

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, NEW DELHI

Original Application No. 1084/2024

IN THE MATTER OF:

Vijay Kumar Pathania

Applicant

Versus

State of Punjab & Ors.

Respondents

INDEX

S.No.	Particulars	Page No.
1.	Reply by way of affidavit of Er. Navtesh Singla, Environmental Engineer, Punjab Pollution Control Board in compliance of order dated 20.08.2025, On behalf of Respondent no. 07,i.e, Punjab Pollution Control Board	01-06
2.	Annexure-R-7/A Show Cause notice issued vide letter no. 3062-63 for violation of provisions of Water (Prevention and Control of Pollution) Act, 1974 dated 22.07.2025 issued to M/s Green Enclave	07-08
3.	Annexure-R-7/B Conveyance of proceedings of personal hearing given before the Chairperson of the Board on 06.08.2025 to M/s Green Enclave vide letter no. 3727-28 dated 12.08.2025	09-10
4.	Annexure-R-7/C Notice to issue directions under the provisions of Water (Prevention and Control of Pollution) Act, 1974 dated 18.09.2025 issued to M/s Green Enclave	11-13
5.	Annexure-R-7/D Show cause notice w.r.t next date of hearing held on 08.10.2025	14

6.	Annexure-R-7/E Conveyance of proceedings of personal hearing given before the Chairperson of the Board on 08.10.2025 issued vide letter no. 5039-40 dated 10.10.2025	15-17
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Date: 3/11/2025

Place: SAS Nagar



Deponent
(Navtesh Singla)
Environmental Engineer,
Punjab Pollution Control Board,
Regional Office, SAS Nagar (Mohali)
(On behalf of respondent no.7)

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, NEW DELHI

Original Application No. 1084/2024

Vijay Kumar Pathania

Applicant

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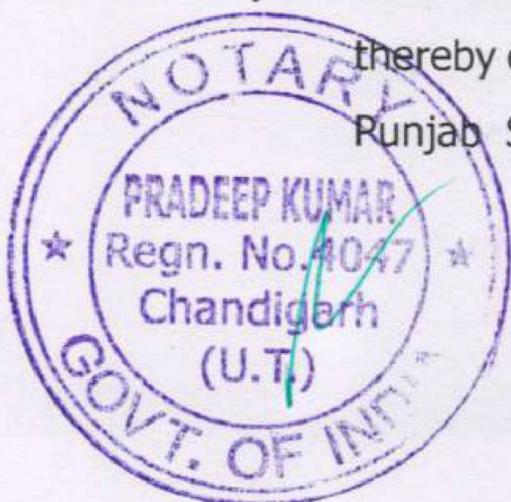
Respondents

Reply by way of affidavit of Er. Navtesh Singla, Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar (Mohali) in compliance of order dated 20.08.2025 on behalf of respondent no. 7.

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

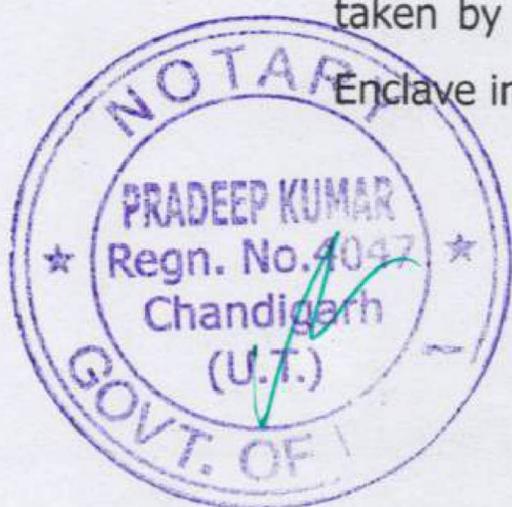
Respectfully showeth

- 1) That the above-mentioned case is pending for adjudication before this Hon'ble Tribunal. The respondent Punjab Pollution Control Board has filed earlier filed reply dated 23.04.2025 by way of affidavit of Er. Rantej Sharma, the then Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar (Mohali) mentioning therein the relevant facts of the case at that time.
- 2) That the Hon'ble Tribunal was pleased to pass an order dated 08.11.2024 thereby constituting a Joint committee comprising of District Magistrate, Mohali; Punjab State Pollution Control Board; and Central Pollution Control Board.



Central Pollution Control Board was designated Nodal Authority for coordination and compliance of the said order dated 08.11.2024.

- 3) That the said Joint Committee comprising the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali; Naib Tehsildar, Mohali and Scientist-D, Central Pollution Control Board, Regional Directorate, Mohali had visited the site of complaint on 03.12.2024 and 16.12.2024 when the complainant was associated for the verification of the issues raised by him. It was observed by the Committee that sewerage of nearby unauthorized colony diverted towards the said project. The Joint Committee observed that water was accumulating on an undeveloped plot of land, owned by M/s EMAAR Group, situated behind TDI, Sector 118, Mohali. On 03.12.2024, the joint committee, along with the applicant, Shri Vijay Kumar Pathania and TDI Developers' representatives, conducted a site visit to examine the surrounding area and trace the source of the accumulated water. It was reported that untreated wastewater from Green Enclave, a nearby colony located in the village Daun Majara. The committee revisited the Green Enclave area on 16.12.2024 and it was reported that untreated wastewater from Green Enclave is being discharged onto the said vacant land owned by M/s EMMAR Group which was the primary cause of the water stagnation behind the TDI City. It was observed that there is no drainage system in place, and the nearby agricultural landowners have constructed an embankment to stop the water from flowing onto their fields, resulting in water stagnation on the vacant plot of M/s EMAAR Group. M/s TDI group, the developer of TDI City, Mohali has also constructed a boundary wall around their premises to prevent water seepage from the vacant land of M/s EMMAR Group.
- 4) That in compliance, the Joint Committee has filed report dated 10.01.2025 before this Hon'ble Tribunal. The Joint Committee in its report dated 10.01.2025 has given the suggestion and recommendation that the necessary action be taken by PPCB with regard to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind TDI Project.



