

BEFORE THE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH, NEW DELHI

Original Application No. 383 of 2023

President Garden City Residential Welfare Society

...Applicant

Versus

State of Punjab & Others

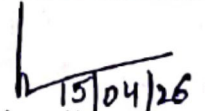
...Respondents

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Date: 15/04/2026.

Place: Ludhiana.


 (Sandeep Kumar)

 Environmental Engineer,
 Punjab Pollution Control Board
 Regional Office-2, Ludhiana.

 1409
 15/4/26

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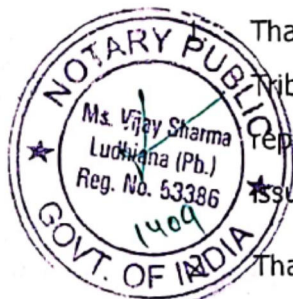
Short reply by way of Affidavit of Er. Sandeep Kumar, Environmental Engineer, Regional Office-2, Ludhiana in compliance to order dated 25.02.2026 on behalf of respondent no.1 Punjab Pollution Control Board.

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

Respectfully Showeth:

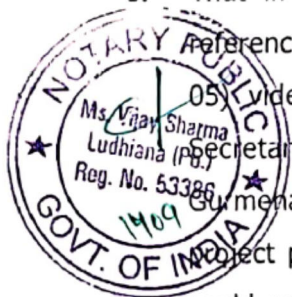
That the above-mentioned case is pending for adjudication before this Hon'ble Tribunal. The respondent no. 01 i.e. Punjab Pollution Control Board is filing replies / status reports from time to time in compliance of various directions issued by this Hon'ble Tribunal.

That the deponent namely Er. Sandeep Kumar is working as Environmental Engineer in Punjab Pollution Control Board and is posted in the Regional Office-2 of the Board at Ludhiana. The deponent is well conversant with the facts of the case and is competent and authorized to swear and file the present short



reply by way of affidavit on behalf of the Punjab Pollution Control Board i.e. respondent no. 1 in compliance to order dated 25.02.2026.

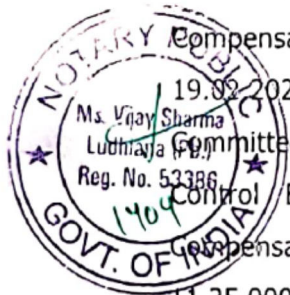
3. That in compliance to order dated 08.12.2025 of this Hon'ble Tribunal, the Punjab Pollution Control Board has filed report dated 23.02.2026 disclosing the performance of STP and also the imposition of Environmental Compensation of Rs. 3,84,58,438/- upon respondent no. 05 project proponent for the period of violation from 17.06.2011 to 09.07.2025 vide separate orders.
4. That it is relevant to mention here that the Board has issued notice bearing no. 445-46 dated 09.02.2026 to the project proponent M/s Dynamic Infradeveloper Pvt. Ltd, (Project-Garden City, Village Dharour, Dehlon Road, Sahnewal, Ludhiana), 30/27, 1st Floor, East Patel Nagar, New Delhi – 110008 for non-compliance of directions earlier issued u/s 33-A of the Water (Prevention and Control of Pollution) Act, 1974 as well as notice for imposition of Environmental Compensation with an opportunity of hearing before the Member Secretary of the Board on 19.02.2026. A copy of letter no. 445-46 dated 09.02.2026 vide which notice was issued to the project proponent is enclosed as **Annexure R1/A**.
5. That after consideration of the report dated 23.02.2026 filed by the Board, this Hon'ble Tribunal was pleased to issue directions to the Punjab Pollution Control Board vide Order dated 25.02.2026 to calculate the Environmental Compensation for the subsequent period from 10.07.2025.
6. That in compliance to the order dated 25.02.2026, it is submitted that in reference to the notice already issued to the project proponent (respondent no. 05) vide letter no. 445-46 dated 09.02.2026, hearing before the Member Secretary of the Board was held on 19.02.2026, which was attended by Sh. Gurmehar Singh Ghuman and Ms. Noordeep Kaur, Advocates on behalf of the project proponent. The Advocates present on behalf of the project proponent could not give any satisfactory reply of the observations raised in the notice and only requested for giving another date of hearing. It was observed by the Member Secretary that there is no seriousness on the part of the project proponent as he has failed to attend both the hearings. The representatives who attended the hearing on behalf of the project proponent did not have any



✓

knowledge about the matter relating to the project and no written reply has been submitted by the project proponent to the notice till date. After hearing the representatives of the project proponent, officers of the Board and considering the material facts on record, the Member Secretary of the Board has taken certain decisions and one of the decisions were that the Environmental Compensation shall be imposed upon the project proponent for non-compliance of environmental norms for further period of violation from 10.07.2025 upto the date of hearing (19.02.2026) and necessary orders be issued at the earliest. The proceedings of the hearing were conveyed to the respondent no. 05 project proponent vide letter no. 601 dated 26.02.2026 and a copy of the same is enclosed as **Annexure R1/B**.

