ ਅਤੇ ਗਰੀਨ	3686.63 ਵਰਗ ਗਜ	0.762 ਏਕੜ
ਸੜਕਾਂ, ਫੁੱਟਪਾਥ ਅਤੇ ਹੋਰ	14364.79 ਵਰਗ ਗਜ	2.968 ਏਕੜ
ਓਪਨ ਏਰੀਆ		
ਕੁੱਲ	18051.42 ਵਰਗ ਗਜ	3.73 ਏਕੜ
ਨੂੰ ਟਰਾਂਸਫਰ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਸੀ।		



-3-

ਅਸਲ

ਇਹ ਕਿ ਧਿਰ ਨੰ: 1 ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਬੀ.ਡੀ.ਏ ਬਠਿੰਡਾ ਦੀ ਬੇਨਤੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਜਿਸ ਦਾ ਵੇਰਵੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਫਰੀਦ ਇਕਨਲੇਵ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਫੇਜ਼-2 ਦੀਆਂ ਸੜਕਾਂ, ਪਾਰਕਾਂ ਅਤੇ ਓਪਨ ਸਪੇਸ ਦਾ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਰਿਕਾਰਡ ਵਿੱਚ ਇੰਦਰਾਜ ਦਰਜ ਕਰਵਾਇਆ ਜਾਵੇ। ਬਣਦੇ ਡਿਵੈਲਪਮੈਂਟ ਚਾਰਜਸ ਭਰਵਾਉਣ ਤੋਂ ਬਾਅਦ ਹੀ ਟੇਕ ਓਵਰ ਕੀਤਾ ਜਾਵੇ। ਫਿਹਾਲ ਕਲੋਨੀ ਦੇ ਵਿਕਾਸ ਦੇ ਖਰਚੇ ਦੀ ਕੋਈ ਜੁੰਮੇਵਾਰੀ ਨਾ ਲਈ ਜਾਵੇ।

ਇਹ ਕਿ ਇਸ ਮਤੇ ਅਨੁਸਾਰ ਧਿਰ ਨੰ: 2 ਵੱਲੋਂ ਇਸ ਕਲੋਨੀ ਉਪਰ ਕਿਸੇ ਤਰ੍ਹਾਂ ਦਾ ਵੀ ਕੋਈ ਵੀ ਖਰਚਾ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਹੀਂ ਦਿੱਤੀ ਗਈ ਅਤੇ ਸਿਰਫ ਓਪਨ ਸਪੇਸ ਨੂੰ ਨਿਯਮਾਂ ਮੁਤਾਬਿਕ ਲੈਣ ਲਈ ਸਹਿਮਤੀ ਦਿੱਤੀ।

ਇਹ ਕਿ ਬੀ. ਡੀ. ਏ. ਦੇ ਪੱਤਰ ਅਨੁਸਾਰ ਤੋਂ ਰਿਪੋਰਟ ਲੈਣ ਤੋਂ ਬਾਅਦ ਇਹ ਗੱਲ ਸਾਹਮਣੇ ਆਈ ਹੈ ਕਿ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਇਸ ਕਲੋਨੀ ਵਿੱਚ ਜੋ ਵੀ ਬੁਨਿਆਦੀ ਸਹੂਲਤਾਂ ਹਨ, ਉਹ ਮੁਹੱਈਆ ਕਰਵਾ ਦਿੱਤੀਆਂ ਗਈਆਂ ਹਨ ਪਰ ਇਹਨਾਂ ਬੁਨਿਆਦੀ ਸਹੂਲਤਾਂ ਦੀ ਮੇਨਟੇਨੈਂਸ ਲਾਇਸੈਂਸ ਦੀ ਕੰਡੀਸ਼ਨ XXIV ਮੁਤਾਬਿਕ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਮਿਲਣ ਤੋਂ ਪੰਜ ਸਾਲ ਬਾਅਦ ਦੇ ਸਮੇਂ ਤੱਕ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਹੀ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਲਈ ਸੁਵਿਧਾਵਾਂ ਦੀ ਮਾਲਕੀ ਭਾਵੇਂ ਬੀ. ਡੀ. ਏ. ਦੇ ਨਾਮ ਉਪਰ ਇਸ ਡੀਡ ਰਾਹੀਂ ਟਰਾਂਸਫਰ ਹੋ ਜਾਵੇਗੀ, ਪਰ ਇਹ ਸੁਵਿਧਾਵਾਂ ਧਿਰ ਨੰ: 1 ਦੇ ਕੰਟਰੋਲ ਵਿੱਚ ਹੀ ਰਹਿਣਗੀਆਂ ਅਤੇ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਹੀ ਇਹਨਾਂ ਨੂੰ ਸੁਚਾਰੂ ਢੰਗ ਨਾਲ ਚਲਾਉਣ ਲਈ ਜੁੰਮੇਵਾਰ ਹੋਵੇਗੀ। ਧਿਰ ਨੰ: 2 ਪੰਜ ਸਾਲ ਦਾ ਸਮਾਂ ਬੀਤਣ ਤੋਂ ਬਾਅਦ ਇਹ ਸਾਰੀਆਂ ਸੁਵਿਧਾਵਾਂ ਵਿਭਾਗੀ ਘੋਖ ਕਰਨ ਉਪਰੰਤ ਸੰਭਾਲੇਗੀ ਅਤੇ ਜੇਕਰ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਦੀ ਕੋਈ ਬੁਨਿਆਦੀ ਸਹੂਲਤ ਵਿੱਚ ਘਾਟ ਪਾਈ ਜਾਵੇਗੀ ਤਾਂ ਧਿਰ ਨੰ: 1 ਉਸ ਨੂੰ ਸੁਚਾਰੂ ਰੂਪ ਵਿੱਚ ਕਰਕੇ ਦੇਣ ਦੀ ਪਾਬੰਦ ਹੋਵੇਗੀ।

ਇਹ ਕਿ ਇਹਨਾਂ ਸਾਰੀਆਂ ਓਪਨ ਸਪੇਸ ਦੀ ਮਾਲਕੀ ਧਿਰ ਨੰ: 2 ਦੇ ਨਾਮ ਤੇ ਹੋਵੇਗੀ ਅਤੇ ਧਿਰ ਨੰ: 1 ਉਹਨਾਂ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦਾ ਕੋਈ ਵਾਧਾ ਜਾਂ ਘਾਟਾ ਨਹੀਂ ਕਰ ਸਕੇਗੀ।

ਇਹ ਕਿ ਇਸ ਕੰਨਵੈਸ ਡੀਡ ਨੂੰ ਰਜਿਸਟਰ ਕਰਵਾਉਣ ਵਿੱਚ ਜੋ ਵੀ ਖਰਚਾ ਆਵੇਗਾ ਉਹ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਕੀਤਾ ਜਾਵੇਗਾ।

ਇਹ ਕਿ ਇਹ ਡੀਡ ਫਾਰਮ ਏ.ਪੀ.ਆਰ - ਮੁਤਾਬਿਕ ਕਲੋਨੀ ਡਿਵੈਲਪ ਕਰਨ ਲਈ ਲਾਇਸੈਂਸ ਨੰ: 1773 ਮਿਤੀ 10/2/2005 ਵਾਕਿਆ ਰਕਬਾ ਕੋਟਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਪੈਰਾ ਨੰ: XXIV ਮੁਤਾਬਿਕ ਪ੍ਰੋਮੋਟਰ ਨਾ ਵੇਚਣ ਯੋਗ ਓਪਨ ਜਗ੍ਹਾ ਨੂੰ ਜਿਵੇਂ ਸੜਕਾਂ, ਪਾਰਕ ਆਦਿ (ਸਕੂਲ, ਸਪੋਰਟਸ ਸਟੇਡੀਅਮ, ਡਿਪੋਸਰੀ, ਵਾਟਰ ਸਪਲਾਈ ਅਤੇ ਸੀਵਰੇਜ ਤੋਂ ਇਲਾਵਾ) ਬਿਨਾਂ ਕਿਸੇ ਕੀਮਤ ਦੇ ਸਰਕਾਰ ਦੇ ਹੱਕ ਵਿੱਚ ਰਾਹੀਂ ਬੀ. ਡੀ. ਏ. ਦੇ ਹੱਕ ਵਿੱਚ ਤਬਦੀਲ ਕਰ ਦੇਵੇਗਾ। ਇਹ ਟਰਾਂਸਫਰ ਲਾਇਸੈਂਸ ਦੇ ਸਮਾਪਤ ਹੋਣ ਜਾਂ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਹੋਣ ਤੇ ਜੋ ਵੀ ਪਹਿਲਾਂ ਹੋਵੇਗਾ ਕਰਵਾ ਕੇ ਦੇਵੇਗਾ। ਅਜਿਹੀ ਟਰਾਂਸਫਰ ਅਸਟਾਮ ਡਿਊਟੀ ਤੋਂ ਮੁਕਤ

ਹੋਵੇਗੀ। ਓਪਨ ਜਗ੍ਹਾਂ, ਪਾਰਕ ਅਤੇ ਸੜਕਾਂ ਦੀ ਰੱਖ ਰਖਾਅ ਦੀ ਜੁੰਮੇਵਾਰੀ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਹੋਣ ਤੋਂ ਪੰਜ ਸਾਲ ਬਾਅਦ ਤੱਕ ਦੀ ਪ੍ਰਮੋਟਰ ਦੀ ਹੋਵੇਗੀ ਭਾਵੇਂ ਉਸ ਨੇ ਪਾਰਕਾਂ, ਸੜਕਾਂ ਜਾਂ ਓਪਨ ਏਰੀਏ ਦੀ ਜਗ੍ਹਾ ਟਰਾਂਸਫਰ ਕਰ ਦਿੱਤੀ ਹੋਵੇ।

ਗਵਾਹਾਂ ਦੀ ਹਾਜ਼ਰੀ ਵਿੱਚ ਦੋਨਾਂ ਪਾਰਟੀਆਂ ਨੇ ਆਪਣੇ-ਆਪਣੇ ਦਸਤਖਤ ਮਿਤੀ 21-03-2017 ਨੂੰ ਕੀਤੇ।

ਰਾਕੇਸ਼ ਕੁਮਾਰ ਵਾ ਪਰਦੀਪ ਕੁਮਾਰ।

ਗਵਾਹ :-1. ਬਿਕਰਮਜੀਤ ਸਿੰਘ

ਟਰਾਂਸਫਰ/ਪ੍ਰਮੋਟਰ

ਨੰਬਰਦਾਰ, ਫਰੀਦਕੋਟ।

ਗਵਾਹ:-2. ਕ੍ਰਿਸ਼ਨ ਕੁਮਾਰ ਪੁੱਤਰ ਚਿਮਨ ਲਾਲ, ਫਰੀਦਕੋਟ।

ਰਮੇਸ਼ ਕੁਮਾਰ, ਐਸ.ਡੀ.ਓ,

ਬੀ.ਡੀ.ਏ ਬਠਿੰਡਾ।

ਸੰ. ਪੰ: 1225  
 Drafted & Dictated by me R.C. & M.  
 by the parties  
 Devinder  
 DEVINDER PAL SINGH SIDHU  
 Advocate FARIDKOT

21 MAR 2017

  
 //TRUE COPY//

Conveyance deed

K244358

Stamp: 1000/-Rs. No:645 Dated 21.03.2017

Ravinder Kumar Astam Farosh, Faridkot.

Vide(Kitee) :2

Words: 400 Approx.

This conveyance deed dated 21-03-2017 through M/s FARID COLONISERS, KOTKAPURA ROAD, FARIDKOT Through Rakesh Kumar son of Darshan Lal and Pardeep Kumar son of Darshan Lal resident partner firm himself and general power of attorney of remaining partner's of firm i.e. Avinash Rani w/o Parkash Singh, Manju Gupta W/o Sanjeev Kumar, Gursharn Kaur W/o Sukhvir Singh, Ajay Grover S/o Balwinder Kumar, Sandeep Garg S/o Baldev Kumar, Harveer Singh S/o Milkha Singh, Ranjna W/o Rajesh Kumar R/o Faridkot general power of attorney through general power of attorney Registry Letter No:504 Dated 2-3-2006 registered at office of Sub Registrar Faridkot is said to be transferor/promoter, Khasra No: 14728/8461/5-7, 8462/10-13, 14729/8463/4-10, 14732/8464/2-9, 8465/10-13, 8466/10-13, 14733/8467/2-8, 14736/8468/9-3, Khewat No. 370 Khatauni no. 630 Agwar Dod and Khasra no. 8469min/10-6, Khewat no: 485 Khautani no. 975 Agwar Jabnia and Khasra no 8470Min/12-19 Khewat no. 486 Khautani no. 976 Agwar Jania Jamabandi year 2009-10 Wakya Farid Enclave Colony PUDA approved Kotkapura Road Faridkot Phase-2 (hereinafter referred as Party No. 1) and through the State of Punjab to which the Transferee (hereinafter referred as Party no. 2) and these two parties including heir/Administrator, is registered between them.

