

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

Original Application No. 665 of 2023

Nirmal Singh Chahal

..... Applicant

Versus

State of Punjab & Ors.

..... Respondents

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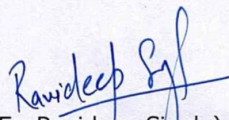
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Date: 22/05/2026

Place: Faridkot



(Er. Ravideep Singla)
Environmental Engineer,
Punjab Pollution Control Board,
Regional Office, Faridkot

this regard, the relevant extract of paragraph 29,30,31,32 and 33 of the order dated 08.04.2026 is reproduced below for kind perusal and reference.

"29. Additional responses regarding constitution of RWA and also removal of encroachments may be filed by the District Magistrate cum Deputy Commissioner, Faridkot and Punjab Pollution Control Board.

30. In the course of hearing, it has been pointed out that Shahi Haveli is operating without taking CTE/CTO from Punjab Pollution Control Board regarding which show cause notice dated 01.04.2026 is stated to have been issued.

31. We fail to understand the reasons as to why PPCB, which is under statutory obligations to prevent and control air and water pollution, took such a long time to even initiate appropriate action against Shahi Haveli despite the fact that the case was instituted in the year 2023 and PPCB was cognizant of and having knowledge of all relevant facts. PPCB is directed to expedite disposal of the above said show cause notice.

32. It may be observed here that from the material placed on record, it is not clear where the sewage/waste water from the Shahi Haveli, Faridkot Hotel is treated and discharged.

33. PPCB is directed to file additional response with respect to the issue of treatment and discharge of effluent of Shahi Haveli and also treatment and discharge of sewage in the nearby area at least one day before next date of hearing fixed."

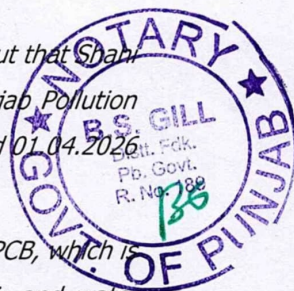
- 4) That reply of Punjab Pollution Control Board to the issues involved in the case may kindly be read as under:

A. Constitution of RWA

- i. The Punjab Pollution Control Board has extended an opportunity of the hearing to all the concerned party before the Member Secretary of the Board on 12.02.2026 with the issuance of a notice vide letter no. 290-292 dated 02.02.2026 in respect of violations being committed by residential colony Farid Enclave-I and II, Faridkot.
- ii. After hearing all the concerned parties during the hearing held on 12.02.2026, the Member Secretary, Punjab Pollution Control Board had taken certain decisions for compliance by the parties. Bathinda Development Authority was assigned certain actions

Ravinder Singh

**Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot**



and one of the actions for compliance by the BDA was the "initiation of action for the formation of Resident Welfare Association in consultation with the residents of Farid Enclave Phase-I and II and also the project proponent".

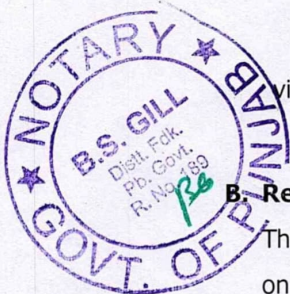
- iii. The proceedings of the hearing held on 12.02.2026 were conveyed to all the parties including the Chief Administrator, BDA, Bathinda by the Board vide letter no. 433-435 dated 23.02.2026 for compliance. A copy of letter no.435 dated 23.02.2026 is enclosed as **Annexure-A**.
- iv. Thereafter a letter bearing no.5713 dated 19.03.2026 was written to the Chief Administrator, Bathinda Development Authority, Bathinda requesting for the constitution of Resident Welfare Association (RWA), Farid Enclave, Phase-I and II, Kotkapura Road, Faridkot in compliance to the orders of the Hon'ble National Green Tribunal and the proceedings of hearing held on 12.02.2026. A copy of letter no.5713 dated 19.03.2026 is enclosed as **Annexure-B**.
- v. A reminder vide letter no.309 dated 09.04.2026 was issued to the Chief Administrator, Bathinda Development Authority, Bathinda requesting for the constitution of Resident Welfare Association (RWA), Farid Enclave, Phase-I and II, Kotkapura Road, Faridkot in compliance to the orders of the Hon'ble National Green Tribunal and the proceedings of hearing held on 12.02.2026. A copy of letter no.309 dated 09.04.2026 is enclosed as **Annexure-C**.
- vi. However, necessary action for the formation of RWA has not been reported to the Punjab Pollution Control Board by BDA.

B. Removal of encroachment

The site of Farid Enclave I and II was visited by the officer of the Board on 06.05.2026 and it was observed that the encroachments in the green belts of Farid Enclave I and II by Hotel Shahi Haveli have been removed by the District Administration. At present there is no encroachment of the green area of the residential colony (Farid Enclave-1 and II) by Hotel Shahi Haveli.

C. Disposal of show cause notice issued by the Board dated

01.04.2026



Ravideep Gill

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

- i. The Board has issued notice for imposition of Environmental Compensation vide letter no.731 dated 01.04.2026 and a notice for violation of the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 vide letter no.733 dated 01.04.2026 to Shahi Haveli, Farid Enclave, Kotkapura Road, Faridkot with an opportunity of hearing before the Member Secretary of the Board on 15.04.2026. A copy of letter no.731 dated 01.04.2026 is enclosed as **Annexure-D** and a copy of letter no. 733 dated 01.04.2026 is enclosed as **Annexure-E**.
- ii. That the hearing before the Member Secretary of the Board on 15.04.2026 was attended by Sh. Aarsh Sachar, owner of Hotel Shahi Haveli who submitted a written reply to the show cause notice as well as to the notice for imposition of Environmental Compensation. The written replies were taken on record.
- iii. The owner of Hotel Shahi Haveli reiterated the same facts which have been mentioned in the email dated 19.08.2025 and stated that the Hotel Shahi Haveli is part of PUDA approved Farid Enclave colony and has been functioning since year 2007 after purchase of SCO units with the approved project and they were under legitimate expectation that no separate consent is required for the units forming part of the integrated colony infrastructure and there is no intentional environmental damage as the hotel has provided primary treatment through oil and grease chamber and wastewater is discharged into the Sewage Treatment Plant of the colony and no untreated effluent is discharged into the open environment ever. The owner requested for waiving of the proposed Environmental Compensation and requested for full cooperation to strengthen the compliance.
- iv. The Member Secretary of the Board observed that the hotel (Shahi Haveli) was under obligation to obtain the consent to establish and consent to operate of the Punjab Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981. The STP of the colony is also not functioning properly and consent to operate of the colony has not been obtained from the Board. The discharge effluent by the hotel into the Sewage Treatment Plant of the colony is



Ravideep Singh
 Environmental Engineer
 Punjab Pollution Control Board
 Regional Office, Faridkot

illegal. The Punjab Pollution Control Board has laid down separate guidelines for control of pollution and enforcement of environmental norms for hotels and banquet in line with the guidelines issued by the Central Pollution Control Board and the Hotel Shahi Haveli has to make compliance of the said guidelines. The Hotel Shahi Haveli is operating the restaurant, bar and banquet hall for commercial gains and as such the hotel is under obligation to make compliance of the environmental laws. It is admitted by the owner that Hotel Shahi Haveli is functioning since the year 2007. However, the hotel has neither obtained the consent to establish nor the consent to operate of the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 and is operating the hotel-cum banquet hall in violation of the said Acts. There cannot be any legal and legitimate expectation that the hotel is part of the residential colony. The Hotel Shahi Haveli has never approached the Board for grant of statutory approval and has also not submitted the approved building plans etc. for consideration of the Board. The commercial activities carried out by Hotel Shahi Haveli for a long period of about 19 years since the year 2007 without any statutory approval of the Board in terms of consent to establish and consent to operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 has caused environmental damage which is to be recovered from the hotel by applying the Polluter Pay's Principle which is part of the environmental laws of the country without any specific Statute. The hotel is required to be proceeded against accordingly.



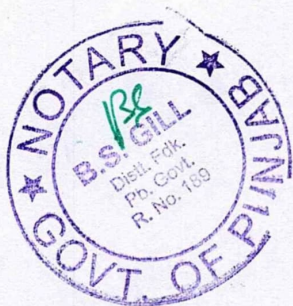
v. After hearing the owner of Hotel Shahi Haveli, officers of the Board and considering material facts, the Member Secretary of the Board decided during the course of hearing held on 15.04.2026 as under:

- a) The Hotel Shahi Haveli has made itself liable to be proceeded against for the activities being performed since the year 2007 without obtaining the Consent to Establish / Consent to operate from the Board under the Water (Prevention and Control of Pollution) Act, 1974

Ravideep Gyl
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

and the Air (Prevention and Control of Pollution) Act, 1981.

- b) By applying the Polluter Pay's Principle, the Environmental Engineer, Regional Office, Faridkot, shall assess the Environmental Compensation to be imposed upon Hotel Shahi Haveli for the period of violation as the unit has been set up without obtaining the consent to establish of the Board and the unit is being operated without obtaining the Consent to Operate from the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, from the date of violation (Establishment) up to the date of hearing.
- c) The assessed amount of Environmental Compensation shall be got verified by the Environmental Engineer, Regional Office, Faridkot from the Verification Committee constituted by the Board for evaluation of Environmental Compensation and necessary orders in this regard shall thereafter be got issued.
- d) The Hotel Shahi Haveli after the receipt of the orders of Environmental Compensation shall deposit the same with the office of the Board at Faridkot within the stipulated time period specified in the order.
- e) The project proponent shall comply with the Mechanism/ Guidelines for Control of Pollution and Enforcement of Environment Norms at Individual Establishments and the Area / Cluster of Restaurants / Hotels / Motels / Banquets etc. issued by the Punjab Pollution Control Board (PPCB) vide order no 61 dated 02.02.2021.
- f) The project proponent shall rectify all the deficiencies within a period of 7 days and shall apply for obtaining the requisite consent to operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 separately.
- g) In case of failure to comply with the above directions, appropriate action in accordance with the provisions



Ravinder Singh

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

shall be law shall be initiated against the Hotel Shahi Haveli without any further notice.