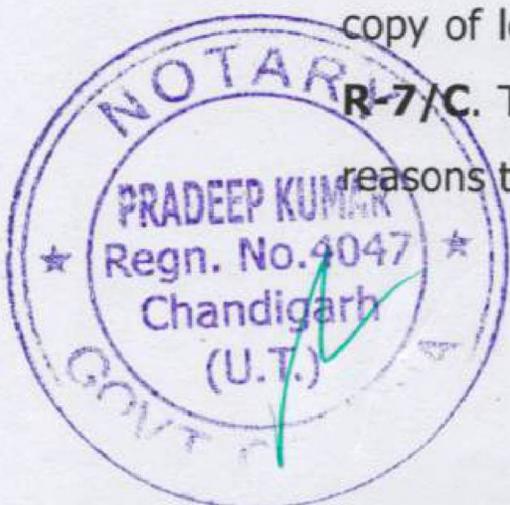
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5) That the project proponent i.e. M/s Green Enclave was issued show cause notice vide letter no. 3062-63 dated 22.07.2025 for violation of the provisions of the Water (Prevention & Control of Pollution) Act, 1974, alongwith an opportunity to appear in person before the Chairperson of the Board in her office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 06.08.2025 at 11:00 AM. A copy of letter no. 3062-63 dated 22.07.2025 is enclosed as **Annexure R-7/A**. However, no one attended the hearing on 06.08.2025 on behalf of the project proponent. After hearing the officers of the Board and considering the material aspects of the case, the Chairperson of the Board decided as under:

- i. Action u/s 33-A of the Water Act, 1974 be initiated against the project proponent with proposed directions to stop construction/registries and electric connections in the project.
- ii. Environmental Engineer, Regional Office, SAS Nagar shall visit the site of the project within 7 days and send complete report including the details of the project, status of permissions obtained by the project proponent, occupancy status, details of promoters etc. and send complete report in matter.

The proceedings of the hearing held on 06.08.2025 were conveyed to the project proponent M/s Green Enclave vide letter no. 3727-28 dated 12.08.2025 for compliance. A copy of letter no. 3727-28 dated 12.08.2025 is enclosed herewith as **Annexure R-7/B**.

6) That in compliance to the decisions taken during the hearing held on 06.08.2025, a notice to issue directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 was issued vide letter no. 4637 dated 18.09.2025 to M/s Green Enclave with an opportunity of personal hearing before Chairperson of the Board on 30.09.2025, with certain proposed directions. A copy of letter no. 4637 dated 18.09.2025 is enclosed herewith as **Annexure R-7/C**. The personal hearing, however, was postponed due to administrative reasons to 08.10.2025 at 11:45 AM and the same was intimated to the project



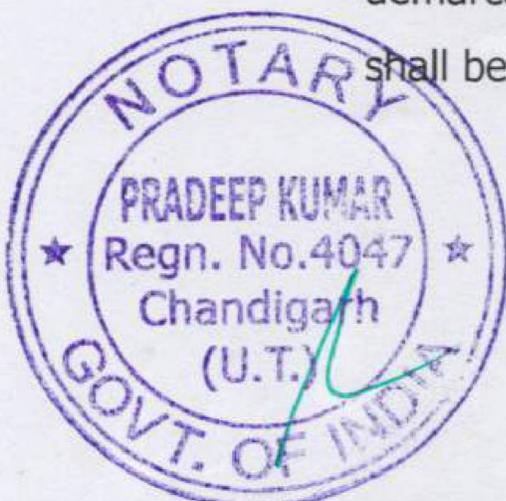
proponent vide letter no. 4822 dated 25.09.2025. A copy of letter no. 4822 dated 25.09.2025 is enclosed as **Annexure R-7/D**.

- 7) That Sh. Balwinder Sarpanch and Sh. Ranjit Singh Member Panchayat on behalf of Green Enclave appeared for hearing before the Chairperson of the Board on 08.10.2025 and submitted a written reply which was taken on record. The representatives stated that the colony has been in existence for the past 30 years and is recognized as a village with an elected Panchayat, situated in Village Daun. It was further informed that approximately 20 years ago, the area now known as Green Enclave was separated from Village Daun and has since functioned under its own independent Panchayat. The representatives clarified that the sewage generated within their village is discharged onto agricultural fields located at the rear side of the colony. They further submitted that the sewage observed in the area of the TDI project pertains to a different development namely, the new Green Enclave colony which is located in Village Ballo Majra. They emphasized that this new colony is entirely distinct from their village and is served by a separate sewage infrastructure. The findings of the latest site visit conducted by the officer of the Regional Office on 07.10.2025 were also deliberated during the hearing and noted that the observations recorded in the Regional Office's report were not aligned with the submissions made by the project representatives. After hearing the representatives present on behalf of Green Enclave, officers of the Board and considering the material aspects of the case, the Chairperson of the Board decided as under:

- i. Environmental Engineer, Regional Office, SAS Nagar shall personally carryout site inspection with representatives of both colonies (Village Daun/Green Enclave and Village Ballo Majra), in order to clearly demarcate the source of sewage discharge. A comprehensive report

shall be submitted incorporating the following details:

- a) Identification of the project and its boundaries;
b) Status of statutory permissions obtained by the project



(Handwritten signature)

-5-

proponent;

c) Particulars of the promoters/developers concerned;

d) Findings regarding the source and responsibility of sewage discharge; and

e) Details of the authority responsible for clearing the sewage stagnation in the vacant plot of M/s EMMAR Group located behind TDI City.

ii. Further action in the matter shall be taken after receipt of report from the Regional Office, SAS Nagar.