That party No. 1, owner and promoter of area 9.887 acres of land for the Jamabandi year 2009-10 (M/s Farid Colonizers Kot Kapura Road Faridkot) and his license No. 1773 dated 10/02/2005.

That party no. 1 has developed RESIDENTIAL COLONY named as M/s Farid Colonizers Kotkपुरa Road Faridkot Farid Enclave Phase-2 at the above mentioned place as per the terms and conditions of this license. In which underground sewerage, water supply, street light, park and other facilities are mentioned according to the conditions of the license of the said colony, before the issuance of completion certificate of this colony, the open spaces of this colony, would be transferred in favour of Bathinda Development Authority (BDA), Bathinda.

That the details of open areas, sewerage, roads, parks and other facilities of this colony are as under-

Name	Area (in Yards)	Area (in Acres)
Parks	3686.63 sq. yards	0.762 acres
Roads, Footpath and other open area	14364.79 sq. yards	2.968 acres
Total	18051.42 sq. yards	3.73 acres

were requested to be transferred.

That as per the request of Party No. 1 to the Chief Administrator, Bathinda Development Authority, Bathinda, the details of which are as under:-

The record of roads, parks and open spaces of Farid Enclave Kotakपुरa Road Faridkot Phase-2 be registered in the records as per the rules. Take over should be done only after receiving the due development charges. As of now, no responsibility is taken for the cost of development works of Colony.

That according to this resolution no approval is given by party no. 2 to incur any kind of expenditure on this colony and only is agreed to take the open spaces according to the rules.

That it has come to notice after receiving reports of Bathinda Development Authority, Bathinda that all the basic facilities in this colony have been provided by the party no 1 but maintenance of these

basic facilities has to be done by party no. 1 till 5 years from the date of issuance of completion certificate as per condition no. XXIV of licence. Even, the ownership of the facilities will be transferred through this deed in the name of Bathinda Development Authority, Bathinda but these facilities will be remained under the control of Party No. 1 and Party No. 1 will be responsible for providing such facilities in smooth way. Party No. 2 shall take over all these facilities after the expiry of five years after getting departmental inspection done and in the absence of any basic facility party no. 1 is bound to provide such facility.

That all expenses incurred on registration of this Conveyance Deed shall be borne by Party No. 1.

That this Deed Form APR - License No. 1773 dated 10/02/2005 for developing colony at Kotakpura road Faridkot, as per condition no XXIV. Promoter shall transfer non-saleable open space viz. roads, parks etc. (except for schools, sports stadium, dispensaries, water supply and sewerage) free of cost in favour of the government through Bathinda Development Authority, Bathinda. This transfer shall be made on the expiry of the license or the issuance of the completion certificate, whichever is earlier. Such transfer shall be exempt from stamp duty. The responsibility for maintenance of open spaces, parks and roads shall be lie with the promoter for a period of five years from the date of issuance of the completion certificate, even if the promoter has transferred the site of the parks, roads or open area.

In the presence of witnesses, both parties signed their respective signatures on date 21.03.2017.

Sd

Sd

Rakesh Kumar and Pardeep Kumar

Witness:-1 Vikramjeet Singh

Transferor/ Promoter

Namberdar, Faridkot

Sd

Witness:-2 Krishan Kumar S/o Chiman Lal, Faridkot.

Sd

Ramesh Kumar, SDO.

Sd

RE-CONVEYENCE

Today date 21/3/2017

Day Tuesday

Time 3:56:26 PM

Sh. Rakesh Kumar presented the vasika to be registered in this office.

Sd.  
Sub Registrar, Faridkot

Sd.  
Sh. Rakesh Kumar

The text of the will was read to him, who, after listening to the text,  
Understood and accepted. Out of the total amount of  
Rs: Collected in front of me by cash/cheque/draft. Witness of both the parties no. 1

Bikramjit Singh Numberdar And witness no.2 Krishna Kumar

Identified I know the first witness, who know to another witness.  
So vasika should be registered

Date 21/3/2017

Witness  
1.....sd.....

Witness  
2.....sd.....

First Party  
.....sd.....

Second Party  
.....sd.....

The said thumb mark and signature have been affixed before me.

21/3/2017

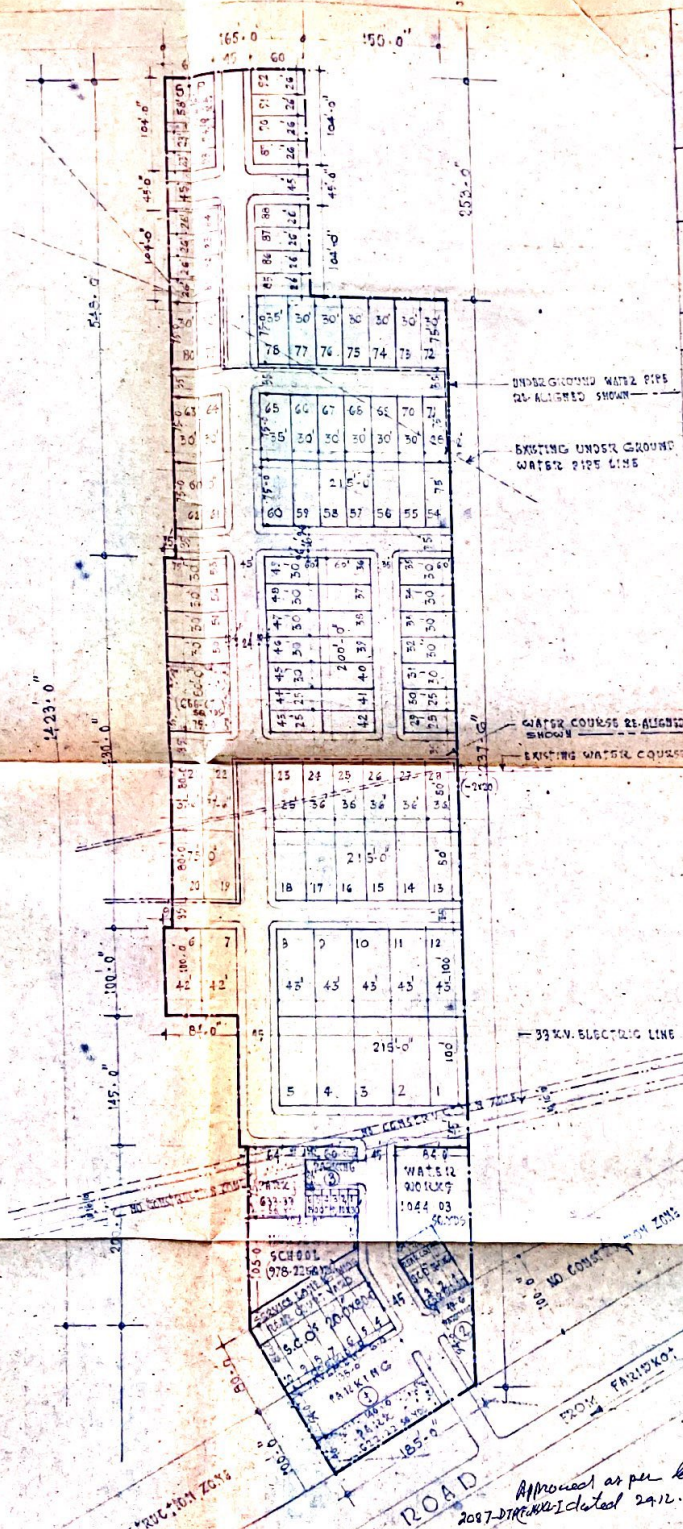
.....sd.....  
Sub Registrar Faridkot

Vasika no. 4174      Zaid book no. 1  
Registered vasika pasted on  
Jild no. 0      Page no. 0

.....sd.....  
Sub Registrar Faridkot

.....sd.....  
Ramesh Kumar SDO

  
**// TRUE COPY //**



**RESIDENTIAL COLONY NAMEDLY  
'FARID ENCLAVE' PHASE - I  
ON KOTKAPURA ROAD AT FARIDKOT**

**PROMOTER**  
M/S. FARID COLONISERS, KOTKAPURA ROAD, FARIDKOT.

**TOTAL AREA OF THE SCHEME** 9.837 ACRES (47609.17 SQ.YDS)  
**APPROX.**

**DETAIL OF RESIDENTIAL PLOTS.**

S.NO.	PLOT NOS.	SIZE IN FEET	AREA OF EACH PLOT IN SQ. YDS.	NO. OF PLOTS.	TOTAL AREA IN SQ. YDS.
1	1705, 87012	43-0 X 100-0	477.73	10	4777.80
2	67	42-0 X 100-0	466.67	2	933.34
3	13707, 24707	36-0 X 80-0	320.00	9	2880.00
4	18, 23	35-0 X 80-0	311.11	2	622.22
5	197022	37-0 X 80-0	333.33	4	1333.32
6	28	36-0 X 80-0 (2-0 X 20-0)	315.56	1	315.56
7	29, 30, 417044	25-0 X 60-0	166.67	6	1000.02
8	317045, 457049	30-0 X 60-0	200.00	15	3000.00
9	507059, 617064, 667070, 727077, 79, 80.	30-0 X 75-0	250.00	27	6750.00
10	60, 65, 78	35-0 X 75-0	291.67	3	875.01
11	71	28-0 X 75-0	237.53	1	237.53
12	817092	22-0 X 66-0	175.333	12	2080.00
13	93, 94	22-0 X 66-0	159.333	2	306.67
				<b>TOTAL</b>	<b>25107.27</b>

**STATEMENT OF AREAS.**

AREA UNDER RESIDENTIAL PLOTS	25107.27 SQ. YDS.	5.185 ACRES	51.74%
AREA UNDER COMMERCIAL LOT	56.77 SQ. YDS.	12.22 AC.	0.37%
1) S.C.O. 4 TO 5 SIZES 20X80	1222.44		
2) S.C.O. 1 TO 3 SIZES 16-6X66-0	343.00		
3) S.C.O. 4, 5, 6 SIZES 10X30	100.00		
<b>Total Saleable Area</b>	<b>26914.71</b>	<b>5.561</b>	<b>56.54%</b>
AREA UNDER NURSERY SCHOOL	978.22	0.202	2.05%
WATER WORKS	1044.03	0.216	2.19%
S.T.P.	356.67	0.080	0.81%
PARKING, GREEN	1922.22	0.397	4.04%
ROADS, PARKING & PAVEMENT	16385.32	3.381	34.37%
<b>TOTAL</b>	<b>47609.17</b>	<b>9.837</b>	<b>100.00%</b>

**DETAIL OF PARKING**

PARKING NO. 1	PARKING NO. 2	PARKING NO. 3
S.C.O. 20X80 - 7 NOS 140X80 = 11200 SQ.FT = 1000.00 SQ.M	S.C.O. 16-6X66-0 - 27 NOS 49-6X66-0 = 3267.00 SQ.FT = 303.62 SQ.M	3007S 10X30 - 6 NOS 60X30 = 1800 SQ.FT = 167.29 SQ.M
P.A.R. 11-2-25 1846.69 X 2.25 = 2342.00 SQ.M	P.A.R. 11-2-25 326.62 X 2.25 = 699.15 SQ.M	P.A.R. 11-1-10 167.29 X 1.93 = 322.97 SQ.M
CAR SPACE PROVIDED - 2342.00 SQ.M = 318 SPS.	CAR SPACE PROVIDED 699.15 SQ.M = 70 SPS.	CAR SPACE PROVIDED 322.97 SQ.M = 32 SPS.
P.A.R. 22-2-24 31.15 X 22 = 685.30 SQ.M = 1737.83 SQ.FT	P.A.R. 22-2-24 9.08 X 22 = 199.76 SQ.M = 2147.42 SQ.FT	P.A.R. 22-2-24 2.70 X 22 = 44.84 SQ.M = 227.52 SQ.FT
CAR SPACE PROVIDED - 1384.45 SQ.M = 1472.00 SPS.	CAR SPACE PROVIDED 2147.42 SQ.FT = 2325.50 SQ.FT	CAR SPACE PROVIDED - 60.0 X 54 PROVIDED = 1440.00 SQ.FT

**PROMOTER**  
M/S. FARID COLONISERS

**ARCHITECT-PLANNERS**  
ARCHITECTS, TOWN PLANNERS, CONSULTANTS,  
17/1310, SECTOR 44-B, CHANDIGARH, INDIA

**LAY-OUT PLAN (REVISED)**

DRAWING NO. 11  
JOB NO. 18  
DATE 11-9-2006

SCALE 1" = 80'-0"

Approved as per letter No. 2007-DT/1001 dated 24.12.2006



*Handwritten signature*  
**TRUE COPY//**

## ANNEXURE R-4

BATHINDA DEVELOPMENT AUTHORITY, BATHINDA  
BDA COMPLEX, BHAAGU ROAD, BATHINDA (151001)  
(I.S.O 9001-2008 REGISTERED)

OFFICE ORDER

Letter No: M.P/BDA/BATHINDA/2017

DATED:

**COMPLETION CERTIFICATE**

The document dated 13th July 2005, issued by the Competent Authority Zilla Nagar Yojankar, Faridkot, pertains to the development of a 9.837-acre residential colony named Farid Enclave-1, located on Kotakpura Road, Faridkot. The notification indicates 1307-DTP (F) C.L-1 that by 9th September 2005, the development work in the colony, including roads, parks, and water works, had been completed based on received reports. Following this, the open spaces and infrastructure of the colony were officially transferred to the Bathinda Development Authority on 17th March 2017, as referenced by Wasika number 4141.