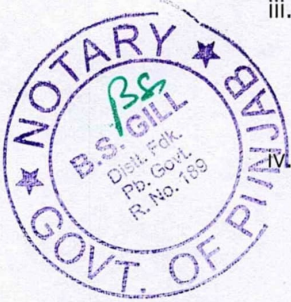
- vi. The proceedings of personal hearing held on 15.04.2026 have been conveyed to M/s Shahi Haveli, near residential colony, Farid Enclave, Kotkapura Road, Faridkot vide letter no. 983-984 dated 28.04.2026 for compliance with a copy to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Faridkot. A copy of letter no. 983-984 dated 28.04.2026 is enclosed as **Annexure-F**.
- vii. That the case for calculation and imposition of Environmental Compensation in pursuance to the decisions of hearing held on 15.04.2026 as conveyed to M/s Shahi Haveli vide letter no. 983-984 dated 28.04.2026 is under consideration of the Board office. The action taken in the case will be apprised to this Hon'ble Tribunal.

D) The issue of treatment and discharge of effluent of Shahi Haveli and also treatment of discharge of sewage in the nearby area

- i. As per the norms provided by State Level Environment Impact Assessment Authority, Punjab, total wastewater generation from Hotel Shahi Haveli is calculated to be 23.32 KLD as no flow meter has been installed by the Hotel Shahi Haveli to ascertain the physical quantity of generated wastewater.
- ii. The hotel has provided an oil and grease tank for treatment of wastewater.
- iii. The wastewater of Hotel Shahi Haveli after passing through oil and grease tank goes into the STP of the residential colony Farid Enclave (I and II).

IV. The disposal arrangement for treated wastewater of the residential colony Farid Enclave (I and II) is as under:

- a) Treated effluent line has been laid to some parks of the project (park area @ 4534.319 sqm i.e. 1.12 Acres)
- b) Underground pipeline has been laid to the plantation area provided on lease @ 4046.87 sq.m (1 Acre) at the backside of the project.



Ravinder Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

- 5) That the deponent may kindly be allowed to place on record the Status / Action Taken Report in compliance to order dated 08.04.2026

Date: 22/05/2026

Place: Faridkot

Deponent
Ravideep Singla
(Er. Ravideep Singla)
Environmental Engineer,
Punjab Pollution Control Board,
Regional Office, Faridkot

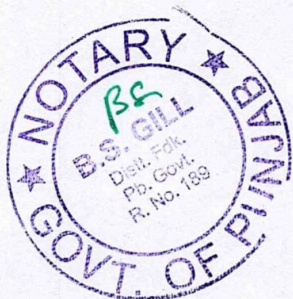
Verification:

I, the deponent above named, do hereby verify and state that the contents of the above affidavit are true and correct to my knowledge as derived from the official record. No part of the above affidavit is false and nothing material has been kept concealed there from.

Date: 22/05/2026

Place: Faridkot

Deponent
Ravideep Singla
(Er. Ravideep Singla)
Environmental Engineer,
Punjab Pollution Control Board,
Regional Office, Faridkot



The Documents entered in my Register on Notarial Sr. No. 1037 on the date of Attestation 22/05/2026

BS
Balhar Singh Gill
Notary Public Faridkot
No 189, Pb. Govt



12 2 MAY 2026



PUNJAB POLLUTION CONTROL BOARD

Zonal Office, Bathinda
(at Firozpur Road, Near Grain Market, Faridkot)



LiFE
Lifestyle for Environment

No. Registered Dated

To

- 1) M/s Farid Colonizer,
Residential Colony namely: Farid Enclave (Phase-I & 2),
Kotkapura Road, Faridkot.
- 2) The President,
Farid Enclave Welfare Society, Farid Enclave,
Kotkapura Road, Faridkot.
- 3) The Chief Administrator,
Bathinda Development Authority (BDA),
Model Town, Bathinda

Subject: Proceedings of the personal hearing held on 12.02.2026 before the Member Secretary, Punjab Pollution Control Board for violation of the provisions of the Water (Prevention and Control of Pollution) Act, 1974 in the case of M/s Farid Colonizer. Residential Colony namely: Farid Enclave (Phase - I and II), Kotkapura Road, Faridkot.

The following were present:

From Board's side:

- i. Er. Parveen Saluja, SEE, ZO, Bathinda Patiala
- ii. Er. Harpreet Singh, EE, ZO, Bathinda

From Bathinda Development Authority (BDA) side

- i. Ms. Aparna M B, IAS, Chief Administrator, BDA
- ii. Sh. Mukesh Chadha, District Town Planner, Faridkot
- iii. Sh. Yadwinder Singh, Executive Engineer, Public Health
- iv. Sh. Amarpreet Singh, Sr. Law Officer, BDA

Applicant in person

Sh. Nirmal Singh, President, (Farid Enclave Society)

Residents of Farid Enclave

- i. Sh. Jasjeet Singh
- ii. Sh. Paramveer Singh

From Project Proponent side:

- i. Sh. Pardeep Kataria
- ii. Sh. Sukhbir Singh
- iii. Sh. Bikram Singh
- iv. Sh. Ranjan Kumar

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

The officers of the Board apprised that the project proponent has obtained consent to operate of the Board under the Water (Prevention & Control of Pollution) Act, 1974 for operation of two colonies i.e. Farid Enclave (Phase-I) and Farid Enclave (Phase-II) separately on 21.01.2014, which were valid upto 30.09.2018. However, no consent to operate under the Air (Prevention & Control of Pollution) Act, 1981 was obtained. The total effluent proposed to be generated from both the projects on complete commissioning was 100 KLD collectively which was

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Punjab Pollution Control Board
Regional Office, Faridkot

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proposed to be treated in Sewage Treatment Plant (STP) already installed commonly for both the projects.

The project proponent has failed to get the validity of consent to operate under the Water (Prevention & Control of Pollution) Act, 1974 extended after 30.09.2018 and was also not complying with the provisions of Water (Prevention & Control of Pollution) Act, 1974.

The project proponent was afforded opportunities of personal hearing on 30.10.2023 and 06.03.2024 for providing adequate pollution control measures and to extend the validity of 'Consent to operate' under the Water (Prevention & Control of Pollution) Act, 1974. However, the project proponent has failed to make compliance.

Considering the violations, the project proponent was extended opportunity of hearing on 06.03.2024 with the issuance of a notice. After hearing the project proponent and officers of the Board, the proceedings of the hearing held on 06.03.2024 were conveyed to the project proponent vide letter no. 1060 dated 06.03.2024. In pursuance of the said proceedings, following directions were issued in the case vide letter no.1062 dated 06.03.2024 u/s 33-A of Water (Prevention & Control of Pollution) Act, 1974 to M/s Farid Colonizers, Farid Enclave (Phase - I and II), Kotkapura Road, Faridkot after following due procedure:

1. That the project proponent shall not sell any vacant residential / commercial plot or construct any house under group housing project or construct any house on the plot allocated for construction of house or make any expansion within the premises of colonies or shall not get released any electric power connection from PSPCL for newly constructed house, where no occupancy has been given.
2. That PSPCL authorities shall not release any new electric power connection to any house / commercial shop / building already constructed or being constructed within the premises of the project without no objection certificate and/or valid consent to operate under the provisions of Water Act, 1974 of PPCB.
3. That the Punjab Urban Planning & Development Authority shall cancel the license issued to the project promoter for development of residential colony.
4. That the Sub Registrar – cum- Tehsildar, Faridkot shall not register any sale deed pertaining to the residential colony.
5. The Environmental Engineer, Regional Office, Faridkot is directed to initiate legal action against the project proponent(s) responsible for day-to-day operation of the colony for violation of the provisions of the Water (Prevention & Control of Pollution) Act, 1974 for operation without STP and valid consent of the Board.

In compliance of the above directions, the Regional Office, Faridkot has filed a criminal complaint under the provisions of Water (Prevention & Control of Pollution) Act, 1974 against the project proponent and its responsible persons in the Court of Chief Judicial Magistrate, Faridkot, which is pending. Further necessary directions have been issued to the concerned authorities as per the decisions of the personal hearing held on 06.03.2024.

It was further apprised by the officer that Sh. Nirmal Singh Chahal, a resident of Farid colony has filed an application before the Hon'ble National Green Tribunal alleging that Farid Enclave, Kotkapura Road, Faridkot, a PUDA approved colony which is having around 60 houses, is operating in violation of environmental norms. STP plant of the colony is non-functional resulting in overflow of sewage which is discharged into a nearby water body through a pipeline without any treatment. The area of green belt has been converted into the colony. The colonizers have sold the area of green belt and also land reserved for STP. Sewage of Hotel Shahi Haveli is also discharged into the colony sewage causing damage to environment due to foul smell. The school building is being converted into hotel/club.

The Hon'ble National Green Tribunal has registered the case as Original Application no. 665/2023 and sought response from the State of Punjab through Chief Secretary; District Magistrate, Faridkot and Punjab Pollution Control Board (PPCB) who were impleaded as respondents No. 1, 2 and 3 respectively. The Project Proponent M/s Farid Colonizers, Residential Colony namely Farid Enclave (Phase I and II), Kotkapura Road, District Faridkot; Bathinda Development Authority; Sanjay Tangri and Smt. Kaamna Tangri were subsequently impleaded as respondents no. 4, 5, 6 and 7 respectively by the Hon'ble National Green Tribunal.