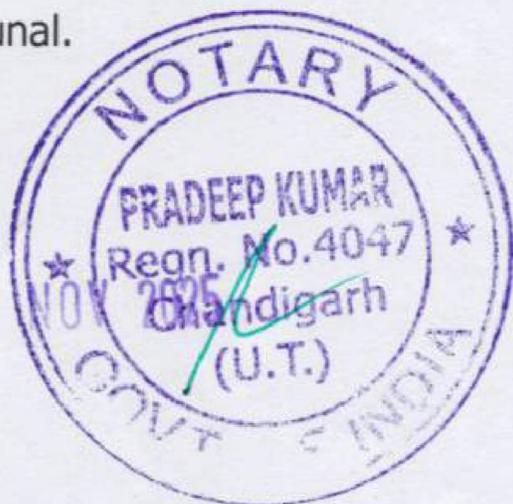
8) That the proceedings of hearing held on 08.10.2025 have been conveyed to Green Enclave, Village Daun Majra, Behind TDI Infratech, Sector 118, District SAS Nagar vide letter no. 5039 dated 10.10.2025 and also to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar vide letter endorsement no. 5040 dated 10.10.2025 for compliance. A copy of letter no. 5039 / endorsement no.5040 dated 10.10.2025 is enclosed as **Annexure R-7/E**.

9) That the respondent Board is seized of the matter and further action in accordance with law will be taken in the case against the actual violator after the submission of report by the Regional Office, SAS Nagar

10) That the deponent may kindly be allowed to place on record the short reply by way of affidavit for kind consideration and appropriate orders of the Hon'ble Tribunal.

Date:

Place:



Deponent

(Navtesh Singla)
Environmental Engineer,
Punjab Pollution Control Board,
Regional Office, SAS Nagar (Mohali)
(On behalf of respondent no.7)

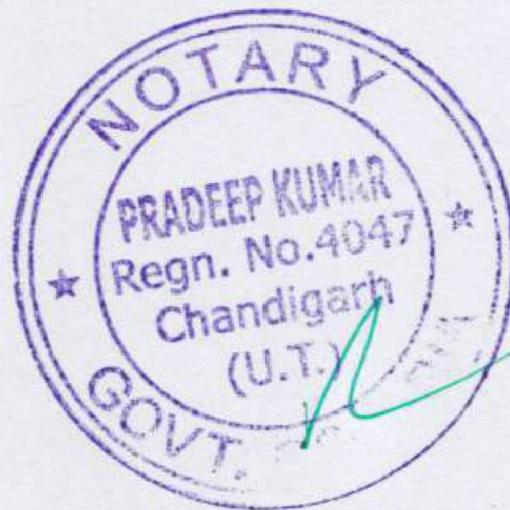
Verification:

Verified that the contents of paragraphs 01 to 09 of the above affidavit are true and correct to my knowledge as derived from the official record. Para No. 10 is prayer. No part of the above affidavit is false and nothing material has been kept concealed or suppressed therein.

Date: 3/11/2025
Place: 03 NOV 2025
SAS Nagar

Deponent

(Navtesh Singla)
Environmental Engineer,
Punjab Pollution Control Board,
Regional Office, SAS Nagar (Mohali)
(On behalf of respondent no.7)

**ATTESTED**
PRADEEP KUMAR
Notary, Chandigarh (U.T.)

03 NOV 2025



Phone no, 0175-2301182
ਨੰਬਰ 3062-63

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਜ਼ੋਨਲ ਦਫ਼ਤਰ-1, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ-147001



e-mail : ppcbseo_gp1@yahoo.com

ਮਿਤੀ 22/7/25

REGISTERED

To

1. The Administrator,
GMADA, SAS Nagar.
2. M/s Green Enclave,
Village Daun Majra, Behind TDI Infratech,
Sector-118, SAS Nagar

Subject: Show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974.

Whereas, it is mandatory on the part of the project proponent to obtain the consent to establish (NOC) of the Board as required u/s 25 of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention & Control of Pollution) Act, 1981, for establishment of a project.

And whereas, it is mandatory on the part of the project proponent to obtain the consent of the Board to operate an outlet as required u/s 25 of the Water (Prevention & Control of Pollution) Act, 1974, for discharge of effluent arising from its premises.

And whereas, it is also mandatory on the part of the project proponent to install adequate and appropriate effluent treatment facilities, so as to ensure that the concentration of various pollutants in the effluent discharged from the outlet is within the permissible limits as prescribed by the Board.

And whereas, a petition dated 11.01.2024 bearing Original Application No. 1084/2024 titled as Vijay Kumar Pathania Vs. State of Punjab & Ors. has been filed by the applicant Sh. Vijay Kumar Pathania resident of resident of GL 200, TDI City, Sector 118, Mohali, wherein it has been alleged that Developer of TDI City Mohali, Sector 118 has not provided requisite infrastructure with regard to sewage from the said project and no STP has been constructed. The sewerage from nearby unauthorized colony is being diverted towards the said project which is collected there and has created a large dirty pond as a result whereof water and air pollution is causing damage to environment and also health hazards to local people.