It is the responsibility of the Promoter:-

In case of colony to obtain completion certificate from the competent authority to be effect that the development works have been completed in all respects as per terms and condition of the license granted to him under Section- 5 in accordance to the conditions given below:-

1. In case during the audit if there are any arrears on payment towards the promoter, He will be prohibited to pay them.
2. The Punjab Regional Town Planning and Development Act 1995 shall not be infringed.
3. Section (143) of the Punjab Regional Town Planning and Development Act, 1995 shall not be contravened.
4. The terms of the agreement shall be strictly followed.
5. The promoter shall be responsible for maintaining the open spaces of the colony for a period of five years from the date of issue of this letter.
6. If the promoter violates the provision/ condition under the Punjab Apartment and Property Regulation Act,1995 , the completion certificate issued shall be deemed void.

Competent Authority  
BDA, BATHINDA

Registration No. M.P./BDA/Bathinda/2017/ 2358-61

DATED: 28/04/2017

A copy of the above is forwarded to the following for information and further action:-

1. Additional Chief Administrator, BDA Bathinda.
2. Superintending Engineer, BDA Bathinda.
3. District Town Planner, Faridkot.
4. Mess: Farid Colonizer, Farid Enclave, Faridkot

COMPETENT AUTHORITY  
BDA, BATHINDA

  
**// TRUE COPY //**



ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਬਠਿੰਡਾ

ਦਿਸ਼ਾ: OA-665 ਓ 2023 NGT ਵਿੱਚੋਂ ਉਸ ਵੱਲ ਕੰਮ ਫਾਇਰ ਕਰਨ ਵਾਲੀ ਕਾਨੀ ਪੰਜ ਵਿੱਚ  
ਨਵ ਸਮੇਂ ਦਾ ਡਿਵੈਲਪਮੈਂਟ।

ਉਪਰੋਕਤ ਵਿੱਚੋਂ ਕਾਨੀ ਉੱਚ ਮਾਹਿਰੀਆਂ ਨਾਲੋਂ ਯੂਜ਼ਰ ਤੁਹਾਨੂੰ ਅਨੁਮਾਨ  
ਫਾਇਰ ਕਰਨ ਵਾਲੀ ਡਿਵੈਲਪਮੈਂਟ ਦਾ ਉਪ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ: (ਓ. ਐੱਸ.) ਸੀ ਦੇ ਤਹਿਤ ਵਿੱਚ 5/12/24  
ਦੇ ਪੁੱਰ ਪੀਐਨ ਸ਼ਿਫਾ। ਜੋ ਉੱਚ ਫਾਇਰ ਕਰਨ ਵਾਲੀ ਪ੍ਰੋ. ਅਤੇ ਪ੍ਰੋ. ਨਵ ਦੀ ਵੇ ਕਰਨੀਆਂ  
ਦਾ ਸ਼ਿਫਾ ਵਿੱਚੋਂ ਉੱਚ ਕੋਈ ਸੰਪਰਕ ਨਹੀਂ ਤੋਂ ਕਾਂ ਅੰਦਰੂਨੀ ਵੇ-ਆਉਟ  
ਪਦਾਰ ਮਨੁੱਖੀ ਦੇ ਉੱਚ STP ਪ੍ਰੋ. ਵਿੱਚੋਂ ਕੋਈਆਂ ਤੋਂ ਉੱਚ ਤੋਂ ਉੱਚ ਕੋਈ ਉੱਚ  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ (ਕੋਈ ਕੋਈ)।  
Promoter ਦੇ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ STP ਦੇ revealed ਕੋਈ ਕੋਈ ਕੋਈ  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ  
outlet ਕੋਈ ਕੋਈ ਕੋਈ (ਕੋਈ ਕੋਈ)। ਜੋ ਉੱਚ ਕੋਈ ਕੋਈ STP ਦੀ ਸਹਾਇ ਵਿੱਚ  
ਕੋਈ under ground ਵਿੱਚੋਂ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਤੋਂ 1000-1200ft  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ (ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ)  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ promoter ਦੇ lease ਕੋਈ  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ (ਕੋਈ ਕੋਈ)

ਫਾਇਰ ਕਰਨ ਵਾਲੀ ਤੋਂ ਪ੍ਰੋਜੈਕਟ drain ਤੋਂ ਕੋਈ ਕੋਈ  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਤੋਂ ਕੋਈ drain ਵਿੱਚੋਂ ਕੋਈ ਕੋਈ outlet ਕੋਈ  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ

ਕੋਈ ਤੋਂ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ  
Promoter ਦੇ ਅੰਦਰੂਨੀ ਵੇ-ਆਉਟ ਪਦਾਰ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ  
ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ STP ਦੀ ਸਹਾਇ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ

ਉੱਚ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ ਕੋਈ

ਕੋਈ ਕੋਈ ਕੋਈ

SD/PH,

DE (PH) away

LA | LO

5/12/24

5/12/24

DE/PH/LO/MA  
Lo Rep  
98/  
5/12/24

TRUE COPY //


## ANNEXURE R-5

**BATHINDA DEVELOPMENT AUTHORITY, BATHINDA**

**SUBJECT:** P.H.Field Report regarding Farid Enclave Colony Fdk (OA 665 of 2023 in Hon. NGT) [as per field visit dated **05.12.2024**]

1. Farid enclave colony consist of PH1 & PH2 which do not have any bifurcation on site.
2. STP is installed in PH-1 of the colony as per site & the approved layout plan.
3. STP on site is not running due to the non-availability of power connection on site.
4. The work of laying pipeline for discharge of treated water of STP into parks has been completed as per the promoter & the outlets for the same can be seen in the parks **(Photo Attached)**
5. Sewage of the colony has been collected in an underground tank at the site of STP, which is then pumped into a land (with plantation on land) which 1000-1200 ft. away from the colony and the aforesaid land has been taken on lease by the promoter. **(Copy of deed attached)**
6. There are many establishments between Farid Enclave Colony and the langeana drain and an outlet is visible in the drain, but it cannot be ascertained to which establishment that outlet has been connected. Report regarding the same should be obtained from the drainage deptt. concerned.
7. The sewer of shahi haveli is connected with the sewer of colony as it is a part of approved layout of colony (PH-II).



 **Note cam lite**

Address : Faridkot, Faridkot,  
151203, Punjab, India

Latitude : 30.643946°

Longitude : 74.771623°

Altitude : 208.2 meter

Date : 12/05/2024 11:04 AM

Accuracy : 0.79 meter

Note : FE PH-1 STP



**Note cam lite**

Address : Faridkot, Faridkot,  
151203, Punjab, India

Latitude : 30.643992°

Longitude : 74.773832°

Altitude : 206.89 meter

Date : 12/05/2024 12:07 PM

Accuracy : 1.02 meter

Note : FE PH-1 Outlet 2

Bathinda Development Authority, Bathinda

**Subject: Regarding Farid Enclave Phase 1 and Phase 2  
Kotkapura Road, District Faridkot**

In regard to the above subject, the Hon'ble Additional Chief Administrator, on dated 1/9/2023, has given orders to jointly check the spot of subject mentioned site, in regard to which, in the presence of Divisional Engineer (JS), the spot of the above colony was checked. On the spot, none of the promoter colonizer was present. Regarding various complaints of the colony, the present people available in the field, have informed, in regard to which, the report related to complaints regarding JS Wing (Sr.No.8, 10 & 3), is as under:-

- 1- The water supply is being given to the colony through pipe after boring near Sirhind/ Rajasthan Feeder, which is being given supply through OHSR by storing into dig of the colony. But there is no such tube well is installed in the colony and OHSR also does not seem in running condition.
- 2- On the spot, STP site was found locked. This site is in very bad condition on the spot and it is seen that it is closed for a long time. According to the colony residents, untreated waste of sewer is being disposed off into plots adjacent to STP site.
- 3- In regard to rainy water, there is no such road gully has been made in surroundings of the road and in this connection any Recharging well seems to be constructed. Apart from this, whether the provision regarding road gully/ Recharging well, was given at the time of awarding estimate/ service plan or not, there is no such record available in regard.

The above spot report related to JS Wing is presented to you for further necessary action.

SDE (PH) Sd/-

DE (PH) Sd/-

Certified that this is true & correct  
Translation in English of the original  
in Punjabi/Hindi produced before me.

Entered at Serial No. 726

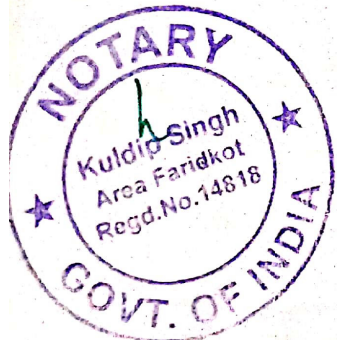
Date... 11-9-2024

Kuldip Singh  
Advocate  
Notary Public  
Faridkot

11 SEP 2024

Self Attested  
Nirmal Singh  
11-09-2024

// TRUE COPY //



ਸ੍ਰੀ ਪ੍ਰਦੀਪ ਕੁਮਾਰ ਪੁੱਤਰ ਸ੍ਰੀ ਦਰਸ਼ਨ ਲਾਲ,  
ਮਾਰਫਤ ਬਾਬਾ ਫਰੀਦ ਕਲੋਨਾਈਜਰਸ ਬਾਬਾ ਫਰੀਦ ਇੰਨਕਲੇਵ,  
ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ।

ਸ੍ਰੀ ਸੰਜੀਵ ਕੁਮਾਰ ਪੁੱਤਰ ਸ੍ਰੀ ਹਰੀ ਚੰਦ,  
(ਮਿਸ: ਫਰੀਦ ਕਲੋਨਾਈਜਰਸ, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ)  
ਵਾਸੀ ਕਮਲਾ ਸਟਰੀਟ ਆਬੋਨ,  
ਬਜ਼ਾਰ ਫਰੀਦਕੋਟ।

ਪੱਤਰ ਨੰ: ਮੁ.ਪ੍ਰ.ਬੀ ਤੋਂ ਬਠਿੰਡਾ/2023/511/512  
ਮਿਤੀ 06/11/23

ਵਿਸ਼ਾ: ਫਰੀਦ ਇੰਨਕਲੇਵ ਫੇਜ਼-1 ਅਤੇ ਫੇਜ਼-2 ਫਰੀਦਕੋਟ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਕਲੋਨੀ ਦੇ ਸਬੰਧ ਵਿੱਚ ਫਰੀਦ ਇੰਨਕਲੇਵ ਵੈਲਫੇਅਰ ਸੁਸਾਇਟੀ, ਫਰੀਦ ਇੰਨਕਲੇਵ, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ ਵੱਲੋਂ ਦਿੱਤੀ ਸਿਫਤਿਆ ਦੇ ਮਦੋਨਜਰ ਦਫਤਰ ਵੱਲੋਂ ਵੀਲਡ ਸਟਾਫ ਪਾਸੋਂ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ, ਜੋ ਹੇਠ ਅਨੁਸਾਰ ਹੈ :-