During the pendency of Original Application no. 665 of 2023 before the Hon'ble National Green Tribunal the site of residential colonies (Farid Enclave Phase I and II) was visited by officer of the Board on 27.11.2025 and it was observed that: -

1. M/s Farid Enclave (Phase-I) has been established in an area of 9 acres 6 Kanals and 14 Marlas by way of developing into 94 no. residential plots and 10 nos. shops cum office, 6 nos. booths and 1 Nursery School and Phase-II has been established in an area of 9 Acres 6 Kanals and 1 Marla by way of developing into 104 nos. residential plots and 14 nos. shops cum office, 6 nos. booths and 1 Nursery School.
2. The Project phase 1 & 2 have additional land area than the approved layout plans (phase-1 &2). Construction activities of the individual households is going on the extra land area. The PP has connected the sewage system of additional land with the existing STP.
3. Near the enclosed boundary wall, 2 pockets are being developed where some houses and some plots with boundary wall have been constructed.
4. The colony includes a project named M/s Shahi Haveli which includes a restaurant, banquet hall and a hard Bar which has been constructed by the project proponent after purchasing 6 SCO's. However, no specific approved building plan has been submitted by the PP and no separate consent has been obtained by the PP. A separate file has been moved for taking action against M/s Shahi Haveli.

5. During visit, STP was found in working condition. However, the flow meters have not been installed at inlet and outlet of STP to measure the discharge. The treated water is used in the internal green area developed inside the colony premises. Further another green area of 1 acre is developed outside

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Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

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the colony and a pipeline for conveying treated wastewater has been installed. A very minimal amount of treated water was found stagnant. The distribution network has not been provided in the external green area. The plantation has been developed but plants are short in height and moreover contain a lot of weeds and sarkanda.

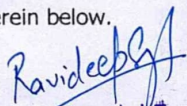
The project proponent has made expansion with respect to land area & plotting without prior permission from the Board and developed the colonies in spite of directions issued by the Board which is a clear-cut violation of the Environmental Laws. The project proponent is also operating the outlet of the colonies (Farid Enclave Phase I and II) without obtaining the consents to operate of the Board thereby violating the provisions of Water (Prevention & Control of Pollution) Act, 1974 and also not complying with the directions issued by the Board intentionally and deliberately.

The Officers of the Board further apprised that the Hon'ble National Green Tribunal is issuing directions in OA no. 665 of 2023 from time to time and the Punjab Pollution Control Board is filing its replies and affidavits in compliance to the orders of the Hon'ble NGT. By passing an order dated 13.12.2024, the Hon'ble National Green Tribunal has directed respondent no. 5 (Bathinda Development Authority) to operate and maintain the STP in question till final adjudication of the Original Application (OA no. 665 of 2023) or till further order to the contrary as the case may be.

In view of the peculiar facts and circumstances and gravity of the environmental issues involved in the case, the Hon'ble National Green Tribunal vide the said orders dated 13.12.2024 has directed the Chief Administrator, Bathinda Development Authority to file his own affidavit regarding compliance with respect to operation and maintenance of STP in question and also to produce sanctioned layout plans before the Tribunal to show as to whether any land was designated for green belt/disposal of treated water and to specifically mention in his affidavit as to what is the present status thereof. In view of the directions of the Hon'ble National Green Tribunal given vide order dated 13.12.2024, the STP is being operated by the BDA.

In view of above facts of the case, a notice for non-compliance of the directions given u/s 33-A of Water (Prevention & Control of Pollution) Act, 1974 was issued by the Board vide letter no. 290-292 dated 02.02.2026 to the Colonizer M/s Farid Colonizer, the President, Farid Enclave Welfare Society and the Chief Administrator, Bathinda Development Authority, (BDA) Bathinda with an opportunity of personal hearing before the Member Secretary of the Board on 11.02.2026 (postponed to 12.02.2026). The details of the violations being committed were mentioned and reflected in the said notice dated 02.02.2026.

In reference to the said notice dated 02.02.2026, Sh. Pardeep Kataria, Sh. Sukhbir Singh, Sh. Bikram Singh and Sh. Ranjan Kumar on behalf of the colonizer; Officers of Punjab Pollution Control Board, Zonal Office, Bathinda; Chief Administrator, Bathinda Development Authority (BDA) alongwith concerned officers of BDA, District Town Planner, Faridkot; Sh. Nirmal Singh applicant (in OA no. 665 of 2023), Sh. Jasjeet Singh and Sh. Paramveer Singh, residents of Farid Enclave attended the hearing before the Member Secretary on 12.02.2026. The facts disclosed and the statements made by the parties during the course of hearing on 12.02.2026 are summarized herein below.


Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Statement of Sh. Nirmal Singh

Sh. Nirmal Singh (applicant in OA no. 665 of 2023) stated that the STP installed in the residential colony is not functioning properly. The Project proponent has developed a hotel in the SCO's whose waste water is also being discharged in the sewerage of the colony which is affecting the performance of the STP of the colony. The STP installed at the site is only of about 100 KLD capacity whereas claim is being made that the STP is of 200 KLD or higher capacity. He requested that the electricity connection to the new houses may be released by the Board.

Statement of residents of Farid Enclave

Sh. Jasjeet Singh and Sh. Paramveer Singh who are residing in the Farid Enclave stated that the residents are facing serious issues due to inadequate arrangements of disposal and utilization of treated waste water generated from Sewage Treatment Plant (STP) of the colony. They stated that the project proponent presently has a lease agreement with the nearby farmer for disposal of treated waste water of the colony for a limited period of time and the residents apprehend that serious disposal problems will arise once the said lease agreement with the farmer expires as there is no permanent and sustainable disposal mechanism for the usage of treated waste water of the colony.

The residents of the Farid Enclave apprised that at present the STP is being operated by Bathinda Development Authority (on the directions of the Hon'ble National Green Tribunal) but raised concern regarding foul smell emanating from the STP during its operation, which is causing discomfort to the residents. They further informed that adequate arrangement for utilization of treated wastewater in all parks and green areas of the colony has not been provided, resulting in inefficient reuse of treated effluent.

They further apprised that there is no resident welfare association in Farid Enclave (Phase-I and II). They also raised an objection regarding conversion of land originally earmarked for a school into commercial establishment (Shahi Haveli) and informed that the outlet of the said commercial establishment is connected to the STP of the colony, which, as per prevailing norms, is not permissible.

The residents expressed concern that the discharge of waste water from the said commercial establishment (hotel) in to the colony STP is likely to overload the system, thereby reducing the effective treatment capacity of the STP and adversely affecting its performance. The residents requested for release of electricity connections to the newly constructed houses in the colony.

Statement of the Colonizer

The colonizer has submitted written reply to the show cause notice (issued by the Board) which was taken on record. The Project Proponent informed that the projects developed in the residential colony i.e. Farid Enclave Phase - I and Farid Enclave Phase - II have been handed over to Bathinda Development Authority (BDA) which has issued completion certificate by an Order issued vide endorsement no. 2358-61 dated 28.04.2017 and vide endorsement no. 3885-87 dated 27.07.2017. Since, the conditions of completion certificates have been met with as such, the jurisdiction of the said colonies now, lies with Bathinda Development Authority. The

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

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BDA is looking after the STP and its proper operations. The representatives present with the colonizer stated that no expansion has been carried out by the colonizer in the residential projects and refuted the contents of the notice and requested for withdrawal of the same. Regarding hotel Shahi Haveli, the colonizer stated that the land has been sold to a private individual and the colonizer is no longer associated or involved in the Shahi Haveli project in any capacity.

Statement of Bathinda Development Authority

The officers of the Bathinda Development Authority (BDA) informed that the project proponent has obtained the Completion Certificate from BDA in the year 2017 but the issuance of the Completion Certificate does not in any manner absolve the Project Proponent from complying with the statutory obligations. The project proponent remains bound to complete and perform all the activities and responsibilities in accordance with applicable laws, rules, and the conditions stipulated in the NOCs / Completion Certificate as well. The officers stated that the project proponent is under obligation to comply with all the conditions of No Objection Certificates (NOCs) granted by the concerned departments.

The officers further stated that BDA will issue letter to all concerned departments to seek clarification with regard to the compliance of the conditions made by the project proponent in respect of NOCs issued by Bathinda Development Authority.

The officers of the BDA informed that commercial plan of the SCOs has been approved by the District Town Planner where the restaurant Shahi Haveli is constructed.

The officers assured that Bathinda Development Authority (BDA) shall initiate action against any illegal or unauthorized construction activity, if noticed within the project premises, as per the provisions of the applicable building laws and regulations.

Observations of the Member Secretary

After hearing the parties, the Member Secretary observed that the project proponent of Farid Enclave Phase - I and II has earned the financial profits after selling various components of the residential colony and commercial plots and as such the project proponent has to complete the deficiencies which are prevailing in the Sewage Treatment Plant and its functioning. Even if the completion certificate has been issued by the Bathinda Development Authority, the project proponent cannot be absolved of the responsibilities for completion of the important works including the Sewage Treatment Plant and to provide the permanent and scientific solution for the disposal / reuse of the treated wastewater. The project proponent cannot run away from the responsibility by making a short-term agreement or lease deed with the nearby farmer for disposal of treated wastewater. The project proponent has to make a plan indicating the generation and treatment of wastewater of the colony with maximum quantity of treated waste water to be reused within the premises of the colony and scientific disposal of remaining quantity of treated wastewater. The residential project of Farid Enclave Phase - I and II is operating without the consents to operate of the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for which the project proponent is liable for Environmental Compensation for degrading the environment. The

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Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

case in this regard has to be put up before the Competent Authority for levy of Environmental Compensation.

The Bathinda Development Authority has also to act against the violators to uphold the rule of Law. To further resolve the issue of Shahi Haveli Restaurant, a notice is required to be separately served upon the project proponent, owners of Shahi Haveli Restaurant and the Bathinda Development Authority and also to District Town Planner, Faridkot. To remove the odour problem, the project proponent in consultation with the Horticulture Department may plant such species of trees that releases a natural fragrance into the surroundings and the environment. The request made by the applicant and other residents of the colony for release of electricity connection to the new houses shall only be considered at appropriate time when environmental compliances are put in place.