And whereas, the Hon'ble Tribunal was pleased to pass an order dated 08.11.2024 thereby constituting a Joint committee comprising of District Magistrate, Mohali; Punjab State Pollution Control Board; and Central Pollution Control Board. Central Pollution Control Board was designated Nodal Authority for coordination and compliance of the said order dated 08.11.2024. In compliance, the Joint Committee has filed report dated 10.01.2025 before this Hon'ble Tribunal.

And whereas, the said Joint Committee comprising the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali; Naib Tehsildar, Mohali and Scientist-D, Central Pollution Control Board, Regional Directorate, Mohali had visited the site of complaint on 03.12.2024 and 16.12.2024 when the complainant was associated for the verification of the issues raised by him. It was observed by the Committee that sewerage of nearby unauthorized colony diverted towards the said project. The Joint Committee observed that water was accumulating on an undeveloped plot of land, owned by M/s EMAAR Group, situated behind TDI, Sector 118, Mohali. On 03.12.2024, the joint committee, along with the applicant, Shri Vijay Kumar Pathania and TDI Developers' representatives, conducted a site visit to examine the surrounding area and trace the source of the accumulated water. It was reported that untreated wastewater from Green Enclave, a nearby colony located in the village Daun Majara. The committee revisited the Green Enclave area on 16.12.2024 and it was reported that untreated wastewater from Green Enclave is being discharged onto the said vacant land owned by M/s EMMAR Group which was the primary cause of the water stagnation behind the TDI City. It was observed that there is no drainage system in place, and the nearby agricultural landowners have constructed an embankment to stop the water from flowing onto their fields, resulting in water stagnation on the vacant plot of M/s EMAAR Group. M/s TDI group, the developer of TDI City, Mohali has also constructed a

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Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar

boundary wall around their premises to prevent water seepage from the vacant land of M/s EMMAR Group.

And whereas, the Joint Committee in its report dated 10.01.2025 has given the suggestion and recommendation that the necessary action be taken by PPCB with regard to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind TDI Project.

And whereas, notice to issue directions u/s 33-A of the Water Act, 1974 was issued to M/s Tdi Township Developed by Tdi Infratech Ltd Formely Known as Taneja Developers & Infrastructure Ltd., Sector 74A, 92, 116,117,118 & 119, Mohali vide Board's letter no. 470 dated 21/04/2025 alongwith an opportunity to appear in person before the Chairman of the Board in his office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 07.05.2025 at 11:00 AM, wherein, it was decided by the Chairman of the Board that notice may be issued to M/s Green Enclave along with GMADA authorities separately w.r.t. to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind the project proponent.

And whereas, it is clear that the project promoter is not complying with the provisions of the Water (Prevention & Control of Pollution) Act, 1974.

As such, you are, hereby, afforded an opportunity to appear in person before the Chairperson at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 06.08.2025 at 11:00 AM to explain your failure to comply with provisions of the Water (Prevention & Control of Pollution) Act, 1974, failing which, it will be presumed that the project promoter has nothing to say in the matter and further action under the provisions of the said Act, will be taken against the project promoter, without any further notice/ opportunity.

Endst. no. 3064

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and necessary action. It is requested to get the copy of the notice delivered to the project promoter through special messenger and send the receipt of the same to this office and ensure its presence in the hearing.


Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar


22/07/2025
Environmental Engineer (ZP-1)
for & on behalf of the
Punjab Pollution Control Board
Dated 22/7/25


22/07/2025
Environmental Engineer (ZP-1)
for & on behalf of the
Punjab Pollution Control Board



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਜੇਨਲ ਦਫ਼ਤਰ-1, ਵਾਸ਼ਾਵਰਣ ਖ਼ਾਨ, ਨਾਗਾ ਰੋਡ, ਪਟਿਆਲਾ-147001

Phone no. 0175-2301182

ਨੰਬਰ 3727-28



e-mail : ppcbsec_zp1@yahoo.com

ਮਿਤੀ 12/08/25

REGISTERED

To

1. The Administrator,
GMADA, SAS Nagar.
2. M/s Green Enclave,
Village Daun Majra, Behind TDI Infratech,
Sector-118, SAS Nagar

Subject: Proceedings of the personal hearing given before the Chairperson of the Board on 06.08.2025 w.r.t. show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974 - 1. The Administrator, GMADA, SAS Nagar.
2. M/s Green Enclave, Village Daun Majra, Behind TDI Infratech, Sector-118, SAS Nagar.

The Following were present: -

On behalf of Punjab Pollution Control Board

1. Er. Lavneet Kumar, Member Secretary
2. Er. Gursharan Dass Garg, Senior Environmental Engineer (ZP-I)
3. Er. Arshdeep Singh, Environmental Engineer (ZP-1)

On behalf of the project proponent

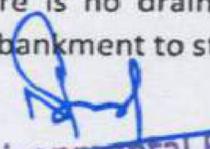
No one attended the hearing

At the outset, Senior Environmental Engineer, (ZP-1) brought out that: -

A petition dated 11.01.2024 bearing Original Application No. 1084/2024 titled as Vijay Kumar Pathania Vs. State of Punjab & Ors. has been filed by the applicant Sh. Vijay Kumar Pathania resident of resident of GL 200, TDI City, Sector 118, Mohali, wherein it has been alleged that Developer of TDI City Mohali, Sector 118 has not provided requisite infrastructure with regard to sewage from the said project and no STP has been constructed. The sewerage from nearby unauthorized colony is being diverted towards the said project which is collected there and has created a large dirty pond as a result whereof water and air pollution is causing damage to environment and also health hazards to local people.