ਲੜੀ ਨੰ:	ਸਿਫਤਿਆ	ਬੀ.ਟੀ.ਪੀ (ਫਰੀਦਕੋਟ) / ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ ਅਤੇ ਸਿਵਲ) / ਜੇ.ਈ (ਲਾਇਸੈਂਸਿੰਗ) ਦੀ ਰਿਪੋਰਟ
6	SCO 19 ਤੋਂ 24 ਅਤੇ ਪਲਾਟ ਨੰ: 101 ਦੇ ਵਿਚਕਾਰ ਸਰਵਿਸ ਲੇਨ (ਸਾਂਝਾ ਵਾਸਤਾ) ਤੇ ਕੀਤਾ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਾ ਫੁੜਵਾਇਆ ਜਾਵੇ ਜੀ।	ਜੇ.ਈ ਲਾਇਸੈਂਸਿੰਗ:- ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਐਸ.ਸੀ.ਓ 19 ਤੋਂ 24 ਅਤੇ ਪਲਾਟ ਨੰ: 101 ਦੇ ਵਿਚਕਾਰ ਜੋ ਸਰਵਿਸ ਲੇਨ ਹੈ, ਉਸ ਗਲੀ / ਸਰਵਿਸ ਲੇਨ ਨੂੰ ਗੇਟ ਲਗਾ ਕੇ ਸਮਾਨ / Kitchen ਦਾ ਸਮਾਨ ਰੱਖਣ ਲਈ ਵਰਤਿਆ ਜਾ ਰਿਹਾ ਹੈ, ਜਦਕਿ ਅਨੁਸਾਰ ਸਰਵਿਸ ਲੇਨ ਦੇ ਤੌਰ ਤੇ ਵਰਤਿਆ ਗਿਆ ਹੈ। ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸਿਵਲ):- ਸਰਵਿਸ ਲੇਨ ਗੇਟ ਲਗਾ ਕੇ ਬੰਦ ਕੀਤੀ ਹੋਈ ਹੈ।
7	ਪਲਾਟ ਨੰ: 101, 102 ਅਤੇ 103 ਨੂੰ ਵਪਾਰਕ ਜਗ੍ਹਾ ਦੇ ਤੌਰ ਤੇ ਵਰਤਣ ਬਾਰੇ ਸੀ.ਐਲ.ਯੂ ਦੀ ਰਾਖੀ ਦਿੱਤੀ ਜਾਵੇ।	ਜੇ.ਈ ਲਾਇਸੈਂਸਿੰਗ:- ਫਰੀਦ ਫੇਜ਼ 2 ਨਕਸ਼ੇ ਅਨੁਸਾਰ ਪਲਾਟ ਨੰ: 101 ਨੂੰ ਰਿਪੋਰਟ ਦੇ ਸਮਾਨ ਰੱਖਣ ਨਹੀਂ / ਰਸੋਈ ਆਦਿ ਲਈ ਵਰਤਿਆ ਜਾ ਰਿਹਾ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਪਲਾਟ ਨੰ: 102 ਅਤੇ ਨੰ: 103 ਨੂੰ ਅਲਗ ਤੋਂ ਚਾਰਦੀਵਾਰੀ ਕਰਕੇ ਨਾਲ ਲਗਦੇ ਡਸਟਨ ਹੋਟਲ ਦੇ ਨਾਲ ਅੱਲਗ ਤੋਂ ਵਰਤੋਂ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਜਦਕਿ ਇਹ ਪਲਾਟ ਨੰ: 102, 103 ਫੇਜ਼ 2 ਫਰੀਦ ਇੰਨਕਲੇਵ ਦਾ ਹਿੱਸਾ ਹਨ।
8	ਕਲੋਨੀ ਨੂੰ ਸਪਲਾਈ ਹੋਣ ਵਾਲੇ ਪਾਣੀ ਵਿੱਚ ਕਲੋਨੀ ਦੇ ਬਾਹਰੋਂ ਅਤੇ ਅੰਦਰੋਂ ਪ੍ਰਾਪਤ ਨਜ਼ਾਇਜ਼ ਕੂਟੈਕਸ਼ਨ ਬੰਦ ਕਰਵਾਏ ਜਾਣ ਜੀ।	ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ):- ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਕਲੋਨੀ ਨੂੰ ਪਾਣੀ ਦੀ ਸਪਲਾਈ ਸਰਹਿੰਦ / ਵਾਜਸਥਾਨ ਫੀਡਰ ਨੇੜੇ ਪਾਈਪ ਰਾਹੀਂ ਦਿੱਤੀ ਜਾ ਰਾਹੀ ਹੈ, ਜੋ ਕਿ ਕਲੋਨੀ ਵਿੱਚ ਬਣੇ ਡਿੱਗ ਵਿੱਚ ਸਟੋਰ ਕਰਕੇ ਓ.ਐਚ.ਐਸ.ਆਰ ਰਾਹੀਂ ਘਰਾਂ ਵਿੱਚ ਸਪਲਾਈ ਕੀਤੀ ਜਾ ਰਾਹੀ ਹੈ। ਪ੍ਰੰਤੂ ਕਲੋਨੀ ਵਿੱਚ ਕੋਈ ਵੀ ਟਿਊਬਲ ਆਦਿ ਨਹੀਂ ਲਗਾਇਆ ਜਾਪਦਾ ਅਤੇ ਓ.ਐਚ.ਐਸ.ਆਰ ਵੀ ਚਾਲੂ ਹਾਲਤ ਵਿੱਚ ਨਹੀਂ ਜਾਪਦਾ ਹੈ।
10	ਐਸ.ਟੀ.ਪੀ ਦਾ ਚਾਲੂ ਹਾਲਤ ਵਿੱਚ ਕਰਵਾਇਆ ਜਾਣ ਅਤੇ ਸੀਵਰਜ਼ ਦਾ ਅਊਟਲੈਟ ਦਾ ਸਹੀ ਪ੍ਰਬੰਧ ਕਰਵਾਇਆ ਜਾਵੇ।	ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ):- ਮੌਕੇ ਉੱਪਰ ਐਸ.ਟੀ.ਪੀ ਸਾਈਟ ਲੋੜ ਪਾਈ ਗਈ। ਇਹ ਸਾਈਟ ਮੌਕੇ ਉੱਪਰ ਬਹੁਤ ਖਸਤਾ ਹਾਲਤ ਵਿੱਚ ਹੈ, ਜਾਪਦਾ ਹੈ ਕਿ ਬਹੁਤ ਸਮੇਂ ਤੋਂ ਬੰਦ ਪਈ ਹੈ। ਕਲੋਨੀ ਵਾਸੀਆਂ ਅਨੁਸਾਰ ਸੀਵਰ ਦਾ untreated water ਐਸ.ਟੀ.ਪੀ ਸਾਈਟ ਦੇ ਸਾਹਮਣੇ ਪਲਾਟ ਵਿੱਚ ਇਸਪੱਤ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।
11	ਕਲੋਨੀ ਦੀਆਂ ਸੜਕਾਂ ਉੱਪਰ ਨਵੇਂ ਸਿੱਕੇ ਤੋਂ ਬੱਜਰੀ ਅਤੇ ਲੁੱਕ ਪਾ ਕੇ ਨਵੀਆਂ ਬਣਾਈਆਂ ਜਾਣ ਜੀ।	ਕਲੋਨੀ ਉੱਪਰ ਸੜਕਾਂ ਦੇ ਮੌਜੂਦਾ ਹਾਲਤ ਖਰਾਬ ਹੈ ਅਤੇ ਸੜਕਾਂ ਰੋਪਅਰ ਹੋਣ ਯੋਗ ਹਨ।
13	ਮੀਂਹ ਦੇ ਪਾਣੀ ਦੀ ਨਿਕਾਸੀ ਸਬੰਧੀ ਯੋਗ ਪ੍ਰਬੰਧ ਕਰਵਾ ਕੇ ਦਿੱਤੇ ਜਾਣ ਜੀ।	ਮੌਕੇ ਦੇ ਪਾਣੀ ਸਬੰਧੀ ਕਲੋਨੀ ਵਿੱਚ ਸੜਕਾਂ ਦੇ ਆਸ-ਪਾਸੇ ਕੋਈ ਵੀ Road Gully ਬਣੀ ਨਹੀਂ ਜਾਪਦੀ ਅਤੇ ਨਾ ਹੀ ਇਸ ਸਬੰਧੀ ਕੋਈ Recharging well ਬਣਿਆ ਜਾਪਦਾ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ Flood Gully / Recharging well ਸਬੰਧੀ ਪਤਾ-ਪਤਾ ਤਖ਼ਤੀਨ / Service Plan ਪ੍ਰਵਾਨ ਕਰਨ ਵੇਲੇ ਦਿੱਤੀ ਗਈ ਸੀ ਜਾਂ ਨਹੀਂ ਬਾਰੇ ਕੋਈ ਰਿਕਾਰਡ ਮੌਜੂਦ ਨਹੀਂ ਹੈ।
14	ਸਾਡੀ ਕਲੋਨੀ ਵਿੱਚ ਸੜਕਾਂ ਦੇ ਨਾਲ ਟੋਮ ਵਾਲ ਬਣਵਾਈ ਜਾਵੇ ਜੀ।	ਕਲੋਨੀ ਵਿੱਚ ਸੜਕਾਂ ਦੇ ਆਸ-ਪਾਸੇ ਟੋਮਵਾਲ / ਕਰਚ ਨਹੀਂ ਲਗੇ ਹਨ।

ਲਿਹਾਜ਼ਾ ਆਪ ਨੂੰ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਉਕਤ ਰਿਪੋਰਟ ਦੇ ਅਨੁਸਾਰ ਪਾਣੀਆਂ ਰਾਈਆਂ ਤਵਟੀਆ ਨੂੰ ਤੁਰੰਤ ਦੂਰ ਕਰਦੇ ਹੋਏ ਲਿਖਤੀ ਰੂਪ ਵਿੱਚ ਆਪਣਾ ਕਮਪਲੀਕਸ਼ਨ ਸਿੱਕੇ ਪੱਧਰ ਤੇ ਦਫਤਰ ਹਾਜ਼ਰ ਹੋਕੇ ਨਿਮਨਹਸਤਾਖਰ ਪਾਸ ਮਿਤੀ: 09.11.2023 ਤੱਕ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ ਇਸ ਦੇ ਨਾਲ ਹੀ ਪਾਣੀ ਦੀ ਕੋਨਟੈਨਰ ਅਤੇ ਆਸੇ ਪਦੇ ਪਲਾਟਾਂ ਦੀ ਸਫਾਈ ਕਰਵਾਈ ਜਾਵੇ।

Issued Under  
R.T.I Act 2005  
PIO, BDA Bathinda

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,  
ਬੀਡੀਏ, ਬਠਿੰਡਾ।

TRUE COPY

## BATHINDA DEVELOPMENT AUTHORITY, BATHINDA

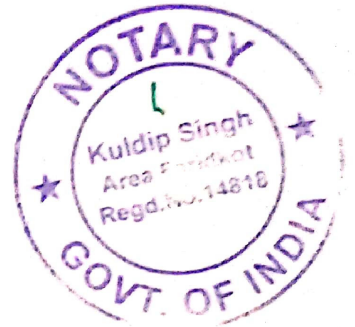
B.D.A. Complex, Bhagu Road, Bathinda

Sh.Pradeep Kumar s/o Sh.Darshan Lal  
Through Baba Farid Colonizers Baba Farid Enclave  
Kotkapura Road, Faridkot

Sh.Sanjeev Kumar s/o Sh.Hari Chand,  
(M/s:Farid Colonizers, Kotkapura Road, Faridkot)  
R/o Kamla Street Line,  
Bazar, Faridkot

Letter No.C:A:/B.D.A./Bathinda/2023/511/512

Dated 06/11/23

**Subject: Regarding Farid Enclave Phase-1 and Phase-2 Faridkot**

Under the above subject in regard to the colony, in view of the complaints given by Farid Enclave Welfare Society, Farid Enclave, Kotkapura Road, Faridkot, the office has received report from the field staff, which is as under: -

S. No.	Complaint	Report of D.T.P (Faridkot)/ Divisional Engineer (JS and Civil)/ J.E. (Licensing)
6	Illegal possession done on service lane (common path) in between SCO 19 to 24 and Plot No.101, may be got released.	J.E. Licensing:- As per report, the service lane, in between SCO 19 to 24 and Plot No.101, by installing gate to that street/ service lane, is being used to keep goods/ kitchen goods, whereas as per the map, it is shown as service lane.  Divisional Engineer (Civil):  Service lane is closed by putting a gate.
7	Copy of C.L.U. may be given for using Plot No.101, 102 and 103 as a commercial place	J.E. Licensing: - Farid Phase 2, as per map, Plot No.101 is being used to keep the goods of resort/ kitchen etc. Apart from this, by constructing boundary of Plot No.102 and Plot No.103 separately, is being used separately with Dustan Hotel, whereas Plot No.102, 103 are part of Phase 2 Farid Enclave.