Considering various aspects of the case, it is further observed by the Member Secretary that in most of the cases, the required infrastructure for scientific management of pollution is not being developed by the Project Proponents and when the incomplete, inadequate and improper infrastructure is handed over to the residents/ Residents Welfare Associations (RWA's), the residents are unable to scientifically handle the STPs / other pollution sources and related activities due to lack of knowledge and non-availability of adequate funds. In such cases, there is an urgent need to develop a proper mechanism and detailed guidelines by the development authorities so that the residents/ RWA's (to whom such projects are handed over) are able to smoothly manage and run the project(s).

After hearing the applicant, residents of Farid Enclave, Colonizer and his representatives, officers of the Board and the officers Bathinda Development Authority and also considering the factual position and various orders passed by the Hon'ble National Green Tribunal in OA no. 665 of 2024, the Member Secretary of the Board decided as under that: -

1. The Project Proponent (PP) shall ensure the following actions
 - a) To apply for the Consents to Operate under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 with the office of the Board within 15 days from the date of receipt the proceedings.
 - b) Make a plan indicating the generation and treatment of wastewater of the colonies (Farid Enclave Phase - I and II) with maximum quantity of treated wastewater to be reused within the premises of the colony.
 - c) The safe and environmentally sound disposal of treated wastewater generated from the premises of Farid Enclave Phase - I and II.
 - d) The lease agreement for disposal of treated wastewater is to be extended further till permanent solution for disposal of treated wastewater is made by the project proponent.
 - e) Make permanent and foolproof arrangements for disposal and reuse of treated wastewater through a proper conveyance network.
 - f) No water stagnation shall occur in the land used for plantation.

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Regional Office, Faridkot

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

- i. To provide vermi-composting pits for scientific management of biodegradable/organic waste and shall install shredders and mechanical screens in accordance with the provisions of the Solid Waste Management Rules, 2016.
 - ii. To comply with applicable provisions for bulk waste generators under the Solid Waste Management Rules 2026 which will come into force with effect from 01.04.2026.
7. The request of the applicant and other residents of the residential project (Farid Enclave Phase - I and II) for release of electricity connection to the new house owners shall be considered at appropriate time when the environmental compliances are made by the project proponent.
 8. A letter to all the Development Authorities of the State of Punjab be written by the Board with request to evolve a proper mechanism and detailed guidelines with regard to the development of complete, adequate and proper infrastructure with scientific disposal of waste water of STPs and other pollution sources and related activities by the project proponents as far as development of residential colonies across the State is concerned.
 9. As the case concerning the residential colony (Farid Enclave Phase - I and II) is pending before the Hon'ble National Green Tribunal in Original Application no. 665 of 2023, the present proceedings shall be placed before the Hon'ble National Green Tribunal for concurrence.

Endst. No. 436

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for & on behalf of
Punjab Pollution Control Board
Dated 23.02.2026

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Faridkot for information & necessary action.

Harpreet Singh
for & on behalf of
Punjab Pollution Control Board

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ
PUNJAB POLLUTION CONTROL BOARD

No. 5713.....

Dated. 19/3/2026.....

Registered

To

Chief Administrator
Bathinda Development Authority,
Bathinda.

Subject: Constitution of Resident Welfare Association (RWA) in Farid Enclave (Phase-I & II) located at Kotkapura Road, Faridkot - Compliance of order dated 24.02.2026 passed by the Hon'ble National Green Tribunal in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors.

Reference: Punjab Pollution Control Board, Regional Office Faridkot letter No. 213 dated 03.03.2026.

Please refer to the subject cited above.

2) It is informed that the Hon'ble National Green Tribunal after consideration of the matter in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors has passed an order dated 24.02.2026 wherein certain directions have been given to the District Magistrate, Superintendent of Police, Bathinda as well as Punjab Pollution Control Board. In para no.15 of the order dated 24.02.2026 following direction has been given:

"The District Magistrate, Bathinda and Punjab Pollution Control Board are directed to issue appropriate directions for constitution of RWAs if not already constituted in respect to all residential and commercial properties. The completion certificate, if any, issued to respondent no. 4 will be subject to compliance by respondent no. 4 with its statutory and contractual obligations."

3) It is brought to your notice that before the passing of orders dated 24.02.2026 by the Hon'ble NGT in OA No. 665 of 2023, the PPCB had extended an opportunity of hearing to all the concerned parties before the undesigned Member Secretary on 12.02.2026 with the issuance of a notice vide letter No.290-292 dated 02.02.2026 in respect of violations being committed by the residential colony Farid Enclave I and II, Faridkot.

4) After hearing all the concerned parties during the hearing held on 12.02.2026, the undersigned in the capacity of Member Secretary, Punjab Pollution Control Board, had taken certain decisions for compliance by the parties. Bathinda Development Authority was assigned certain actions and one of the actions for compliance by the BDA was the "initiation

ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ-147001
Vatavaran Bhawan, Nabha Road, Patiala -147001

Phone : Chairman. : 0175-2215793, Member Secretary : 0175-2215802 (2)
Website : www.ppcb.gov.in | E-Mail : chairmanppcb@yahoo.in | msppcb@gmail.com

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot


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of action for the formation of Resident Welfare Association in consultation with the residents of Farid Enclave Phase - I and II and also the project proponent".

5) The proceedings of the hearing held on 12.02.2026 were conveyed to all the parties including the Chief Administrator, BDA by the Board vide letter No 433-435 dated 23.02.2026 for compliance. A copy of letter No 435 dated 23.02.2026 is again enclosed herewith for your perusal and necessary action.


6) In compliance to the directions issued by the Hon'ble National Green Tribunal vide orders (para no. 15) dated 24.02.2026 passed in OA No. 665 of 2023 to the Punjab Pollution Control Board and in pursuance of the proceedings of hearing (held on 12.02.2026) as conveyed to your office vide letter no. 433-435 dated 23.02.2026, you are requested to initiate action for the formation of Resident Welfare Association in consultation with the residents of Farid Enclave Phase - I and II and also the project proponent. A copy of order dated 24.02.2026 passed by the Hon'ble National Green Tribunal in Original Application no. 465 of 2023 is enclosed for reference and necessary action please.


Member Secretary

Endst. no. 5714

Dated 19/3/2026

A copy of the above alongwith annexures is forwarded to the Deputy Commissioner, Faridkot for information please.


Member Secretary


Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ



PUNJAB POLLUTION CONTROL BOARD

No.309.....

Dated ..09/04/26.

To,

Chief Administrator,
Bathinda Development Authority,
Bathinda.

Subject: Constitution of Resident Welfare Association (RWA) in Farid Enclave (Phase I & 2) located at Kotkapura Road, Faridkot - Compliance of order dated 24.02.2026 passed by the Hon'ble National Green Tribunal in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors.

Reference: Punjab Pollution Control Board, Head Office, Patiala letter no. 5713 dated 19.03.2026.

It is submitted that Hon'ble National Green Tribunal after consideration of the matter in OA No. 665 of 2023 titled as Nirmal Singh Versus State of Punjab & Ors has passed an order dated 24.02.2026 wherein certain directions have been given to the District Magistrate, Superintendent of Police, Bathinda as well as Punjab Pollution Control Board. In para no.15 of the order dated 24.02.2026 following direction has been given:

"The District Magistrate, Bathinda and Punjab Pollution Control Board are directed to issue appropriate directions for constitution of RWAs if not already constituted in respect to all residential and commercial properties. The completion certificate, if any, issued to respondent no. 4 will be subject to compliance by respondent no. 4 with its statutory and contractual obligations."

Vide proceedings of the personal hearing held on 12.02.2026 before the Worthy Member Secretary of the Board conveyed vide letter No 433-435 dated 23.02.2026 for compliance it was asked to **"initiate action for the formation of Resident Welfare Association in consultation with the residents of Farid Enclave Phase- I and II and also the project proponent"**.

Further, Board vide above referred letter dated 19.03.2026 has again asked to initiate action for the formation of Resident Welfare Association in consultation with the residents of Farid Enclave Phase - I and II and also the project proponent.

In view of above, you are again requested to initiate necessary action for the formation of Resident Welfare Association in consultation with the residents of Farid

ਖੇਤਰੀ ਦਫ਼ਤਰ, ਫ਼ਿਰੋਜ਼ਪੁਰ ਰੋਡ, ਨੇੜੇ ਗ੍ਰਾਨ ਮੰਡੀ, ਫ਼ਰੀਦਕੋਟ

Regional Office, Ferozepur Road, Near Grain Market, Faridkot
Email: ppcbfdk@yahoo.com

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Enclave Phase - I and II and also the project proponent in compliance to the directions issued by the Hon'ble National Green Tribunal vide orders (para no. 15) dated 24.02.2026 passed in OA No. 665 of 2023 to the Punjab Pollution Control Board; in pursuance of the proceedings of hearing (held on 12.02.2026) as conveyed to your office vide letter no. 433-435 dated 23.02.2026 and in pursuance to the Board's letter no. 5713 dated 19.03.2026.

- DA/
1. A copy of order dated 24.02.2026 passed by the Hon'ble National Green Tribunal in Original Application no. 465 of 2023.
 2. A copy of proceedings of hearing dated 12.02.2026.
 3. A copy of Board's letter no. 5713 dated 19.03.2026.