The Hon'ble Tribunal was pleased to pass an order dated 08.11.2024 thereby constituting a Joint committee comprising of District Magistrate, Mohali; Punjab State Pollution Control Board; and Central Pollution Control Board. Central Pollution Control Board was designated Nodal Authority for coordination and compliance of the said order dated 08.11.2024. In compliance, the Joint Committee has filed report dated 10.01.2025 before this Hon'ble Tribunal.

The said Joint Committee comprising the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali; Naib Tehsildar, Mohali and Scientist-D, Central Pollution Control Board, Regional Directorate, Mohali had visited the site of complaint on 03.12.2024 and 16.12.2024 when the complainant was associated for the verification of the issues raised by him. It was observed by the Committee that sewerage of nearby unauthorized colony diverted towards the said project. The Joint Committee observed that water was accumulating on an undeveloped plot of land, owned by M/s EMAAR Group, situated behind TDI, Sector 118, Mohali. On 03.12.2024, the joint committee, along with the applicant, Shri Vijay Kumar Pathania and TDI Developers' representatives, conducted a site visit to examine the surrounding area and trace the source of the accumulated water. It was reported that untreated wastewater from Green Enclave, a nearby colony located in the village Daun Majara. The committee revisited the Green Enclave area on 16.12.2024 and it was reported that untreated wastewater from Green Enclave is being discharged onto the said vacant land owned by M/s EMMAR Group which was the primary cause of the water stagnation behind the TDI City. It was observed that there is no drainage system in place, and the nearby agricultural landowners have constructed an embankment to stop the water from flowing onto their fields, resulting in water stagnation on the vacant


Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar

plot of M/s EMAAR Group. M/s TDI group, the developer of TDI City, Mohali has also constructed a boundary wall around their premises to prevent water seepage from the vacant land of M/s EMMAR Group.

The Joint Committee in its report dated 10.01.2025 has given the suggestion and recommendation that the necessary action be taken by PPCB with regard to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind TDI Project.

Notice to issue directions u/s 33-A of the Water Act, 1974 was issued to M/s Tdi Township Developed by Tdi Infratech Ltd Formely Known as Taneja Developers & Infrastructure Ltd., Sector 74A, 92, 116,117,118 & 119, Mohali vide Board's letter no. 470 dated 21/04/2025 alongwith an opportunity to appear in person before the Chairman of the Board in his office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 07.05.2025 at 11:00 AM, wherein, it was decided by the Chairman of the Board that notice may be issued to M/s Green Enclave along with GMADA authorities separately w.r.t. to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind the project proponent.

It is clear that the project promoter is not complying with the provisions of the Water (Prevention & Control of Pollution) Act, 1974.

As such, show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974 issued vide Board's letter no. 3062-63 dated 22.07.2025 alongwith an opportunity to appear in person before the Chairperson of the Board in his office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 06.08.2025 at 11:00 AM.

No one attended the hearing on behalf of the project proponent.

After hearing the officers of the Board and considering the material aspects of the case, the Chairperson of the Board decided as under: -

1. Action u/s 33-A of the Water Act, 1974 be initiated against the project proponent with proposed directions to stop construction/ registries and electric connections in the project.
2. Environmental Engineer, Regional Office, SAS Nagar shall visit the site of the project within 7 days and send complete report including the details of the project, status of permissions obtained by the project proponent, occupancy status, details of promoters etc. and send complete report in the matter.

You are, therefore, requested to comply with the aforesaid decisions of the personal hearing.

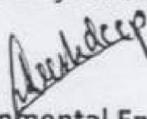
Endst. no. 3729

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and compliance.



**Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar**


Environmental Engineer (ZP-1)
for & on behalf of the
Punjab Pollution Control Board
Dated 12/08/25


Environmental Engineer (ZP-1)
for & on behalf of the
Punjab Pollution Control Board



Phone no. 0175-2301182

ਨੰਬਰ _____

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਜ਼ੋਨਲ ਦਫ਼ਤਰ-1, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ-147001

LIFE
Lifestyle for
Environment

e-mail : ppcbsee_zp1@yahoo.com

ਮਿਤੀ _____

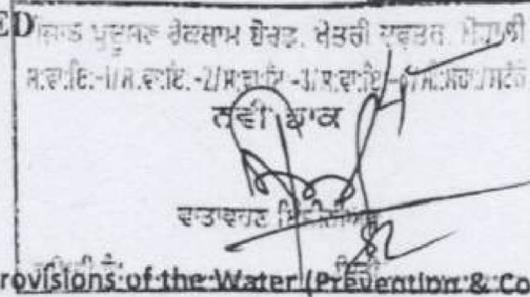
To

M/s Green Enclave,
Village Daun Majra, Behind TDI Infratech,
Sector-118, SAS Nagar

Subject:

Show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974.

REGISTERED



Whereas, it is mandatory on the part of the project proponent to obtain the consent to establish (NOC) of the Board as required u/s 25 of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention & Control of Pollution) Act, 1981, for establishment of a project.

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And whereas, it is also mandatory on the part of the project proponent to install adequate and appropriate effluent treatment facilities, so as to ensure that the concentration of various pollutants in the effluent discharged from the outlet is within the permissible limits as prescribed by the Board.