Self Attested

Nirmal Singh  
11-09-2024

8	Out of the water supplied to the colony, external and internal obtained illegal connections, may be closed.	Divisional Engineer (JS): As per report, the water supply is being given to the colony through pipe near Sirhind/Rajasthan Feeder, which is after being stored into dig built in the colony, through O.H.S.R. supply is being given to the houses. But it is does not seem to install any tube well within the colony and O.H.S.R., also does not seem into running condition.
10	STP may be done in operational condition and the flow of sewerage outlet may be done correctly.	Divisional Engineer (JS): On the spot, STP site was found locked. This site, is in very bad condition on the spot, it seems, that it is closed for a long time. As per the colony residents, untreated water of sewer is being disposed off into plot adjacent to STP site.
11	By putting bajri and luk afresh on the roads of the colony, may be construction new.	In the colony, present condition of the roads are very bad and the roads are worth repairing.
13	Necessary arrangements made be got done for the sanitation of rainy water	In regard to sanitation of rainy water in the colony, there does not seem any Road Gully in surrounding of the road and also none of the recharging well seems to be constructed in regard. Apart from this whether the provision regarding Road Gully/ Recharging Well was given at the time of Estimate/ Service Plan or not, there is no such record available in this regard.
14	In the entire colony, toe wall may be constructed along with the roads.	In the surroundings of road of the colony, toe wall/ curve are not installed.

Therefore, you are written that by removing the irregularities found in accordance with the above report immediately, your clarification in writing may be presented by appearing personally into this office to the undersigned till dated 09.11.2023. Along with this, the maintenance of parks and cleaning of vacant plots, may be got done.

Entered at Serial No. 724  
Date...11-9-2024

Sd/-

Chief Administrator,  
BDA, Bathinda

Certified that this is true & correct  
Translation in English of the original  
in Punjabi/Hindi produced before me.

Kuldip Singh  
Advocate  
Notary Public  
Faridkot

11 SEP 2024

Self Attested

Nirmal Singh

11-09-2024

TRUE COPY//



# ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਬਠਿੰਡਾ

ਬੀ.ਡੀ.ਏ ਕੰਪਲੈਕਸ, ਭਾਗੂ ਰੋਡ, ਬਠਿੰਡਾ

ਵੱਲ,

62

ANNEXURE R-8

ਸ੍ਰੀ ਪ੍ਰਦੀਪ ਕੁਮਾਰ ਪੁੱਤਰ ਸ੍ਰੀ ਦਰਸਨ ਲਾਲ,  
ਮਾਂਰਫਤ ਬਾਬਾ ਫਰੀਦ ਕਲੋਨਾਈਜਰਜ਼ ਬਾਬਾ ਫਰੀਦ ਇਨਕਲਵ,  
ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ।

ਸ੍ਰੀ ਸੰਜੀਵ ਕੁਮਾਰ ਪੁੱਤਰ ਸ੍ਰੀ ਹਰੀ ਚੰਦ,  
(ਮੈਸ: ਫਰੀਦ ਕਲੋਨਾਈਜਰਜ਼, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ।  
ਵਾਸੀ ਕਮਲਾ ਸਟਰੀਟ ਲਾਈਨ,  
ਬਜਾਰ, ਫਰੀਦਕੋਟ।

ਪੱਤਰ ਨੰ: ਮੁ.ਪ੍ਰ./ਬੀ.ਡੀ.ਏ./ਬਠਿੰਡਾ/2023/ 16-17  
ਮਿਤੀ: 2/1/24

ਵਿਸ਼ਾ: ਫਰੀਦ ਇਨਕਲੇਵ ਫੇਜ਼-1 ਅਤੇ ਫੇਜ਼-2 ਫਰੀਦਕੋਟ ਸਬੰਧੀ।

ਹਵਾਲਾ: ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 511-512 ਮਿਤੀ: 06.11.2023 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਕਲੋਨੀ ਦੇ ਸਬੰਧ ਵਿੱਚ ਫਰੀਦ ਇਨਕਲੇਵ ਵੈਲਫੇਅਰ ਸੁਸਾਇਟੀ, ਫਰੀਦ ਇਨਕਲੇਵ, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ ਵੱਲੋਂ ਦਿੱਤੀ ਸਿਫਾਰਿਸ਼ਾਂ ਦੇ ਮੱਦੇਨਜ਼ਰ ਦਫਤਰ ਵੱਲੋਂ ਫੀਲਡ ਸਟਾਫ ਪਾਸੋਂ ਰਿਪੋਰਟ ਦੇ ਮੱਦੇ ਨਜ਼ਰ ਹਵਾਲੇ ਅਧੀਨ ਰਾਹੀਂ ਆਪ ਨੂੰ ਲਿਖਿਆ ਗਿਆ ਸੀ ਕਿ ਫੀਲਡ ਸਟਾਫ ਦੀਆਂ ਰਿਪੋਰਟਾਂ ਦੇ ਅਨੁਸਾਰ ਪਾਈਆਂ ਗਈਆਂ ਤਰੁਟੀਆਂ ਨੂੰ ਤੁਰੰਤ ਦੂਰ ਕਰਦੇ ਹੋਏ ਲਿਖਤੀ ਰੂਪ ਵਿੱਚ ਆਪਣਾ ਸਪਸ਼ਟੀਕਰਨ ਨਿੱਜੀ ਪੱਧਰ ਤੇ ਦਫਤਰ ਹਾਜ਼ਰ ਹੋਕੇ ਨਿਮਨਹਸਤਾਖਰ ਪਾਸ ਮਿਤੀ: 09.11.2023 ਤੱਕ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ। ਪੁੱਤੂ ਆਪ ਜੀ ਵੱਲੋਂ ਅਜ ਤੱਕ ਕੋਈ ਵੀ ਸਪਸ਼ਟੀਕਰਨ ਪੇਸ਼ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ।

ਇਸ ਲਈ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਜੀ ਵੱਲੋਂ ਮੁੱਖ ਪ੍ਰਾਪਤ ਹੁਕਮਾਂ ਦੇ ਮੱਦੇਨਜ਼ਰ ਆਪ ਨੂੰ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਹੇਠ ਦਰਸਾਈਆਂ ਸਿਫਾਰਿਸ਼ਾਂ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਦੇ ਸਬੰਧ ਵਿੱਚ ਪਾਈਆਂ ਗਈਆਂ ਤਰੁਟੀਆਂ ਨੂੰ ਤੁਰੰਤ ਦੂਰ ਕਰਦੇ ਹੋਏ ਆਪਣਾ ਸਪਸ਼ਟੀਕਰਨ ਇਸ ਦਫਤਰ ਵਿੱਚ ਜਲਦ ਤੋਂ ਜਲਦ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ:-

ਲੜੀ ਨੰ:	ਸਿਫਾਰਿਸ਼	ਡੀ.ਟੀ.ਪੀ (ਫਰੀਦਕੋਟ) / ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ ਅਤੇ ਸਿਵਲ) / ਜੇ.ਈ (ਲਾਇਸੈਂਸਿੰਗ) ਦੀ ਰਿਪੋਰਟ
5	SCO 19 ਤੋਂ 24 ਦੇ ਸਾਹਮਣੇ ਪਾਰਕ ਅਤੇ ਪਾਰਕਿੰਗ ਤੇ ਕੀਤਾ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਾ ਖਤਮ ਕਰਵਾਇਆ ਜਾਵੇ ਜੀ।	ਜੇ.ਈ ਲਾਇਸੈਂਸਿੰਗ:- ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਦੋ ਸਾਹਮਣੇ ਵਾਲੇ ਪਾਰਕ ਅਤੇ ਪਾਰਕਿੰਗ ਦੀ ਜਗ੍ਹਾ ਨੂੰ ਮੌਕੇ ਉਪਰ ਕਮਰਸ਼ਿਲ ਪਰਪਜ ਲਈ Shed ਪਾਕੇ ਰਿਜੋਰਟ ਲਈ ਵਰਤੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ ਇਸ ਜਗ੍ਹਾ ਤੇ ਮੌਕੇ ਤੋਂ ਇੱਕ ਹਿੱਸੇ ਵਿੱਚ ਬਾਥਰੂਮ ਬਣੇ ਹਨ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਐਸ.ਸੀ.ਓ ਨੰ: 24 ਦੇ ਨਾਲ Toilet / Bathroom ਲਈ ਪ੍ਰਵਾਨਿਤ ਨਕਸ਼ੇ ਅਨੁਸਾਰ ਜੋ ਜਗ੍ਹਾ ਛੱਡੀ ਹੈ, ਉਸ ਨੂੰ ਰਿਜੋਰਟ ਦੇ ਵਿੱਚ ਵੀ ਵਰਤੋਂ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।
6	SCO 19 ਤੋਂ 24 ਅਤੇ ਪਲਾਟ ਨੰ: 101 ਦੇ ਵਿਚਕਾਰ ਸਰਵਿਸ ਲੈਨ (ਸਾਝ ਰਸਤਾ) ਤੇ ਕੀਤਾ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਾ ਛੁਡਵਾਇਆ ਜਾਵੇ ਜੀ।	ਜੇ.ਈ ਲਾਇਸੈਂਸਿੰਗ:- ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਐਸ.ਸੀ.ਓ 19 ਤੋਂ 24 ਅਤੇ ਪਲਾਟ ਨੰ: 101 ਦੇ ਵਿਚਕਾਰ ਜੋ ਸਰਵਿਸ ਲੈਨ ਹੈ, ਉਸ ਗਲੀ / ਸਰਵਿਸ ਲੈਨ ਨੂੰ ਗੇਟ ਲਗਾ ਕੇ ਸਮਾਨ / Kitchen ਦਾ ਸਮਾਨ ਰੱਖਣ ਲਈ ਵਰਤਿਆ ਜਾ ਰਿਹਾ ਹੈ, ਜਦ ਕਿ ਨਕਸ਼ੇ ਅਨੁਸਾਰ ਸਰਵਿਸ ਲੈਨ ਦੇ ਤੌਰ ਤੇ ਦਿਖਾਇਆ ਗਿਆ ਹੈ। ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸਿਵਲ):- ਸਰਵਿਸ ਲੈਨ ਗੇਟ ਲਗਾ ਕੇ ਬੰਦ ਕੀਤੀ ਹੋਈ ਹੈ।
7	ਪਲਾਟ ਨੰ: 101, 102 ਅਤੇ 103 ਨੂੰ ਵਪਾਰਕ ਜਗ੍ਹਾ ਦੇ ਤੌਰ ਤੇ ਵਰਤਣ ਬਾਰੇ ਸੀ.ਐਲ.ਯੂ ਦੀ ਕਾਪੀ ਦਿੱਤੀ ਜਾਵੇ	ਜੇ.ਈ ਲਾਇਸੈਂਸਿੰਗ:- ਫਰੀਦ ਫੇਜ਼ 2 ਨਕਸ਼ੇ ਅਨੁਸਾਰ ਪਲਾਟ ਨੰ: 101 ਨੂੰ ਰਿਜੋਰਟ ਦੇ ਸਮਾਨ ਰੱਖਣ ਲਈ / ਰਸੋਈ ਆਦਿ ਲਈ ਵਰਤਿਆ ਜਾ ਰਿਹਾ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਪਲਾਟ ਨੰ: 102 ਅਤੇ ਨੰ: 103 ਨੂੰ ਅਲਗ ਤੋਂ ਚਾਰਦੀਵਾਰੀ ਕਰਕੇ ਨਾਲ ਲਗਦੇ ਡਸਟਨ ਹੋਟਲ ਦੇ ਨਾਲ ਅੱਲਗ ਤੋਂ ਵਰਤੋਂ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਜਦਕਿ ਇਹ ਪਲਾਟ ਨੰ: 102, 103 ਫੇਜ਼ 2 ਫਰੀਦ ਇਨਕਲੇਵ ਦਾ ਹਿੱਸਾ ਹਨ।
8	ਕਲੋਨੀ ਨੂੰ ਸਪਲਾਈ ਹੋਣ ਵਾਲੇ ਪਾਣੀ ਵਿੱਚੋਂ ਕਲੋਨੀ ਦੇ ਬਾਹਰੋਂ ਅਤੇ ਅੰਦਰੋਂ ਪ੍ਰਾਪਤ ਨਜ਼ਾਇਜ਼ ਕੁਨੈਕਸ਼ਨ ਬੰਦ ਕਰਵਾਏ ਜਾਣ ਜੀ।	ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ):- ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਕਲੋਨੀ ਨੂੰ ਪਾਣੀ ਦੀ ਸਪਲਾਈ ਸਰਹਿੰਦ / ਰਾਜਸਥਾਨ ਫੀਡਰ ਨੇੜੇ ਪਾਈਪ ਰਾਹੀਂ ਦਿੱਤੀ ਜਾ ਰਾਹੀ ਹੈ, ਜੋ ਕਿ ਕਲੋਨੀ ਵਿੱਚ ਬਣੇ ਡਿੰਗ ਵਿੱਚ ਸਟੋਰ ਕਰਕੇ ਓ.ਐਚ.ਐਸ.ਆਰ ਰਾਹੀਂ ਘਰਾਂ ਵਿੱਚ ਸਪਲਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਪੁੱਤੂ ਕਲੋਨੀ ਵਿੱਚ ਕੋਈ ਵੀ ਟਿਊਬਲ ਆਦਿ ਨਹੀਂ ਲਗਾਇਆ ਜਾਪਦਾ ਅਤੇ ਓ.ਐਚ.ਐਸ.ਆਰ ਵੀ ਚਾਲੂ ਹਾਲਤ ਵਿੱਚ ਨਹੀਂ ਜਾਪਦਾ ਹੈ।
9	ਐਸ.ਟੀ.ਪੀ ਚਾਲੂ ਹਾਲਤ ਵਿੱਚ ਕਰਵਾਇਆ ਜਾਵੇ ਅਤੇ ਸੀਵਰੇਜ ਦੇ ਆਊਟਲੈੱਟ ਦਾ ਸਹੀ ਪ੍ਰਬੰਧ ਕਰਵਾਇਆ ਜਾਵੇ	ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ):- ਮੌਕੇ ਉਪਰ ਐਸ.ਟੀ.ਪੀ ਸਾਈਟ ਲੋਕ ਪਾਈ ਗਈ। ਇਹ ਸਾਈਟ ਮੌਕੇ ਉਪਰ ਬਹੁਤ ਖਸਤਾ ਹਾਲਤ ਵਿੱਚ ਹੈ, ਜਾਪਦਾ ਹੈ ਕਿ ਬਹੁਤ ਸਮੇਂ ਤੋਂ ਬੰਦ ਪਈ ਹੈ। ਕਲੋਨੀ ਵਾਸੀਆਂ ਅਨੁਸਾਰ ਸੀਵਰ ਦਾ untreated water ਐਸ.ਟੀ.ਪੀ ਸਾਈਟ ਦੇ ਸਾਹਮਣੇ ਪਲਾਟ ਵਿੱਚ ਡਿਸਪੋਜ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।
10	ਕਲੋਨੀ ਦੀਆਂ ਸਤਕਾ ਉਪਰ ਨਵੇਂ ਸਿਰੇ ਤੋਂ ਬੰਦੀ ਅਤੇ ਲੁੱਕ ਪਾ ਕੇ ਨਵੀਆਂ ਬਣਾਈਆਂ ਜਾਣ ਸੀ।	ਕਲੋਨੀ ਉਪਰ ਸਤਕਾ ਦੀ ਮੌਜੂਦਾ ਹਾਲਤ ਖਰਾਬ ਹੈ ਅਤੇ ਸਤਕਾ ਰਿਪੇਅਰ ਹੋਣ ਯੋਗ ਹਨ।
11	ਪਾਰਕ ਦੀ ਮੈਨਟੇਨੈਂਸ ਕਰਵਾਈ ਜਾਵੇ ਜੀ	
12	ਮੀਂਹ ਦੇ ਪਾਣੀ ਦੀ ਨਿਕਾਸੀ ਸਬੰਧੀ ਯੋਗ ਪ੍ਰਬੰਧ ਕਰਵਾ ਕੇ ਦਿੱਤੇ ਜਾਣ ਜੀ	ਮੀਂਹ ਦੇ ਪਾਣੀ ਸਬੰਧੀ ਕਲੋਨੀ ਵਿੱਚ ਕੋਈ ਵੀ Road Gully ਬਣੀ ਨਹੀਂ ਜਾਪਦੀ ਅਤੇ Recharging well ਸਬੰਧੀ ਪਰਵੀਜ਼ਨ ਤਥਮੀਨੇ / Service Plan ਪ੍ਰਵਾਨ ਕਰਨ ਵੇਲੇ ਦਿੱਤੀ ਗਈ ਸੀ ਜਾਂ ਨਹੀਂ ਬਾਰੇ ਕੋਈ ਰਿਕਾਰਡ ਮੌਜੂਦ ਨਹੀਂ ਹੈ।
13	ਸਾਰੇ ਕਲੋਨੀ ਵਿੱਚ ਸਤਕਾ ਦੇ ਸਿਰੇ ਟੋਪ ਵਾਲੇ ਬਣਵਾਏ ਜਾਣ ਜੀ	ਕਲੋਨੀ ਵਿੱਚ ਸਤਕਾ ਦੇ ਆਸੇ-ਪਾਸੇ ਟੋਪਵਾਲ / ਕਰਬ ਨਹੀਂ ਲਗੇ ਹਨ।