Environmental Engineer


Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

ਖ਼ੇਤਰੀ ਦਫ਼ਤਰ, ਫ਼ਿਰੋਜ਼ਪੁਰ ਰੋਡ, ਨੇੜੇ ਗ੍ਰਾਨ ਮੰਡੀ, ਫ਼ਰੀਦਕੋਟ
Regional Office, Ferozepur Road, Near Grain Market, Faridkot
Email: ppcbfdk@yahoo.com

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Annexure - 1

	PUNJAB POLLUTION CONTROL BOARD Zonal Office, Bathinda (at Firozpur Road, Near Grain Market, Faridkot)	 LIFE Lifestyle for Environment
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No.
To

Registered

M/s Shahi Haveli,
Near residential Colony Farid Enclave
Kotkapura Road, Faridkot.

Dated
 ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ
 ਫ਼ਾਰਿਕੋਟੀ ਨੰ. : 347
 ਮਿਤੀ : 26/04/25
 ਖੇਤਰੀ ਦਫ਼ਤਰ, ਫ਼ਾਰਿਕੋਟ

Subject: Notice for imposition of Environmental Compensation (EC) due to the environmental damaged caused by operation of the project.

The Parliament of India had enacted the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and certain rules under the provisions of the Environment (Protection) Act, 1986 to protect and improve the environment and for prevention of hazards to human beings, other living creatures, plants and property and for maintaining or resorting the wholesomeness of water and to preserve the quality of air;

And whereas, the National Green Tribunal (NGT), New Delhi through its various orders/ Judgments (order dated 3.8.2018, 19.2.2019 passed in Original Application No. 597 of 2017, order dated 6.12.2018 passed in Original Application No. 125 of 2017 and M.A No. 1337 of 2018, order dated 13.12.2018 passed in Original Application No. 1038 of 2018, order dated 12.3.2019 passed in Original Application No. 710 of 2017 Original Application No. 711, 712 of 2017) has empowered the Central Pollution Control Board (CPCB) by laying down the methodology to assess and recover compensation for damage to the environment and utilize such amount in terms of an action plan for protection of the environment. The CPCB has formulated the methodology for assessing Environmental Compensation on the basis of formula submitted to the NGT as mentioned in its order dated 19.2.2019 passed in original application No. 593 of 2017 and the Punjab Pollution Control Board has adopted the said methodology;

And whereas, the concepts of Sustainable Development and Precautionary Principle have been considered by the Supreme Court of India in M.C Mehta v/s Union of India and Others and the same were held to be accepted as part of the law of the land;

And whereas, the Supreme Court India has also considered the concept of Polluter Pays Principle in Indian Council for Enviro Legal Action and other v/s Union of India and Others (1996) 3 SCC 212 para 16; Vellore Citizens Welfare Forum v/s Union of India (1996) 5 SCC 647 para 12-18 and held that Polluter Pays Principle is accepted principle and part of environmental law of the Country even without specific statute;

And whereas, the hotel-cum-banquet hall has been established without obtaining 'consent to establish'(NOC) of the Board under the provisions of the Water Act, 1974 & Air Act, 1981.

And whereas, the hotel-cum-banquet hall was visited by officer of the Board on 23.01.2025 and it was observed that: -

1. The project is a hotel-cum-banquet hall and was in operation with three number restaurants including hard bar and shahi dhaba having room capacity of 16 number rooms
2. The project proponent has provided oil & grease chamber for the treatment of the waste water being generated from kitchen section and the entire effluent of the project is

Ravideep Singh
 Environmental Engineer
 Punjab Pollution Control Board
 Regional Office, Faridkot

discharged into the STP of M/s Farid Enclave colony as the project is located within the colony.

3. Two no. of DG sets of capacity 125 KVA & 62.5 KVA installed, both are equipped with canopy but the DG set of 62.5 KVA installed with inadequate stack height.
4. No in house management of the Solid Waste in compliance to the Solid Waste Management Rules 2016.

And whereas, show cause notice for violation of the provisions of Water Act, 1974 & Air Act, 1981 was issued to the hotel-cum-banquet hall alongwith an opportunity of personal hearing before the Senior Environmental Engineer (B) of the Board on 17.03.2025, wherein it was decided that:-

1. The project proponent shall ensure to provide adequate treatment for the effluent generated from the project alongwith adequate disposal arrangements, within 7 days.
2. The project proponent shall provide compost pits for management of solid waste in compliance to the Solid Waste Management Rules, 2016, within 15 days.
3. The project proponent shall ensure to comply with guidelines for control of pollution & enforcement of environmental norms issued by the Board vide its office order no. SEE(HQ-2)/2021/64 dated 02.02.2021 in true letter & spirit.
4. The project proponent shall apply for obtaining consents to operate of the Board under the provisions of the Water Act, 1974 & Air Act, 1981, within 15 days after ensuring compliance of decision no. 1 to 3 above.
5. Environmental Engineer, Regional Office, Faridkot shall visit the hotel-cum-banquet hall, verify the compliance at site and process the consent applications to be applied by the project proponent under Water Act, 1974 & Air Act, 1981, on merits.

And whereas, the project proponent submitted reply to the proceedings of hearing dated 17.03.2025 through email dated 19.08.2025 and has submitted that :-

- Hotel Shahi Haveli was established in the year 2007 after duly purchasing six commercial showrooms (SCO Nos. 19-24) situated in the PUDA-approved colony "Farid Enclave" on Kotkapura Road, Faridkot. At the time of purchase, the sellers clearly assured that the water supply and sewerage disposal of the premises would remain connected to and serviced through the Sewage Treatment Plant (STP) of Farid Enclave Colony, which forms an integral part of the approved PUDA project. It is further submitted that the building plans and project layout of the hotel have been duly approved by the competent authorities, namely Bathinda Development Authority and Punjab Urban Planning and Development Authority, and the establishment has always been treated as a legitimate component of the approved colony.
- Since its inception in 2007, the entire wastewater generated from the hotel has consistently been discharged into the Sewage Treatment Plant of Farid Enclave Colony, which serves the colony as a common facility. In addition, the hotel has already installed an oil and grease chamber in the kitchen area to ensure appropriate pre-treatment of wastewater before it is discharged into the colony's STP.
- The management of Hotel Shahi Haveli is fully conscious of its environmental responsibilities and is taking the necessary steps to ensure compliance with the provisions of the Solid Waste Management Rules, 2016.

Ravinder Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

- It is respectfully submitted that since Hotel Shahi Haveli forms a part and parcel of the PUDA-approved Farid Enclave project and its sewerage disposal system is already integrated with the colony's STP, the case of the hotel may kindly be considered at par with that of the colony itself. It is further submitted that the matter regarding the STP and consent of Farid Enclave Colony is presently under consideration before the Hon'ble National Green Tribunal. Therefore, it is humbly requested that the case of the hotel may also be considered within the same framework.
- In view of the above bona fide facts, it is most respectfully requested that Hotel Shahi Haveli may be granted a waiver from obtaining a separate Consent to Operate under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, as the hotel forms part of a PUDA-approved colony where a common Sewage Treatment Plant is already operational and maintained.
- Without prejudice to the above submissions, the management of the hotel undertakes to fully cooperate with the Hon'ble Board and comply with all environmental safeguards. The establishment also undertakes to align its compliance framework with any directions issued by the Hon'ble Tribunal and the Board in respect of Farid Enclave Colony.
- In view of the above facts and circumstances, it is most humbly prayed that the Hon'ble Board may kindly consider Hotel Shahi Haveli as part of the PUDA-approved Farid Enclave project; take into account that the wastewater from the hotel has been disposed of into the colony's STP since 2007 and that the larger matter concerning the colony is already sub-judice before the Hon'ble Tribunal; waive the requirement of obtaining a separate Consent to Operate for the hotel; grant reasonable time and sympathetic consideration for compliance in line with the case of the colony; and kindly keep further coercive action in abeyance against the project until a final decision is taken in the matter relating to Farid Enclave.
- The management assures the Hon'ble Board of its full cooperation and its commitment to comply with all environmental norms in their true letter and spirit.

And whereas, to verify the compliance of hearing decisions dated 17.03.2025, the site was visited by officer of the Board on 27.11.2025 and the following observations were made during the visit-

1. The unit is a hotel cum banquet hall as well as operating three number restaurants including Hard Bar & Shahi Dhabha having room capacity of 16 rooms.
2. The unit has not applied to obtain CTE/CTO of the Board. The PP has requested waiver of the consents.
3. The unit has provided oil & grease chamber for the treatment of waste water being generated from the kitchen section. The effluent after pretreatment alongwith effluent generated from the project is discharged into sewer line of the M/S Farid Enclave colony leading to STP of the colony as the subject cited Hotel cum Banquet Hall is part of the said colony as the owner of the project constructed the hotel after purchasing 6 SCO's.
4. The Unit has 2 number of D G sets of capacity 125KVA & 62.5 KVA. Adequate stack height has not been provided with the D G set of capacity 62.5 KVA.
5. The wet waste being generated from kitchen section is being lifted to the pig farms and the remaining dry waste including recyclables is lifted to unauthorized rag pickers.
6. The PP has not submitted any building approved from the concerned authorities.

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Regional Office, Faridkot
Punjab Pollution Control Board
Environmental Engineer

And whereas, the unit is violating with the provisions of the Water Act, 1974 & Air Act, 1981 and is operating without consents to operate under the said Acts.