And whereas, a petition dated 11.01.2024 bearing Original Application No. 1084/2024 titled as Vijay Kumar Pathania Vs. State of Punjab & Ors. has been filed by the applicant Sh. Vijay Kumar Pathania resident of resident of GL 200, TDI City, Sector 118, Mohali, wherein it has been alleged that Developer of TDI City Mohali, Sector 118 has not provided requisite infrastructure with regard to sewage from the said project and no STP has been constructed. The sewerage from nearby unauthorized colony is being diverted towards the said project which is collected there and has created a large dirty pond as a result whereof water and air pollution is causing damage to environment and also health hazards to local people.

And whereas, the Hon'ble Tribunal was pleased to pass an order dated 08.11.2024 thereby constituting a Joint committee comprising of District Magistrate, Mohali; Punjab State Pollution Control Board; and Central Pollution Control Board. Central Pollution Control Board was designated Nodal Authority for coordination and compliance of the said order dated 08.11.2024. In compliance, the Joint Committee has filed report dated 10.01.2025 before this Hon'ble Tribunal.

And whereas, the said Joint Committee comprising the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali; Naib Tehsildar, Mohali and Scientist-D, Central Pollution Control Board, Regional Directorate, Mohali had visited the site of complaint on 03.12.2024 and 16.12.2024 when the complainant was associated for the verification of the issues raised by him. It was observed by the Committee that sewerage of nearby unauthorized colony diverted towards the said project. The Joint Committee observed that water was accumulating on an undeveloped plot of land, owned by M/s EMAAR Group, situated behind TDI, Sector 118, Mohali. On 03.12.2024, the joint committee, along with the applicant, Shri Vijay Kumar Pathania and TDI Developers' representatives, conducted a site visit to examine the surrounding area and trace the source of the accumulated water. It was reported that untreated wastewater from Green Enclave, a nearby colony located in the village Daun Majara. The committee revisited the Green Enclave area on 16.12.2024 and it was reported that untreated wastewater from Green Enclave is being discharged onto the said vacant land owned by M/s EMMAR Group which was the primary cause of the water stagnation behind the TDI City. It was observed that there is no drainage system in place, and the nearby agricultural landowners have constructed an embankment to stop the water from flowing onto their fields, resulting in water stagnation on the vacant plot of M/s EMAAR Group. M/s TDI group, the developer of TDI City, Mohali has also constructed a boundary wall around their premises to prevent water seepage from the vacant land of M/s EMMAR Group.


Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar

And whereas, the Joint Committee in its report dated 10.01.2025 has given the suggestion and recommendation that the necessary action be taken by PPCB with regard to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind TDI Project.

And whereas, the project proponent was accordingly issued show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974, alongwith an opportunity to appear in person before the Chairperson of the Board in his office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 06.08.2025 at 11:00 AM.

And whereas, no one attended the hearing on behalf of the project proponent.

And whereas, after hearing the officers of the Board and considering the material aspects of the case, the Chairperson of the Board decided as under: -

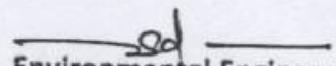
1. Action u/s 33-A of the Water Act, 1974 be initiated against the project proponent with proposed directions to stop construction/ registries and electric connections in the project.
2. Environmental Engineer, Regional Office, SAS Nagar shall visit the site of the project within 7 days and send complete report including the details of the project, status of permissions obtained by the project proponent, occupancy status, details of promoters etc. and send complete report in the matter.

And whereas, the matter has been considered by the Competent Authority of the Board and It has now been proposed to initiate action u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 for closure of the project, due to above mentioned violations.

Now, therefore, the Punjab Pollution Control Board, in exercise of the powers conferred upon it u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 proposes to direct you as under:

1. That the project proponent shall stop the construction activities at the site with immediate effect and stop forthwith discharging any effluent/ wastewater into sewer/ inland surface water/ onto land or through any other mode.
2. That the project proponent shall not allow any new occupancy and shall not allow any new possession in the premises of the project, with immediate effect.
3. That the Revenue Authorities shall not to register any sale deed related to any plot/ flat/ house/ shop/ any other component of this project proponent with immediate effect.
4. That the environmental compensation shall be imposed upon the project proponent for the period of violations made by the project.
5. That the PSPCL authorities shall not release any electric connection for this project or any of its components, with immediate effect.
6. That the DG set (s) installed by the project proponent (if any) shall be sealed.

As such, you are, hereby, afforded another opportunity to appear in person before the Chairperson of the Board in his office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 30.09.2025 at 11:45 AM to explain your failure to comply with provisions of the Water (Prevention & Control of Pollution) Act, 1974, failing which, it will be presumed that the project proponent has nothing to say in the matter and further action under the provisions of the said Act as proposed above, will be taken against the project proponent, without any further notice/ opportunity.


Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board

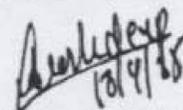
Endst. no. 4638

Dated 18-09-25

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and necessary action. It is requested to get the copy of the notice delivered to the project proponent through special messenger and send the receipt of the same to this office and ensure its presence in the hearing. He is also requested to visit the site of the


Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar

project and send complete report including the details of the project, status of permissions obtained by the project proponent, occupancy status, details of promoters etc. and send complete report in the matter, well before the date of hearing.



Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board



Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar



Phone no. 0175-2301182

ਨੰਬਰ _____

-14-

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

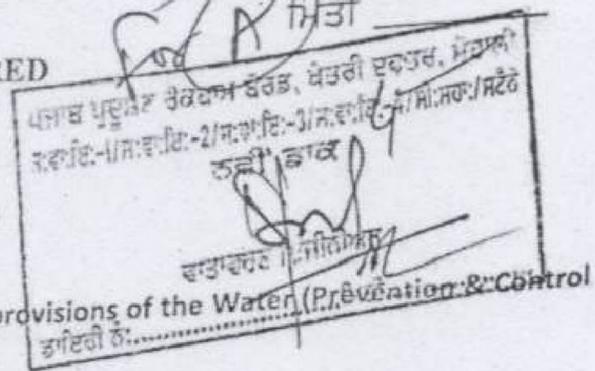
ਜ਼ੋਨਲ ਦਫਤਰ-1, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ-147001

Annexure-R-7/D



e-mail : ppcbsee_zp1@yahoo.com

REGISTERED



To

M/s Green Enclave,
Village Daun Majra, Behind TDI Infratech,
Sector-118, SAS Nagar

Subject:

Show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974.

Reference:

Board's letter no. 4637 dated 18.09.2025

In reference to above, the project proponent was earlier served show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974 vide Board's letter no. 4637 dated 18.09.2025 alongwith an opportunity of personal hearing before the Hon'ble Chairperson of the Board on 30.09.2025. However, the hearing cannot be conducted on the said date, due to administrative reasons.

The matter has been considered by the Competent Authority of the Board and decided to give another opportunity of personal hearing to the project proponent.

As such, you are, hereby, afforded another opportunity to appear in person before the Chairperson of the Board in his office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 08.10.2025 at 11:45 AM to explain your failure to comply with provisions of the Water (Prevention & Control of Pollution) Act, 1974, failing which, it will be presumed that the project proponent has nothing to say in the matter and further action under the provisions of the said Act as proposed in the Board's letter no. 4637 dated 18.09.2025, will be taken against the project proponent, without any further notice/ opportunity.

-11-
Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board

Dated 25-09-25

Endst. no. 4823

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and necessary action. It is requested to get the copy of the notice delivered to the project proponent through special messenger and send the receipt of the same to this office and ensure its presence in the hearing. He is also requested to visit the site of the project and send complete report including the details of the project, status of permissions obtained by the project proponent, occupancy status, details of promoters etc. and send complete report in the matter, well before the date of hearing.

Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar

-12-
Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board



Phone no. 0175-2301182

ਨੰਬਰ 5039

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਜ਼ੋਨਲ ਦਫ਼ਤਰ-1, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਚੌਡ, ਪਟਿਆਲਾ-147001



LiFE
Lifestyle for
Environment

e-mail : ppcbsee_zp1@yahoo.com

ਮਿਤੀ 10/10/25

REGISTERED

To

M/s Green Enclave,
Village Daun Majra, Behind TDI Infratech,
Sector-118, Distt. SAS Nagar.

Subject: Proceedings of the personal hearing given before the Chairperson of the Board on 08.10.2025 w.r.t. Show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974- M/s Green Enclave, Village Daun Majra, Behind TDI Infratech, Sector-118, Distt. SAS Nagar.

The Following were present: -

On behalf of Punjab Pollution Control Board

1. Er. Lavneet Kumar, Member Secretary
2. Er. Gursharan Dass Garg, Senior Environmental Engineer (ZP-I)
3. Er. Mohit Bisht, Environmental Engineer (ZP-1)

On behalf of the Project Proponent

1. Sh. Balwinder Singh, Sarpanch (Green Enclave)
2. Sh. Ranjit Singh, Member Panchayat (Green Enclave)

At the outset, Senior Environmental Engineer, (ZP-1) brought out that: -

A petition dated 11.01.2024 bearing Original Application No. 1084/2024 titled as Vijay Kumar Pathania Vs. State of Punjab & Ors. has been filed by the applicant Sh. Vijay Kumar Pathania resident of resident of GL 200, TDI City, Sector 118, Mohali, wherein it has been alleged that Developer of TDI City Mohali, Sector 118 has not provided requisite infrastructure with regard to sewage from the said project and no STP has been constructed. The sewerage from nearby unauthorized colony is being diverted towards the said project which is collected there and has created a large dirty pond as a result whereof water and air pollution is causing damage to environment and also health hazards to local people.

The Hon'ble Tribunal was pleased to pass an order dated 08.11.2024 thereby constituting a Joint committee comprising of District Magistrate, Mohali; Punjab State Pollution Control Board; and Central Pollution Control Board. Central Pollution Control Board was designated Nodal Authority for coordination and compliance of the said order dated 08.11.2024. In compliance, the Joint Committee has filed report dated 10.01.2025 before this Hon'ble Tribunal.

The said Joint Committee comprising the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali; Naib Tehsildar, Mohali and Scientist-D, Central Pollution Control Board, Regional Directorate, Mohali had visited the site of complaint on 03.12.2024 and 16.12.2024 when the complainant was associated for the verification of the issues raised by him. It was observed by the Committee that sewerage of nearby unauthorized colony diverted towards the said project. The Joint Committee observed that water was accumulating on an undeveloped plot of land, owned by M/s EMAAR Group, situated behind TDI, Sector 118, Mohali. On 03.12.2024, the joint committee, along with the applicant, Shri Vijay Kumar Pathania and TDI Developers' representatives, conducted a site visit to examine the surrounding area and trace the source of the accumulated water. It was reported that untreated wastewater from Green Enclave, a nearby colony located in the village Daun Majara. The committee revisited the Green Enclave area on 16.12.2024 and it was reported that untreated wastewater from Green Enclave is being discharged onto the said vacant land owned by M/s EMMAR Group which was the primary cause of the water stagnation behind the TDI City. It was observed that there is no drainage system in place, and the nearby agricultural landowners have constructed an embankment to stop the water from flowing onto their fields, resulting in water stagnation on the vacant plot of M/s EMAAR Group. M/s TDI group, the developer of TDI City, Mohali has also constructed a boundary wall around their premises to prevent water seepage from the vacant land of M/s EMMAR

Group.