Issued Under  
R.T.I Act 2005  
PIO, BDA Bathinda

/// TRUE COPY ///

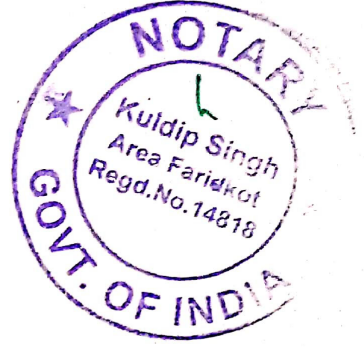
ਦਫ਼ਤਰ  
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,  
ਬਠਿੰਡਾ, ਬਠਿੰਡਾ

**BATHINDA DEVELOPMENT AUTHORITY, BATHINDA**  
**B.D.A. Complex, Bhagu Road, Bathinda**

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Sh.Pradeep Kumar s/o Sh.Darshan Lal  
 Through Baba Farid Colonizers Baba Farid Enclave  
 Kotkapura Road, Faridkot

Sh.Sanjeev Kumar s/o Sh.Hari Chand,  
 (M/s:Farid Colonizers, Kotkapura Road, Faridkot)  
 R/o Kamla Street Line,  
 Bazar, Faridkot



Letter No.C:A:/B.D.A./Bathinda/2023/16-17

Dated 2/1/24

Subject: Regarding Farid Enclave Phase-1 and Phase-2 Faridkot

Ref.: Regarding this office Letter No.511-512 dated;  
 06.11.2023

Under the above subject regarding the colony, in view of complaints given by Farid Enclave Welfare Society, Farid Enclave, Kotkapura Road, Faridkot, the office in view of report from the field staff, vide letter under reference, you were written that in accordance with the reports of the field staff, by removing the irregularities found, present your clarification in writing by appearing personally to this office to the undersigned on dated 09.11.2023. But you have not presented any clarification till date.

Therefore, the competent officer, in view of the orders received again, you are written that by removing the irregularities found in accordance with the above report immediately, your clarification in writing may be presented by appearing personally into this office to the undersigned as soon as possible.

S. No.	Complaint	Report of D.T.P (Faridkot)/ Divisional Engineer (JS and Civil)/ J.E. (Licensing)
5	Illegal possession done on park and parking in front of SCO 19 to 24 may be removed.	J.E. Licensing:- As per report, on the spot, the place facing park and parking is being used for commercial purpose by constructing shed for resort and on the place, on the spot on one part of it, bathrooms are constructed. Apart from this, along with SCO No.24, approved place left for Toilet/ Bathroom as per map, that is being used within the resort.

*Self attested*  
*Nirmal Singh*  
 11-09-2024

6	Illegal possession done on service lane (common path) in between SCO 19 to 24 and Plot No.101, may be got released.	J.E. Licensing:- As per report, the service lane, in between SCO 19 to 24 and Plot No.101, by installing gate to that street/ service lane, is being used to keep goods/ kitchen goods, whereas as per the map, it is shown as service lane.  Divisional Engineer (Civil): Service lane is closed by putting a gate.
7	Copy of C.L.U. may be given for using Plot No.101, 102 and 103 as a commercial place	J.E. Licensing: - Farid Phase 2, as per map, Plot No.101 is being used to keep the goods of resort/ kitchen etc. Apart from this, by constructing boundary of Plot No.102 and Plot No.103 separately, is being used separately with Dustan Hotel, whereas Plot No.102, 103 are part of Phase 2 Farid Enclave.
8	Out of the water supplied to the colony, external and internal obtained illegal connections, may be closed.	Divisional Engineer (JS): As per report, the water supply is being given to the colony through pipe near Sirhind/ Rajasthan Feeder, which is after being stored into dig built in the colony, through O.H.S.R. supply is being given to the houses. But it is does not seem to install any tube well within the colony and O.H.S.R., also does not seem into running condition.
10	STP may be done in operational condition and the flow of sewerage outlet may be done correctly.	Divisional Engineer (JS): On the spot, STP site was found locked. This site, is in very bad condition on the spot, it seems, that it is closed for a long time. As per the colony residents, untreated water of sewer is being disposed off into plot adjacent to STP site.
11	By putting bajri and luk afresh on the roads of the colony, may be construction new.	In the colony, present condition of the roads are very bad and the roads are worth repairing.
12	Maintenance of parks may be got done	
13	Necessary arrangements made be got done for the sanitation of rainy water	In regard to sanitation of rainy water in the colony, there does not seem any Road Gully in surrounding of the road and also none of the recharging well seems to be constructed in regard. Apart from this whether the provision regarding Road Gully/ Recharging Well was given at the time of Estimate/ Service Plan or not, there is no such record available in this regard.
14	In the entire colony, toe wall may be constructed along with the roads.	In the surroundings of road of the colony, toe wall/ curve are not installed.

Entered at Serial No. 725

Date 11-9-2024

Certified that this is true & correct  
Translation in English of the original  
in Punjabi/Hindi produced before me.

Sd/-

Self Attested By  
Nirmal Singh

Kuldip Singh  
Advocate  
Notary Public  
Faridkot

Chief Administrator,  
BDA, Bathinda

11 SEP 2024

//TRUE COPY//





**Public notice**

It is hereby informed to all the general public that a development plan has been issued for the development of a residential colony named Farid Enclave Phase 2 (9.88 acres). 1773-DTP(F)CLA was issued on 10.12.2005. Now the company/firm/promoter has submitted a request to convert the school site in the approved layout of the colony into a community club , which is under consideration of this office. This office is hereby informed that if any person has any objections, they should file them in this office within 30 days from the date of publication of the notice. No objections received after the specified date will be entertained.

**Public notice**

It is hereby informed to all the general public that License No. 1773-DTP (F)CL-1 was issued on 10.12.2005 for development of residential colony named Farid Enclave Phase 2 (9.88 acres). Now the company/firm/promoter has submitted a counter-request to this office regarding conversion of the school site in the approved layout in the colony into a community club, which is under consideration of this office. Through this public notice, the general public is informed that if anyone has any objection in this regard, then it should be filed in this office within 30 days from the date of publication of the public notice. No objections received after the specified date will be entertained.