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And whereas, the site was visited by officers of the Board on 10.03.2026 and it was observed as under:-

1. Operating Without Consent of PPCB:- The commercial establishment Shahi Haveli is operating without obtaining Consent to Establish or Consent to Operate from the Punjab Pollution Control Board, which is mandatory for establishments generating wastewater. This constitutes a violation of the Water Act, 1974 and the Air Act, 1981.
2. Discharging Effluent into the Colony STP:- Wastewater generated from the restaurant, bar, banquet hall and conference facilities of Shahi Haveli is being discharged into the STP of Farid Enclave colony. Commercial establishments are required to obtain proper approval or provide independent wastewater treatment arrangements before connecting to a residential STP.
3. Unauthorized Commercial Activity:-Shahi Haveli has been developed after purchasing six SCO units within the colony. However, no separate approved building plan or environmental approval has been submitted to the Punjab Pollution Control Board.
4. Absence of Wastewater Monitoring System: - No flow meter has been installed to measure the quantity of wastewater generated by the establishment. As a result, the actual discharge quantity cannot be monitored.
5. Overloading of Colony STP:- The wastewater generated from Shahi Haveli adds an additional load to the colony STP. The estimated wastewater generation from the establishment is approximately 23.32 KLD, which may reduce the treatment efficiency of the STP.
6. Inadequate Pretreatment System:- Only an oil and grease trap has been installed for pretreatment of wastewater. No proper Effluent Treatment Plant (ETP) or adequate treatment infrastructure has been provided before discharging wastewater into the STP.
7. Environmental and Public Nuisance:- Residents of the colony have reported foul smell from the STP and increased wastewater load due to commercial discharge, which indicates environmental nuisance and improper wastewater management.

And whereas, the grievances of the residents of the colony are summarized as under:-

1. Improper Functioning of STP: - The residents complained that the Sewage Treatment Plant (STP) installed in the colony is not functioning properly, which is resulting in inadequate treatment of sewage and causing environmental nuisance in the area.
2. Foul Smell from STP:- The residents also reported that foul odour emanates from the STP during its operation, causing discomfort and environmental nuisance in the residential locality.
3. Discharge from Shahi Haveli into Colony Sewer:- The residents raised objections that the restaurant and banquet facility "Shahi Haveli" is discharging its wastewater into the colony sewerage system, which is not permissible. They apprehend that the additional wastewater discharge from this commercial establishment may overload the STP and adversely affect its treatment efficiency.
4. Inadequate Arrangement for Disposal of Treated Wastewater: - The residents stated that there is no permanent and sustainable system for disposal or reuse of the treated wastewater generated from the STP. At present, wastewater disposal is being managed through a

Punjab Pollution Control Board
Regional Office, Faridkot

temporary lease agreement with a nearby farmer. The residents expressed concern that serious disposal issues may arise once the lease agreement expires.

- 5. Inadequate Utilization of Treated Water:-The residents pointed out that the treated wastewater is not being fully utilized in the parks and green areas of the colony, which indicates inadequate infrastructure for reuse of treated water.
- 6. Conversion of School Land into Commercial Use:- The residents also raised objections that land originally earmarked for the construction of a school has been converted into a commercial establishment, namely Shahi Haveli.
- 7. Overloading of STP:- The residents expressed concern that the discharge of wastewater from the commercial establishment may increase the load on the STP and adversely affect its operational performance.
- 8. Absence of Resident Welfare Association (RWA):- The residents further informed that no Resident Welfare Association (RWA) has been formed for the colony, which is creating difficulties in the management of common infrastructure and addressing civic issues within the colony.

And whereas, the project proponent is violating the provisions of Water Act, 1974 & Air Act, 1981 and decisions of personal hearings given from time to time. Thus, violating the provisions of the said Acts and causing pollution in the vicinity intentionally & deliberately.

And whereas, in view of the above stated facts and after considering all the aspects of the case, it has been observed that the activities carried out has caused environmental damage due to operation of colony which the Punjab Pollution Control Board (PPCB) intends to recover in the form of environmental compensation.

And whereas, the matter has been considered by the Competent Authority and it has been decided to issue a notice with an opportunity of personal hearing proposing to impose the Environment Compensation for causing damage to the environment, due to operation of the colony as detailed above.

As such, you are, hereby, afforded an opportunity to explain your position in this regard before the **Member Secretary, Punjab Pollution Control Board at Vatavaran Bhawan, Nabha Road, Patiala on 15.04.2026 at 11:00 A.M**, as to why the Environment Compensation shall not be imposed due to aforementioned reasons. Failing which, it will be presumed that the project promoter as nothing to say and the Board shall go ahead to take action as deemed fit under the provisions of Water Act, 1974 & Air Act, 1981 without giving further notice / opportunity.

sd

**Environmental Engineer (ZB)
For Member Secretary**

Endst. No. 732

Dated 01.04.26

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Faridkot for information & necessary action. He is requested to intimate the project proponent regarding the date, time & venue of hearing well before the date of hearing.

Ravideep Singh
**Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot**

Harpreet Singh
**Environmental Engineer (ZB)
For Member Secretary**

 PUNJAB POLLUTION CONTROL BOARD Zonal Office, Bathinda (at Firozpur Road, Near Grain Market, Faridkot)	 LIFE Lifestyle for Environment
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No. Registered

To
M/s Shahi Haveli,
Near residential Colony Farid Enclave
Kotkapura Road, Faridkot.



Subject: Show cause notice for violation of the provisions of Water Act, 1974 and Air Act, 1981.

Whereas, it is mandatory on the part of the project proponent to obtain the 'consent to establish' (NOC) of the Board as required under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, before establishment of the project.

And whereas, it is mandatory on the part of project proponent to obtain the 'consent to operate' of the Board as required under the provisions of the Water Act, 1974 and Air Act, 1981 for discharge of effluent/ emissions from its premises and to operate the project.

And whereas, it is also mandatory on the part of project proponent to install adequate & appropriate pollution control devices / facilities so as to contain the concentration of various pollutants in effluents / emissions discharged by it conforms to standards prescribed by the Board.

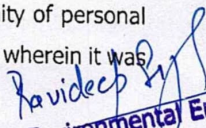
And whereas, the hotel-cum-banquet hall has been established without obtaining 'consent to establish'(NOC) of the Board under the provisions of the Water Act, 1974 & Air Act, 1981.

And whereas, the hotel-cum-banquet hall was visited by officer of the Board on 23.01.2025 and it was observed that: -

1. The project is a hotel-cum-banquet hall and was in operation with three number restaurants including hard bar and shahi dhaba having room capacity of 16 number rooms.
2. The project proponent has provided oil & grease chamber for the treatment of the waste water being generated from kitchen section and the entire effluent of the project is discharged into the STP of M/s Farid Enclave colony as the project is located within the colony.
3. Two no. of DG sets of capacity 125 KVA & 62.5 KVA installed, both are equipped with canopy but the DG set of 62.5 KVA installed with inadequate stack height.
4. No in house management of the Solid Waste in compliance to the Solid Waste Management Rules 2016.

And whereas, show cause notice for violation of the provisions of Water Act, 1974 & Air Act, 1981 was issued to the hotel-cum-banquet hall alongwith an opportunity of personal hearing before the Senior Environmental Engineer (B) of the Board on 17.03.2025, wherein it was decided that:-

1. The project proponent shall ensure to provide adequate treatment for the effluent generated from the project alongwith adequate disposal arrangements, within 7 days.
2. The project proponent shall provide compost pits for management of solid waste in compliance to the Solid Waste Management Rules, 2016, within 15 days.


 Ravideep Singh
 Senior Environmental Engineer
 Punjab Pollution Control Board
 Regional Office, Faridkot

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3. The project proponent shall ensure to comply with guidelines for control of pollution & enforcement of environmental norms issued by the Board vide its office order no. SEE(HQ-2)/2021/64 dated 02.02.2021 in true letter & spirit.
4. The project proponent shall apply for obtaining consents to operate of the Board under the provisions of the Water Act, 1974 & Air Act, 1981, within 15 days after ensuring compliance of decision no. 1 to 3 above.
5. Environmental Engineer, Regional Office, Faridkot shall visit the hotel-cum-banquet hall, verify the compliance at site and process the consent applications to be applied by the project proponent under Water Act, 1974 & Air Act, 1981, on merits.

And whereas, the project proponent submitted reply to the proceedings of hearing dated 17.03.2025 through email dated 19.08.2025 and has submitted that :L-

- Hotel Shahi Haveli was established in the year 2007 after duly purchasing six commercial showrooms (SCO Nos. 19-24) situated in the PUDA-approved colony "Farid Enclave" on Kotkapura Road, Faridkot. At the time of purchase, the sellers clearly assured that the water supply and sewerage disposal of the premises would remain connected to and serviced through the Sewage Treatment Plant (STP) of Farid Enclave Colony, which forms an integral part of the approved PUDA project. It is further submitted that the building plans and project layout of the hotel have been duly approved by the competent authorities, namely Bathing Development Authority and Punjab Urban Planning and Development Authority, and the establishment has always been treated as a legitimate component of the approved colony.
- Since its inception in 2007, the entire wastewater generated from the hotel has consistently been discharged into the Sewage Treatment Plant of Farid Enclave Colony, which serves the colony as a common facility. In addition, the hotel has already installed an oil and grease chamber in the kitchen area to ensure appropriate pre-treatment of wastewater before it is discharged into the colony's STP.
- The management of Hotel Shahi Haveli is fully conscious of its environmental responsibilities and is taking the necessary steps to ensure compliance with the provisions of the Solid Waste Management Rules, 2016.
- It is respectfully submitted that since Hotel Shahi Haveli forms a part and parcel of the PUDA-approved Farid Enclave project and its sewerage disposal system is already integrated with the colony's STP, the case of the hotel may kindly be considered at par with that of the colony itself. It is further submitted that the matter regarding the STP and consent of Farid Enclave Colony is presently under consideration before the Hon'ble National Green Tribunal. Therefore, it is humbly requested that the case of the hotel may also be considered within the same framework.
- In view of the above bona fide facts, it is most respectfully requested that Hotel Shahi Haveli may be granted a waiver from obtaining a separate Consent to Operate under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, as the hotel forms part of a PUDA-approved colony where a common Sewage Treatment Plant is already operational and maintained.
- Without prejudice to the above submissions, the management of the hotel undertakes to fully cooperate with the Hon'ble Board and comply with all environmental safeguards. The

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

establishment also undertakes to align its compliance framework with any directions issued by the Hon'ble Tribunal and the Board in respect of Farid Enclave Colony.