Environmental Engineer
Punjab Pollution Control Board
Regional Office, S.A.S. Nagar

The Joint Committee in its report dated 10.01.2025 has given the suggestion and recommendation that the necessary action be taken by PPCB with regard to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind TDI Project.

The project proponent i.e. M/s Green Enclave was accordingly issued show cause notice for violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974, alongwith an opportunity to appear in person before the Chairperson of the Board in his office at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 06.08.2025 at 11:00 AM. No one attended the hearing on behalf of the project proponent.

After hearing the officers of the Board and considering the material aspects of the case, the Hon'ble Chairperson of the Board decided as under: -

1. Action u/s 33-A of the Water Act, 1974 be initiated against the project proponent with proposed directions to stop construction/ registries and electric connections in the project.
2. Environmental Engineer, Regional Office, SAS Nagar shall visit the site of the project within 7 days and send complete report including the details of the project, status of permissions obtained by the project proponent, occupancy status, details of promoters etc. and send complete report in the matter.

The matter was considered by the Competent Authority of the Board and it was proposed to initiate action u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 for closure of the project, due to above mentioned violations.

Accordingly, notice to issue directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 with opportunity of personal hearing before Hon'ble Chairperson on 30.09.2025, was issued vide letter no. 4637 dated 18.09.2025, with the following proposed directions:

1. That the project proponent shall stop the construction activities at the site with immediate effect and stop forthwith discharging any effluent/ wastewater into sewer/ inland surface water/ onto land or through any other mode.
2. That the project proponent shall not allow any new occupancy and shall not allow any new possession in the premises of the project, with immediate effect.
3. That the Revenue Authorities shall not to register any sale deed related to any plot/ flat/ house/ shop/ any other component of this project proponent with immediate effect.
4. That the environmental compensation shall be imposed upon the project proponent for the period of violations made by the project.
5. That the PSPCL authorities shall not release any electric connection for this project or any of its components, with immediate effect.
6. That the DG set (s) installed by the project proponent (if any) shall be sealed.

The personal hearing was postponed due to administrative reasons on 08.10.2025 at 11:45 AM and intimated the project proponent vide no. 4822 dated 25.09.2025.

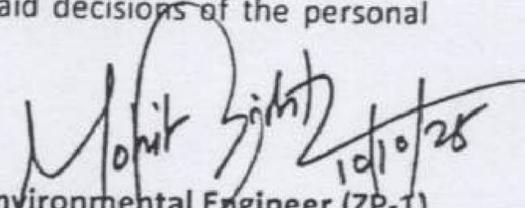
The representatives of the project attended the hearing and submitted a written reply, wherein it was stated that the colony has been in existence for the past 30 years and is recognized as a village with an elected Panchayat, situated in Village Daun. It was further informed that approximately 20 years ago, the area now known as Green Enclave was separated from Village Daun and has since functioned under its own independent Panchayat. The representatives clarified that the sewage generated within their village is discharged onto agricultural fields located at the rear side of the colony. They further submitted that the sewage observed in the area of the TDI project pertains to a different development namely, the new Green Enclave colony which is located in Village Ballo Majra. They emphasized that this new colony is entirely distinct from their village and is served by a separate sewage infrastructure. The findings of the latest site visit conducted by the officer of the Regional Office on 07.10.2025 were also deliberated during the hearing and noted that the observations recorded in the Regional Office's report were not aligned with the submissions made by the project representatives.

After hearing the representatives of the industry and officers of the Board and considering the material aspects of the case, the Chairperson of the Board decided as under: -


 Environmental Engineer
 Punjab Pollution Control Board
 Regional Office, S.A.S. Nagar

1. Environmental Engineer, Regional Office, SAS Nagar shall personally carryout site inspection jointly with representatives of both colonies (Village Daun/Green Enclave and Village Ballo Majra), in order to clearly demarcate the source of sewage discharge. A comprehensive report shall be submitted, incorporating the following details:
 - a) Identification of the project and its boundaries;
 - b) Status of statutory permissions obtained by the project proponent;
 - c) Particulars of the promoters/developers concerned;
 - d) Findings regarding the source and responsibility of sewage discharge; and
 - e) Details of the authority responsible for clearing the sewage stagnation in the vacant plot of M/s EMMAR Group located behind TDI City.
2. Further action in the matter shall be taken after receipt of report from the Regional Office, SAS Nagar.

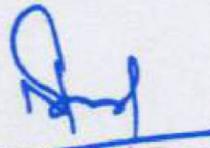
You are, therefore, requested to comply with the aforesaid decisions of the personal hearing.

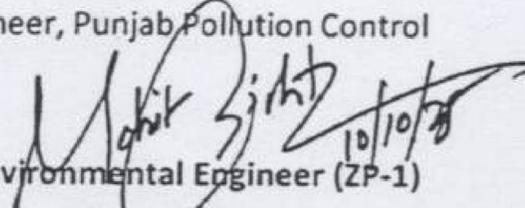

 Environmental Engineer (ZP-1)
 for & on behalf of the
 o/c Punjab Pollution Control Board

Dated 10/10/25

Endst. no. 5040

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and compliance.


 Environmental Engineer
 Punjab Pollution Control Board
 Regional Office, S.A.S. Nagar


 Environmental Engineer (ZP-1)
 for & on behalf of the
 o/c Punjab Pollution Control Board