// TRUE COPY //

## ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਬਠਿੰਡਾ

ਬੀ.ਡੀ.ਏ ਕੰਪਲੈਕਸ, ਭਾਗੂ ਰੋਡ, ਬਠਿੰਡਾ

69

ਸ੍ਰੀ ਪ੍ਰਦੀਪ ਕੁਮਾਰ ਪੁੱਤਰ ਸ੍ਰੀ ਦਰਸ਼ਨ ਲਾਲ,  
ਮਾਰਫਤ ਬਾਬਾ ਫਰੀਦ ਕਲੋਨਾਈਜ਼ਰਜ਼ ਬਾਬਾ ਫਰੀਦ ਇੰਨਕਲੇਵ,  
ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ।

ਸ੍ਰੀ ਸੰਜੀਵ ਕੁਮਾਰ ਪੁੱਤਰ ਸ੍ਰੀ ਹਰੀ ਚੰਦ,  
(ਮੈਸ: ਫਰੀਦ ਕਲੋਨਾਈਜ਼ਰਜ਼, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ)  
ਵਾਸੀ ਕਮਲਾ ਸਟਰੀਟ ਲਾਈਨ,  
ਬਜਾਰ, ਫਰੀਦਕੋਟ।

ਪੱਤਰ ਨੰ: ਮੁ:ਪ:/ਬੀ.ਡੀ.ਏ./ਬਠਿੰਡਾ/2022/ 3239-40  
ਮਿਤੀ: 25/04/2023

ਵਿਸ਼ਾ: ਫਰੀਦ ਇੰਨਕਲੇਵ ਫੇਜ਼-1 ਅਤੇ ਫੇਜ਼-2 ਫਰੀਦਕੋਟ ਦਾ ਲੋ-ਆਉਟ ਪਲੈਨ ਰਿਵਾਇਜ਼ ਕਰਨ ਸਬੰਧੀ।

ਹਵਾਲਾ: ਫਰਮ ਦੇ ਹਿਸੇਦਾਰ ਦੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 06.09.2022 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਹਵਾਲੇ ਅਪੀਨ ਪ੍ਰਤੀ ਬੇਨਤੀ ਸਬੰਧ ਵਿੱਚ ਆਪ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਦਾ ਹੈ ਕਿ ਫਰੀਦ ਇੰਨਕਲੇਵ ਫੇਜ਼ 1 ਅਤੇ ਫੇਜ਼ 2 ਫਰੀਦਕੋਟ ਦੇ ਅਪਰੂਵਡ ਲੋ-ਆਉਟ ਵਿੱਚ ਸਕੂਲ ਵਾਲੀ ਸਾਈਟ ਨੂੰ ਕਲੱਬ ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਜੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖਿਆ ਸ਼ਰਤਾਂ ਦੇ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੈ:-

- 1) ਪ੍ਰਾਰਥੀ ਮੌਜੂਦਾ ਸਕੂਲ ਸਾਈਟ ਵਿੱਚ ਹੋਈ ਉਸਾਰੀ ਨੂੰ ਪੰਜਾਬ ਅਰਬਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2021 ਦੇ ਅਨੁਸਾਰ ਰੱਦੋਂ ਬਦਲ ਕਰਨ ਅਤੇ ਰੂਲਾਂ ਅਨੁਸਾਰ ਸੇਟਬੈਕਸ ਦੀ ਪੂਰਤੀ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
- 2) ਪ੍ਰਾਰਥੀ ਵਿਭਾਗ ਪਾਸੋਂ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਬਿਲਡਿੰਗ ਨੂੰ ਵਰਤੋਂ ਵਿੱਚ ਲਿਆਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
- 3) ਪ੍ਰਾਰਥੀ ਕਲੱਬ ਸਾਈਟ ਨੂੰ ਕੇਵਲ ਕਲੋਨੀ ਦੇ ਵਸਨੀਕਾਂ ਲਈ ਕਲੱਬ ਮੰਤਵ ਲਈ ਹੀ ਵਰਤਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
- 4) ਭਵਿੱਖ ਵਿੱਚ ਜੇਕਰ ਉਕਤ ਸਬੰਧੀ ਕੋਈ ਕੋਰਟ ਕ੍ਰੇਸ ਹੁੰਦਾ ਹੈ ਤਾਂ ਇਸ ਦੀ ਨਿਰੋਲ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ।
- 5) ਸਾਈਟ ਨਾ ਹੀ ਟਰਾਸਫਰ ਅਤੇ ਨਾ ਹੀ ਵੇਚੀ ਜਾ ਸਕਦੀ ਹੈ।
- 6) ਸਾਈਟ ਨੂੰ ਸਿਰਫ ਪਬਲਿਕ ਤੌਰ ਤੇ ਵਰਤੋਂ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।
- 7) ਜੇਕਰ ਭਵਿੱਖ ਵਿੱਚ ਉਕਤ ਸ਼ਰਤਾਂ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਬੀ.ਡੀ.ਏ ਕੋਲ ਅਧਿਕਾਰ ਹੋਵੇਗਾ ਕਿ ਲੋ-ਆਉਟ ਵਿੱਚ ਕੀਤੀ ਤਬਦੀਲੀ ਨੂੰ ਬਿਨ੍ਹਾ ਨੋਟਿਸ ਦਿੱਤੇ ਰੱਦ ਕਰ ਸਕਦੀ ਹੈ।
- 8) ਜੇਕਰ ਸਾਈਟ ਨਿਰਧਾਰਤ ਮੰਤਵ ਤੋਂ ਬਿਨ੍ਹਾ ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਵਰਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਬੀ.ਡੀ.ਏ ਕੋਲ ਅਧਿਕਾਰ ਹੋਵੇਗਾ ਕਿ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਪ੍ਰਾਪਤ ਕਰ ਸਕਦੀ ਹੈ ਅਤੇ ਪਾਪਰਾ ਐਕਟ ਤਹਿਤ ਦੰਡਿਤ ਢੀਕ ਰ ਸਕਦੀ ਹੈ।
- 9) ਉਪਰ ਦਰਸਾਏ ਮੰਤਵ ਨੂੰ ਪੂਰਾ ਕਰਨ ਲਈ ਅਥਾਰਟੀ ਵੱਲੋਂ ਭਵਿੱਖ ਵਿੱਚ ਕੋਈ ਹੋਰ ਸ਼ਰਤ ਵੀ ਲਗਾਈ ਜਾ ਸਕਦੀ ਹੈ।

ਨੱਥੀ: ਰਿਵਾਇਜ਼ ਲੋ-ਆਉਟ

2 ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,  
ਬੀ.ਡੀ.ਏ, ਬਠਿੰਡਾ।

Certified to be True/Photocopy  
Danyal S  
Acho Cate

## ANNEXURE R-10

Bathinda Development Authority, Bathinda

BDA Complex, Bhagu Road, Bathinda

To

Sh.Pradeep Kumar S/o Sh.Darshan Lal

C/o Baba Farid Colonizer,

Baba Farid Enclave, Kotkapura Road,

Faridkot.

2. Sh.Sanjeev Kumar son of Sh.Hari Chand  
(M/sBaba Farid Colonizer, Kotkapura Road,  
Faridkot) R/o Kamla Street Line,  
Bazaar, Faridkot.

Letter No.C.A.:/B.D.A./Bathinda/2023/3839-40

Dated; 25.04.2023

Subject: As regards revision of layout plan of  
Farid Enclave Phase-1 and Phase-2,  
District Faridkot.

Reference: Regarding application dated  
06.09.2022 of the partner/shareholder  
of the firm.

On the above captioned subject, it is  
hereby informed you in the application by the  
applicant under reference that the competent  
authority has granted approval as regards

changing school site into a club in the approved lay-out plan of Farid Enclave Phase-1 and Phase-2, District Faridkot on the basis of the following terms and conditions:-

1. The applicant shall be bound to make alteration in the construction raised in the school site as per the Punjab Urban Planning and Development Building Rules, 2021 and for fulfilling the setbacks as per rules.
2. The applicant shall be bound to use the building only after getting approved building plan from the department.
3. The applicant shall be bound to use the club site for the club purposes of the colony residents only.
4. If any court case should be filed in future pertaining to the above, then the applicant shall solely be responsible for the same.
5. Neither the site can be transferred nor it can be sold.

6. The site can be used only for public purposes.
7. If the abovementioned terms and conditions should be violated in future, then there shall be an authority with the B.D.A. that it can reject alteration made in the lay-out without any notice.
8. If the site shall be used for some other purpose other than the purpose prescribed for the same, then there shall be an authority with the B.D.A. that it can receive possession of the site and can also punish as per PAPRA Act.
9. For fulfilling the above mentioned motive, in future, the authority can also impose any other condition.

Encl: Revised Lay-Out

Sd/- Additional Chief Administrator  
B.D.A. Bathinda

Certified to be True Translated Copy



Advocate



//TRUE COPY//

CWP No. 5183 of 2024

## MEMO OF PARTIES

1. Farid Enclave welfare society through its President Nirmal Singh Chahal aged about 55 years S/o Daya Singh R/o House no.62, Farid enclave, Faridkot (Rural), Faridkot, Punjab 151203. Aadhar No. 2431 8842 6849 Mobile no. 9988300304

.....Petitioner

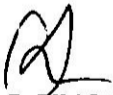
Versus

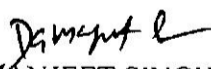
1. State of Punjab through Additional Secretary of Housing and Urban Development. *civil sett, Chandigarh*
2. Chief Administrator, PUDA, PUDA Bhavan, Sector-62 Mohali, SAS Nagar, Punjab.
3. Chief Administrator, Bathinda Development Authority (BDA), Room no. 102, First floor, PUDA Bhavan, Sector-62 Mohali, SAS Nagar, Punjab.
4. Additional Chief Administrator, Bathinda Development Authority (BDA), Room no. 201, PUDA/BDA Complex, Bhagu road, Phase-1, Bathinda.
5. Deputy Commissioner, Faridkot.
6. District Town Planner (DTP), Zila Parishad Complex, First floor, Faridkot.
7. Additional Deputy Commissioner, Faridkot.
8. Environment Engineer, Punjab Pollution Control Board, Bathinda


9. Sanjeev Kumar S/o Hari Chand M/s Farid Colonizer, Kotakpura Road, Faridkot R/o Kamla Street, Line Bazar, Faridkot.
10. Pardeep Kumar (Lucky Kataria) S/o Sh. Darshan Lal C/o Baba Farid Colonizer, Baba Farid Enclave, Kotakpura Road, Faridkot R/o House No. 220, Adarsh Nagar, Old Cantt. Road, Faridkot.
11. Aarsh Sachar S/o Not known, Shahi Haveli Hotel, Baba Farid Enclave, Kotakpura Road, Faridkot.
12. Anju Sachar W/o Aarsh Sachar, Shahi Haveli Hotel, Baba Farid Enclave, Kotakpura Road, Faridkot .

.Respondents

Chandigarh  
Dated: 19.02.2024

  
(ONKAR SINGH BATALVI)  
P-635-1995

  
(DAMANJEET SINGH BATALVI)  
PH230560 PH-3640-2022

  
(HARPREET SINGH SANDHU)  
P-1680-2022

Advocates  
Counsel for the Petitioner

Civil Writ Petition under Articles 226/227 of the Constitution of India for issuance of a writ in the nature of Mandamus for directing official respondents to take action against private respondent no 9 to 12 who have illegally converted school building into commercial hotel shahi Haveli, have also done illegal encroachment of common area of colony i.e Religious Building Plot no 101, Toilet near SCO No 24, Converted Street into Kitchen of Hotel Shahi Haveli Behind Sco no.19-24, Encroached upon land of water Tank and have built residential quarter of their caretaker, and have sold the land left for STP which is violation of approved plan and Mapand to direct official respondents to remove illegal encroachment done by private

respondents which are causing great hardships to petitioner.

Further operation of illegal hotel converted on school building be stayed, till the pendency of this writ petition.

Any other suitable writ, order or direction as this Hon'ble Court may deem fit and proper in the facts and circumstances of the present case be issued;

RESPECTFULLY SHOWETH:

1. That the petitioners are resident of state of Punjab and thus being citizen of India are entitled to invoke extraordinary writ jurisdiction of this Hon'ble Court by filing the present writ petition under Articles 226/227 of the Constitution of India.

2. That the colony residents of Farid Enclave Phase 1 & 2 formed a resident welfare

association named "Farid enclave welfare society" to manage the colony and got registered from general manager district industries according to the instructions and regulation of Punjab government. Copy of registration certificate dated 07.10.2022 is annexed herewith as **Annexure P-1**.

3. That as per the instructions, rules of PUDA and approved MAP in the Farid enclave kotakpura Rd, Faridkot the land left for the nursery school was given to the society named "Shri Balaji education society" on lease for 99 years dated 14.05.2012 from 14.05.2111 as per the terms of this lease a building was constructed here and a play way school named "Bachpan" was running. During COVID times the said school was closed.

4. That Private respondent no.9 and 10 who are colonizer moved an Alleged application to obtain permission to convert Bachpan school into a club. Copy of permission vide letter dated 25.04.2023 is annexed herewith as **Annexure P-2**. That petitioner also got to know private respondent formed other resident welfare society named as "Farid enclave resident welfare society" which does not include the residents of the colony and is neither registered as resident welfare association in the records of BDA, Bathinda Thereafter petitioner society has sent various letters and representation to official respondents for cancelling the wrongful permission (annexure P-2), it was also requested to remove the illegal encroachments made by the persons in the colony. Copy of representation dated 14.05.2023 is annexed herewith as **Annexure P-3**. It is pertinent to mention here that the

respondent BDA, Bathinda issued directions to stop the ongoing construction work to convert school into club vide letter dated 19.05.2023. Copy of letter directions dated 19.05.2023 is annexed herewith as **Annexure P-4**.