- In view of the above facts and circumstances, it is most humbly prayed that the Hon'ble Board may kindly consider Hotel Shahi Haveli as part of the PUDA-approved Farid Enclave project; take into account that the wastewater from the hotel has been disposed of into the colony's STP since 2007 and that the larger matter concerning the colony is already sub-judice before the Hon'ble Tribunal; waive the requirement of obtaining a separate Consent to Operate for the hotel; grant reasonable time and sympathetic consideration for compliance in line with the case of the colony; and kindly keep further coercive action in abeyance against the project until a final decision is taken in the matter relating to Farid Enclave.
- The management assures the Hon'ble Board of its full cooperation and its commitment to comply with all environmental norms in their true letter and spirit.

And whereas, to verify the compliance of hearing decisions dated 17.03.2025, the site was visited by officer of the Board on 27.11.2025 and the following observations were made during the visit-

1. The unit is a hotel cum banquet hall as well as operating three number restaurants including Hard Bar & Shahi Dhabha having room capacity of 16 rooms.
2. The unit has not applied to obtain CTE/CTO of the Board. The PP has requested waiver of the consents.
3. The unit has provided oil & grease chamber for the treatment of waste water being generated from the kitchen section. The effluent after pretreatment alongwith effluent generated from the project is discharged into sewer line of the M/S Farid Enclave colony leading to STP of the colony as the subject cited Hotel cum Banquet Hall is part of the said colony as the owner of the project constructed the hotel after purchasing 6 SCO's.
4. The Unit has 2 number of D G sets of capacity 125KVA & 62.5 KVA. Adequate stack height has not been provided with the D G set of capacity 62.5 KVA.
5. The wet waste being generated from kitchen section is being lifted to the pig farms and the remaining dry waste including recyclables is lifted to unauthorized rag pickers.
6. The PP has not submitted any building approved from the concerned authorities.

And whereas, the unit is violating with the provisions of the Water Act, 1974 & Air Act, 1981 and is operating without consents to operate under the said Acts.

And whereas, the site was visited by officers of the Board on 10.03.2026 and it was observed as under:-

1. Operating Without Consent of PPCB:- The commercial establishment Shahi Haveli is operating without obtaining Consent to Establish or Consent to Operate from the Punjab Pollution Control Board, which is mandatory for establishments generating wastewater. This constitutes a violation of the Water Act, 1974 and the Air Act, 1981.
2. Discharging Effluent into the Colony STP:- Wastewater generated from the restaurant, bar, banquet hall and conference facilities of Shahi Haveli is being discharged into the STP of Farid Enclave colony. Commercial establishments are required to obtain proper approval or provide independent wastewater treatment arrangements before connecting to a residential STP.

Ravideep Singh
Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

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3. Unauthorized Commercial Activity:-Shahi Haveli has been developed after purchasing six SCO units within the colony. However, no separate approved building plan or environmental approval has been submitted to the Punjab Pollution Control Board.
4. Absence of Wastewater Monitoring System: - No flow meter has been installed to measure the quantity of wastewater generated by the establishment. As a result, the actual discharge quantity cannot be monitored.
5. Overloading of Colony STP:- The wastewater generated from Shahi Haveli adds an additional load to the colony STP. The estimated wastewater generation from the establishment is approximately 23.32 KLD, which may reduce the treatment efficiency of the STP.
6. Inadequate Pretreatment System:- Only an oil and grease trap has been installed for pretreatment of wastewater. No proper Effluent Treatment Plant (ETP) or adequate treatment infrastructure has been provided before discharging wastewater into the STP.
7. Environmental and Public Nuisance:- Residents of the colony have reported foul smell from the STP and increased wastewater load due to commercial discharge, which indicates environmental nuisance and improper wastewater management.

And whereas, the grievances of the residents of the colony are summarized as under:-

1. Improper Functioning of STP: - The residents complained that the Sewage Treatment Plant (STP) installed in the colony is not functioning properly, which is resulting in inadequate treatment of sewage and causing environmental nuisance in the area.
2. Foul Smell from STP:- The residents also reported that foul odour emanates from the STP during its operation, causing discomfort and environmental nuisance in the residential locality.
3. Discharge from Shahi Haveli into Colony Sewer:- The residents raised objections that the restaurant and banquet facility "Shahi Haveli" is discharging its wastewater into the colony sewerage system, which is not permissible. They apprehend that the additional wastewater discharge from this commercial establishment may overload the STP and adversely affect its treatment efficiency.
4. Inadequate Arrangement for Disposal of Treated Wastewater: - The residents stated that there is no permanent and sustainable system for disposal or reuse of the treated wastewater generated from the STP. At present, wastewater disposal is being managed through a temporary lease agreement with a nearby farmer. The residents expressed concern that serious disposal issues may arise once the lease agreement expires.
5. Inadequate Utilization of Treated Water:-The residents pointed out that the treated wastewater is not being fully utilized in the parks and green areas of the colony, which indicates inadequate infrastructure for reuse of treated water.
6. Conversion of School Land into Commercial Use:- The residents also raised objections that land originally earmarked for the construction of a school has been converted into a commercial establishment, namely Shahi Haveli.
7. Overloading of STP:- The residents expressed concern that the discharge of wastewater from the commercial establishment may increase the load on the STP and adversely affect its operational performance.
8. Absence of Resident Welfare Association (RWA):- The residents further informed that no Resident Welfare Association (RWA) has been formed for the colony, which is creating

difficulties in the management of common infrastructure and addressing civic issues within the colony.

And whereas, the project proponent is violating the provisions of Water Act, 1974 & Air Act, 1981.

And whereas, the matter has been considered by the Competent Authority and decided to initiate further action against the project proponent the provisions of Water Act, 1974 & Air Act, 1981 after affording an opportunity of show cause notice alongwith an opportunity of personal hearing.

As such, you are, hereby, afforded an opportunity to file objections, if any, on the proposed directions before **the Member Secretary, Punjab Pollution Control Board at Vatavaran Bhawan, Nabha Road, Patiala on 15.04.2026 at 11:00 A.M**, failing which, it will be presumed that the project proponent has nothing to say and further action will be taken by the Board without giving any further notice / opportunity.

sd -
**Environmental Engineer (ZB)
For Member Secretary**

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Endst. No. 734

Dated 01.04.26

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Faridkot for information & necessary action. He is requested to intimate the project proponent regarding the date, time & venue of hearing well before the date of hearing.

Harpreet Singh
**Environmental Engineer (ZB)
For Member Secretary**

Ravinder Singh
**Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot**



PUNJAB POLLUTION CONTROL BOARD

Zonal Office, Bathinda
(at Ferozpur Road, Near Grain Market, Faridkot)



LiFE
Lifestyle for Environment

No. Registered Dated

To
M/s Shahi Haveli,
Near residential Colony Farid Enclave
Kotkapura Road, Faridkot.

ਮਿਆਦ... 15.04.2026
ਸ਼ਹੀ ਹਾਵਲ
P
ਸ਼ਿਠ ਦਿੱਤੀ 04/05/20

Subject: Proceedings of the personal hearing held on 15.04.2026 before the Member Secretary, Punjab Pollution Control Board for violation of the provisions of Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981

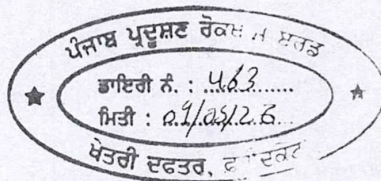
and

Notice for imposition of Environmental Compensation (EC) in the case of M/s Shahi Haveli, Near residential Colony Farid Enclave, Kotkapura Road, Faridkot.

The following were present:

From Board's side:

- i. Er. R.K. Ratra, CEE, Bathinda
- ii. Er. Parveen Saluja, SEE, ZO, Bathinda
- iii. Er. Ravideep Singla, EE, RO, Bathinda
- iv. Er. Harpreet Singh, EE, ZO, Bathinda



From Project Side:

Sh Arsh Sachar, Owner

The officer of the Board apprised that the a hotel-cum-banquet hall by the name Shahi Haveli has been established in part of the residential colony Farid Enclave, Kotkapura Road, Faridkot without obtaining 'consent to establish'(NOC) of the Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 and is operating without the consent to operate of the Board under the said Acts.

The hotel-cum-banquet hall was visited and inspected by officer of Regional Office, Faridkot on 23.01.2025 and it was observed that: -

- 1. The project is a hotel-cum-banquet hall and was in operation with three number restaurants including hard bar and shahi dhaba having capacity of 16 number rooms.
- 2. The project proponent has provided oil & grease chamber for the treatment of the waste water being generated from kitchen section and the entire effluent of the project is discharged into the STP of M/s Farid Enclave colony as the project is located within the colony.
- 3. Two no. of DG sets of capacity 125 KVA & 62.5 KVA installed, both are equipped with canopy but the DG set of 62.5 KVA installed with inadequate stack height.
- 4. No in house management of the Solid Waste in compliance to the Solid Waste Management Rules 2016.

Regional Office, Faridkot
Punjab Pollution Control Board
Environmental Engineer

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

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A show cause notice for violation of the provisions of Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 was issued to the hotel-cum-banquet hall vide letter no. 768 dated 07.03.2025 with an opportunity of personal hearing before the Senior Environmental Engineer (B) of the Board on 17.03.2025. The hearing on 17.03.2025 was attended by Sh. Parveen Sachar, who submitted a written reply which was taken on record. In the written reply, time period of one month was requested to make compliance of the environmental norms. After hearing the representative of the hotel-cum-banquet hall and officers of the Board, the Senior Environmental Engineer has decided that

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1. The project proponent shall ensure to provide adequate treatment for the effluent generated from the project alongwith adequate disposal arrangements, within 7 days.
2. The project proponent shall provide compost pits for management of solid waste in compliance to the Solid Waste Management Rules, 2016, within 15 days.
3. The project proponent shall ensure to comply with guidelines for control of pollution & enforcement of environmental norms issued by the Board vide its office order no. SEE(HQ-2)/2021/64 dated 02.02.2021 in true letter & spirit.
4. The project proponent shall apply for obtaining consents to operate of the Board under the provisions of the Water Act, 1974 & Air Act, 1981, within 15 days after ensuring compliance of decision no. 1 to 3 above.
5. Environmental Engineer, Regional Office, Faridkot shall visit the hotel-cum-banquet hall, verify the compliance at site and process the consent applications to be applied by the project proponent under Water Act, 1974 & Air Act, 1981, on merits.

The proceedings of the hearing held on 17.03.2025 were conveyed to M/s Shahi Haveli, Kotkapura Road, Faridkot vide letter no.1089 dated 03.04.2025 for compliance and a copy of same was endorsed to the Environmental Engineer, Regional Office, Faridkot for information and ensuring compliance.

The owner of Hotel Shahi Haveli, vide email dated 19.08.2025 has given reply to the proceedings of personal hearing by stating certain facts with regard to the background of the project, water and waste water disposal, Solid waste management, legal submissions, request for waiver of separate consent and undertaking for compliance. Primarily it is stated in the reply that since inspection in 2007, the entire wastewater generated from the hotel has been consistently discharge into the Sewage Treatment Plant of Farid enclave which is functional and maintained for the colony. Hotel Shahi Haveli has provided an oil and grease chamber in the kitchen section to ensure proper pre-treatment of wastewater before it is discharged into the Sewage Treatment Plant. Hotel Shahi Haveli is part and parcel of PUDA approved, Farid enclave project and its sewage disposal is integrated with colonies STP. The owner of Hotel Shahi Haveli has undertaken to follow all environmental safeguards and requested to waive of the requirement of separate consent to operate, to keep in abeyance to coercive action and to grant of reasonable time and sympathetic consideration for compliance in line with colonies case.

Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

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It was further apprised that in order to verify the compliance of the decision of hearing held on 17.03.2025, the site was visited by officer of Regional Office, Faridkot on 27.11.2025 in the presence of the representative of Hotel Shahi Haveli when the following observations were made during the visit-

1. The unit is a hotel cum banquet hall as well as operating three number restaurants including Hard Bar & Shahi Dhabha having room capacity of 16 rooms.
2. The unit has not applied to obtain CTE/CTO of the Board. The PP has requested waiver of the consents.
3. The unit has provided oil & grease chamber for the treatment of waste water being generated from the kitchen section. The effluent after pre-treatment alongwith effluent generated from the project is discharged into sewer line of the M/S Farid Enclave colony leading to STP of the colony as the subject cited Hotel cum Banquet Hall is part of the said colony as the owner of the project constructed the hotel after purchasing 6 SCO's.
4. The unit has 2 number of D G sets of capacity 125KVA & 62.5 KVA. Adequate stack height has not been provided with the D G set of capacity 62.5 KVA.
5. The wet waste being generated from kitchen section is being lifted to the pig farms and the remaining dry waste including recyclables is lifted to unauthorized rag pickers.
6. The PP has not submitted any building approved from the concerned authorities.

The report of the visiting officer reveals that the hotel-cum-banquet hall namely Hotel Shahi Haveli is violating with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 and is operating without consents to operate under the said Acts.

The site of Farid Enclave (Phase 1 and 2) and Hotel Shahi Haveli was again visited by officers of the Board on 10.03.2026 and it was observed that the project proponent has not applied for consents of the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 and has not submitted any plan regrading generation, treatment and disposal of wastewater of the colony. The six number of SCO in phase-2 of the colony have been converted to Hotel Shahi Haveli due to which there is increase in the wastewater generated from the commercial area. No flow meter has been installed by Hotel Shahi Haveli to ascertain the physical quantity of wastewater generation, however as per norms provided by SEIAA, the total wastewater generation from Hotel Shahi Haveli is calculated to be 23.32 KLD. The hotel has provided Oil and Grease tank for treatment of wastewater which goes to the Sewage Treatment Plant of the colony thereafter. No flow meters have been installed at the inlet and outlet of the STP as observed during the visit on 10.03.2026. No compliance report or other report has been received from the Bathinda Development Authority with regard to the decisions taken during the hearing held on 12.02.2026 in respect of installation of calibrated flow meters at the inlet and outlet of the STP for continuous monitoring of

Ravinder Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

wastewater flow, initiation of action against the violators, initiation of action for formation of Residents Welfare Association in consultation with the residents of Farid Enclave 1 and 2 and also the project proponent.

The visit reports dated 27.11.2025 and dated 10.03.2026 confirms that the Hotel Shahi Haveli is intentionally and deliberately violating the provisions of Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 and also the decisions of personal hearing held on 17.03.2025 and is thus causing pollution and degrading the environment.

Accordingly, a show cause notice vide letter no.733 dated 01.04.2026 for violation of the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 with further notice vide letter no.731 dated 01.04.2026 for imposition of Environmental Compensation for causing damage to the environment was issued to Hotel Shahi Haveli, Farid Enclave, Kotkapura Road, Faridkot by the Board with an opportunity of hearing before the Member Secretary of the Board on 15.04.2026.

In reference to the show cause notice and notice for imposition of Environmental Compensation, the hearing before the Member Secretary of the Board on 15.04.2026 was attended by Sh. Aarsh Sachar owner of Hotel Shahi Haveli who submitted a written reply to the show cause notice as well as to the notice for imposition of Environmental Compensation. The written replies were taken on record. The owner of Hotel Shahi Haveli reiterated the same facts which have been mentioned in the email dated 19.08.2025 and stated that the Hotel Shahi Haveli is part of PUDA approved Farid Enclave colony and has been functioning since year 2007 after purchase of SCO units with the approved project and they were under legitimate expectation that no separate consent is required for the units forming part of the integrated colony infrastructure and there is no intentional environmental damage as the hotel has provided primary treatment through oil and grease chamber and wastewater is discharged into the Sewage Treatment Plant of the colony and no untreated effluent is discharged into the open environment ever. The owner requested for waiving of the proposed Environmental Compensation and requested for full cooperation to strengthen the compliance.

The Member Secretary of the Board observed that the hotel was under obligation to obtain the consent to establish and consent to operate of the Punjab Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981. The STP of the colony is also not functioning properly and consent to operate of the colony has not been obtained from the Board. The discharge effluent by the hotel into the Sewage Treatment Plant of the colony is illegal. The Punjab Pollution Control Board has laid down separate guidelines for control of pollution and enforcement of environmental norms for hotels and banquet in line with the guidelines issued by the Central Pollution Control Board and the Hotel Shahi Haveli has to make compliance of the said guidelines. The Hotel Shahi Haveli is operating the restaurant, bar and banquet hall for commercial gains and as such the hotel is under obligation to make compliance of the environmental laws. It is admitted by the owner that Hotel Shahi Haveli is functioning since the year 2007. However, the hotel has neither obtained the consent to establish nor the consent to operate of the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air

Ravinder P.S.
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

(Prevention and Control of Pollution) Act, 1981 and is operating the hotel-cum banquet hall in violation of the said Acts. There cannot be any legal and legitimate expectation that the hotel is part of the residential colony. The Hotel Shahi Haveli has never approached the Board for grant of statutory approval and has also not submitted the approved building plans etc. for consideration of the Board. The commercial activities carried out by Hotel Shahi Haveli for a long period of about 19 years since the year 2007 without any statutory approval of the Board in terms of consent to establish and consent to operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 has caused environmental damage which is to be recovered from the hotel by applying the Polluter Pay's Principle which is part of the environmental laws of the country without any specific Statute. The hotel is required to be proceeded against accordingly.

After hearing the owner of Hotel Shahi Haveli, officers of the Board and considering material facts, the Member Secretary of the Board decided as under:

1. The Hotel Shahi Haveli has made itself liable to be proceeded against for the activities being performed since the year 2007 without obtaining the Consent to Establish / Consent to operate from the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.
2. By applying the Polluter Pay's Principle, the Environmental Engineer, Regional Office, Faridkot, shall assess the Environmental Compensation to be imposed upon Hotel Shahi Haveli for the period of violation as the unit has been set up without obtaining the consent to establish of the Board and the unit is being operated without obtaining the Consent to Operate from the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, from the date of violation (Establishment) up to the date of hearing.
3. The assessed amount of Environmental Compensation shall be got verified by the Environmental Engineer, Regional Office, Faridkot from the Verification Committee constituted by the Board for evaluation of Environmental Compensation and necessary orders in this regard shall thereafter be got issued.
4. The Hotel Shahi Haveli after the receipt of the orders of Environmental Compensation shall deposit the same with the office of the Board at Faridkot within the stipulated time period specified in the order.
5. The project proponent shall comply with the Mechanism/ Guidelines for Control of Pollution and Enforcement of Environment Norms at Individual Establishments and the Area / Cluster of Restaurants / Hotels / Motels / Banquets etc. issued by the Punjab Pollution Control Board (PPCB) vide order no 61 dated 02.02.2021.
6. The project proponent shall rectify all the deficiencies within a period of 7 days and shall apply for obtaining the requisite consent to operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 separately.

Ravideep Singh
Environmental Engineer
Punjab Pollution Control Board
Regional Office, Faridkot

- 7. In case of failure to comply with the above directions, appropriate action in accordance with the provisions shall be law shall be initiated against the Hotel Shahi Haveli without any further notice.

You are requested to ensure the compliance of the above decisions of the personal hearing.

-sd-
Environmental Engineer (ZB)

Dated 28.04.2026

Endst. No. 784

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Faridkot for information with request to ensure the compliance of decisions of hearing within the stipulated period.

Harpreet Singh
Environmental Engineer (ZB)

Ravideep Singh

**Environmental Engineer
 Punjab Pollution Control Board
 Regional Office, Faridkot**