6. That even after the directions (Annexure P-4) construction of converting school into club was not stopped. Petitioners also informed about said violation of directions by giving representation dated 22.05.2023 with photographs. Copy of representation dated 22.05.2023 is annexed herewith as **Annexure P-5**. Despite submitting representation to official respondents no action was taken against said violation of directions. Due to inaction of official respondents, private respondent has completed construction of the club and has named it as his commercial hotel "Shahi Haveli club" illegally against the approved plan. Even according to the

permission letter given by official respondents (Annexure P-2) the said club was to be used only by the residents of the colony but the said hotel is made for public use and is used commercially and is booked for outsiders which is causing great nuisance to petitioner. As loud music is played during night hours and cars are parked in front of main gate of enclave which causes great inconvenience to residents.

7. That even as per the approved plan and map of colony there was the place for religious building at plot no.101, parking and park in front of SCO no.19 to 24 and service lane between plot no. 101 and behind SCO no.19 to 24, when plots were sold to the residents, but which has now been encroached by private respondents and is causing great inconvenience to petitioner. Copy of approved Map of colony is annexed herewith as **Annexure P-6.**

8. That even as per no objection certificate issued by Punjab Pollution Control Board to respondent colonizer there should be 7 kanal land each in phase 1 and phase 2 ie total 14 Kanals of Land for plantation development of green belt and STP but there is no land present for STP and plantation and no sewerage treatment machinery is present as per map and NOC, which is illegally sold by colonizer. Copy of NOC dated 23.08.2010 issued by Punjab pollution control board is annexed herewith as **Annexure P-7** colly. That all these acts of private respondents are causing problems to petitioner as basic sewage facility is not available to them because of respondents. Petitioner also submitted the representation to respondent BDA, Bathinda regarding 15 problems faced by colony residents

on 24.05.2023. Copy of representation dated 24.05.2023 is annexed herewith as **Annexure P-8**.

9. That thereafter respondent no.4 visited the spot. The action report was sent to petitioner. Copy of action report dated 06.06.2023 is annexed herewith as **Annexure P-9**. As per action report official respondent asked respondent no.6 to send a detailed report for solving point no.1 of representation Dated 24.05.2023 (Annexure P-8) and made 6-member committee including 3 members of society and 3 members who encroached various places in colony, to solve problems listed from point no.2 to 15 (Annexure P-8). Petitioner raised objection to this committee by giving representation dated 09.06.2023. Copy of Objection representation dated 09.06.2023 is annexed herewith as **Annexure P-10**. Every time when petitioner approached

official respondents the matter was delayed on pretext of seeking reports from different officials. Therefore, despite passage of time not even single issue faced by petitioner is solved.

Petitioners also sought information from official respondent no.3 and respondent no.6 under the RTI act, to provide the copy of application and other documents in which request was made to convert colony school into a club. That as per information received from both the respondents it is pertinent to mention here that they have not received any request letter in the regard of converting school into club. Copy of information received under RTI dated 14.06.2023 and 23.06.2023 is annexed herewith as **Annexure P-11** colly.

10. That petitioner also submitted representation dated 30.06.2023 to official

respondent Deputy Commissioner, Faridkot. Copy of representation dated 30.06.2023 is annexed herewith as **Annexure P-12**. Petitioner also sent representation to official respondents dated 24.07.2023 and 19.10.2023. Copy of representation dated 24.07.2023 and 19.10.2023 is annexed herewith **Annexure P-13 and P-14**. That even respondent no.5 has also issued notice U/s 39(i) of Punjab Apartment and Property Regulation Act, 1995 against private respondent no. 9 and 10 but still no action is taken against them. Copy of notice dated 31.07.2023 is annexed herewith as **Annexure P-15**. In this notice Respondent no.5 have admitted that club site building approval plan have not been obtained, which clearly means it is illegal encroachment.

11. That private respondents were issued completion certificate by BDA, Bathinda dated

28.04.2017 and 27.07.2017 for phase 1 and 2. Copy of Completion certificate dated 28.04.2017 and 27.07.2017 is annexed herewith as **Annexure P-16 colly**. That even at time of issuing this certificate development work of the colony was incomplete. Despite repeated requests to the official respondents and private respondents to complete the work no action has been taken and petitioner and other residents are forced to face hardships. Even the grace period of 5 years is completed and all the common areas have been transferred to BDA, Bathinda. Therefore, converting school into club which is common area of colony is illegal.

12. That vide letter dated 12.09.2023 by respondent no.3 it is admitted that school is illegally converted into commercial hotel and plot no.101,102 and 103 are residential which are

being used commercially. Copy of letter dated 12.09.2023 is annexed herewith as **Annexure P-17**.

13. That petitioner also sent detailed legal notice on 31.10.2023 to respondents but no reply is given to petitioner regarding same. Copy of legal notice dated 31.10.2023 is annexed herewith as **Annexure P-18**.

14. That it is pertinent to mention here that respondent no.3 vide letter dated 02.02.2024 have admitted the following points-

- i. That parking space in front of SCO no.19 to 24 have been illegally encroached.
- ii. That there is service lane in between SCO no 19-24 and plot no 101 as per approved plan and map. Which is now being used as kitchen and gate is installed which is encroached.

iii. That residential plot no 101,102,103 is being used as commercially by extending kitchen of commercial hotel.

iv. That STP site is locked and is in depilated condition and is not in working condition. Sewerage untreated water is over flowing in plot front of STP site.

v. That Road condition in colony is bad.

vi. That no road gully is constructed and recharging well.

vii. That there are no tow walls installed around the roads in colony.

Copy of letter dated 02.01.2024 is annexed herewith as **Annexure P-19**. Despite admitting the illegalities done by private respondents no action is taken by official respondents.

15. That all above illegalities and encroachments done by private respondents is

causing harassment and mental agony to petitioner. Even illegal Hotel made by private respondent no.11 and 12 is operational every night hotel is booked for functions and Loud DJ is played which is causing nuisance to petitioner and other residents of colony.

16. That the petitioner raises the following substantial questions of law: -

- i) Whether action of official respondents for not taking appropriate legal action against the private respondents is illegal and smells their active connivance with private respondent in their irregularities and illegalities?
- ii) Whether action of Private respondent doing illegal encroachment of common area of colony is violating constitutional rights of petitioner?

iii) Whether issuance of NOC and clearance certificate by not verifying the actual situation by official respondent is illegal?

17. That the petitioner has no other remedy of appeal/revision except to approach this Hon'ble Court by filling the present petition under Article 226/227 of the Constitution of India.

18. That the petitioner has not filed any other similar writ petition either in this Hon'ble Court or in the Hon'ble Supreme Court of India or in any other Court.

On the facts stated and submissions made above and others to be made later, it is respectfully prayed that this Hon'ble Court may be pleased to:

(i) writ in the nature of Mandamus for directing official respondents to take action against private respondent no 9 to 12 who have illegally converted school building into commercial hotel

shahi Haveli, have also done illegal encroachment of common area of colony i.e Religious Building Plot no 101, Toilet near SCO No 24, Converted Street into Kitchen of Hotel Shahi Haveli Behind Sco no.19-24, Encroached upon land of water Tank and have built residential quarter of their caretaker, and have sold the land left for STP which is violation of approved plan and Map and to direct official respondents to remove illegal encroachment done by private respondents which are causing great hardships to petitioner.

ii) Issue a writ in nature of mandamus for directing official respondents to remove illegal encroachment done by private respondents. -

- Shed and toilets in front of SCO no 19 to 24
- Encroachment of service lane in front of SCO no 19 to 24 and plot no.101
- Encroachment from plot no. 101, 102 and 103.

- Encroachment from area of water works which is illegally converted into residential quarters.
- iii) Issue a writ in nature of mandamus for directing official respondent to repair roads of colony.
- iv) Issue a writ in nature of mandamus for directing official respondents to stop operation of illegal hotel converted by private respondents.
- v) filing of the certified/typed copies of Annexure attached with writ petition may kindly be dispensed with;
- vi) Service of advance notice of the writ petition on the respondents may kindly be dispensed with;

vii) Costs of the petition be awarded in favour of the petitioner and against the respondents.

Chandigarh  
Dated: 19.02.2024

*Nirmal Singh*  
.....Petitioner (NIRMAL SINGH)

Through Counsel

(ONKAR SINGH BATALVI)  
P-635-1995

*Damanjeet Singh*  
(DAMANJEET SINGH BATALVI)  
PH230560 PH-3640-2022

*Harpreet Singh Sandhu*  
(HARPREET SINGH SANDHU)  
P-1680-2022

Advocates  
Counsel for the Petitioner

VERIFICATION:

Verified that the contents of paras 1 to 18 of the writ petition are true and correct to my knowledge and is believed to be correct as per advice of the counsel being the legal submissions. No part of it is false or misstated and nothing relevant has been kept concealed therefrom.

Chandigarh  
Dated: 19.02.2024

*Nirmal Singh*  
.....Petitioner (NIRMAL SINGH)

*Shubh*  
**//TRUE COPY//**

**IN THE NATIONAL GREEN TRIBUNAL AT NEW DELHI**

I.A .NO. \_\_\_\_\_ OF 2024

INORIGINAL APPLICATION NO. 665 OF 2023**IN THE MATTER OF :**

NIRMAL SINGH

...APPLICANT

VERSUS

STATE OF PUNJAB &amp; ORS.

...RESPONDENTS

**APPLICATION FOR EXEMPTION FROM FILING TYPED  
LEGIBLE DIMMED COPIES OF ANNEXURES****MOST RESPECTFULLY SHOWETH:-**

1. That the present application is filed on behalf of the Applicant herein/ Respondent no 5 before this Hon'ble Tribunal in the above-captioned matter craving indulgence of this Hon'ble Tribunal from being exempted from filing typed legible dimmed copies of annexures attached with the affidavit filed on behalf of Respondent no 5.
2. That the applicant herein has annexed documents with the said affidavit which are necessary for the just and equitable adjudication of the said matter.

3. That present application is *bonafide* and is being filed in the interest of justice.
4. That in case the present application is not allowed it would cause severe prejudice to the applicant leading to irreparable harm and injury.




**PRAYER**

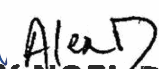

It is, therefore, most respectfully prayed that this Hon'ble Court may graciously be pleased to:

- a) Exempt the applicant from filing typed legible dimmed copies of Annexures R1-R11.; and
- b) Pass such other and further orders as this Hon'ble Tribunal may deem fit and proper.

AND FOR THIS ACT OF KINDNESS YOUR HUMBLE APPLICANT AS IN DUTY BOUND SHALL EVER PRAY.

**THROUGH COUNSEL**

  
  
  
**(SHUBHAM BHALLA) (YAJUR BHALLA) (RAGINI SHARMA)**

  
  
**(ALEX NOEL DASS) & (NEHA VERMA)**

ADVOCATES

OFFICE: D-52, BASEMENT, PANCHSHEEL ENCLAVE

NEW DELHI

NEW DELHI - 110017

DATED: 10.12.2024

Ph: 96544-27273

Email: [shubhambhalla@hotmail.com](mailto:shubhambhalla@hotmail.com)

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL AT NEW DELHI

I.A. NO. OF 2024

IN

ORIGINAL APPLICATION NO. 665 OF 2023

IN THE MATTER OF:

NIRMAL SINGH ... APPLICANT

Versus

STATE OF PUNJAB & ORS. ... RESPONDENTS

AFFIDAVIT

I, Manisha Rana, Chief Administrator, Bathinda Development Authority, Bathinda, do hereby solemnly affirm: -



1. That I am the authorized signatory of the Respondent No. 5/Bathinda Development Authority in the aforementioned matter and I am well conversant with the facts and record of the case as such I am competent to swear and sign this affidavit.

2. I submit that I have read the accompanying application for application for exemption from filing typed legible copies of dim annexures and have understood its contents. The facts stated in the said application is true to my knowledge based on the record of the case.

I Identified the Deponent  
Mr. Yogesh Kumar (Law officer)

DEPONENT  
Chief Administrator  
BDA Bathinda

VERIFICATION

I the abovenamed deponent do hereby verify and declare that the facts stated in the above paragraphs of my affidavit are true to my knowledge.

Verified at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

DEPONENT  
Chief Administrator  
BDA Bathinda

Certified that the above stated affidavit is true to my knowledge and I have personally read the same on this 11/12/24 at Bathinda Development Authority Bathinda. The deponent has been identified by Mr. Yogesh Kumar (Law officer) personally known to me for \_\_\_\_\_ year of Register No. 3499/11/12/24.

ATTESTED

Identified

GEETA RANI

Advocate & Oath Commissioner

PATIALA

11/12/24