7. That in compliance to the decisions of the hearing, the Environmental Engineer, Regional Office-2, Ludhiana has calculated the Environmental Compensation with effect from 10.07.2025 and the case was referred to the Environmental Compensation Verification Committee constituted by the Board for evaluating the Environmental Compensation to be imposed upon the defaulting Industrial Unit, Urban Local Bodies, Healthcare facilities and other establishments.
8. The Environmental Compensation Verification Committee has considered the case for imposition of Environmental Compensation upon M/s Dynamic Infra Developer Pvt. Ltd., Project-Garden City, Village Dharour, Dehlon Road, Sahnewal, Ludhiana in its meeting held on 19.03.2026. Considering the orders dated 25.02.2026 passed by this Hon'ble Tribunal and the decisions of hearing taken during the course of hearing held on 19.02.2026, Environmental Compensation for the period of violation of 225 days from 10.07.2026 to 19.02.2026 was calculated by the Environmental Compensation Verification Committee in accordance with the formula evolved by the Central Pollution Control Board according to which minimum amount of Environmental Compensation @ Rs. 5,000/- per day for 225 days is calculated to be Rs. 11,25,000/- for violation of the provisions of Water (Prevention and Control of Pollution) Act, 1974.
9. That in compliance to the Orders dated 25.02.2026, the above calculation for imposition of Environmental Compensation amounting to Rs. 11,25,000/- for



the period of violation of 225 days from 10.07.2026 to 19.02.2026 is placed before this Hon'ble Tribunal. The orders for imposition of Environmental Compensation of Rs. 11,25,000/- are yet to be issued and the Board may please be allowed to issue the orders in this regard.

10. That the deponent may kindly be allowed to place on record the present short reply by way of affidavit on behalf of respondent Punjab Pollution Control Board in compliance to order dated 25.02.2026.

[Signature]
Deponent | 15/04/2026 .

Date: 15/04/2026 .
Place: Ludhiana .

(Sandeep Kumar)
Environmental Engineer,
Punjab Pollution Control Board
Regional Office-2, Ludhiana.

Verification:

Verified that the contents of Para No. 01 to 09 of the above short reply by way of affidavit of the deponent are true and correct as derived from the official record. Para no. 10 is prayer. No part of the above short reply is false and no material has been concealed therein.

[Signature]
Deponent | 15/04/26 .

Date: 15/04/2026 .
Place: Ludhiana .



(Sandeep Kumar)
Environmental Engineer,
Punjab Pollution Control Board
Regional Office-2, Ludhiana.



ATTESTED
[Signature]
NOTARY PUBLIC,
Ludhiana Punjab, India.

15 APR 2026

certified that the affidavit/S.P.A./G.P.A. has been read over & explained to the deponent, executant who seemed correctly to understand the same at the time of making above thereof

 PUNJAB POLLUTION CONTROL BOARD 		
Zonal Office-1, E-648-B, Phase-V, Focal Point, Ludhiana		
Tele Fax:- 0161-4673789	Website:- www.ppcb.gov.in	email:- ppcbzo1ldh@gmail.com

No. 445-46 Speed Post/online Date 9/2/26

To M/s Dynamic Infradeveloper Pvt. Ltd,
(Project - Garden City, Village Dharour, Dehlon Road, Sahnewal Ludhiana)
30/27, 1st Floor, East Patel Nagar, New Delhi -110008.

Sub:- Notice for non-compliance of directions earlier issued u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as well as notice for imposition of Environmental Compensation (EC).

Whereas, it is mandatory on the part of the project proponent to obtain consent to establish of the Board u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974 & u/s 21 of Air (Prevention & Control of Pollution) Act 1981 before the establishment/ expansion of the unit.

And whereas, it is mandatory on the part of the project proponent to obtain consent to operate of the Board to operate an outlet u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974 & industrial plant u/s 21 of Air (Prevention & Control of Pollution) Act 1981 for discharging of effluent/ emissions from its premises.

And whereas, the project proponent has developed a residential colony project namely Garden City. The project proponent was granted consent under Water Act, 1974 dated 15.05.2012 expired on 10.11.2012 for the 9.5 Acre project only with condition that the project proponent will not register sale deed (title deed)/mutation etc. of plots/houses/SCO/other establishment in the 40 Acre colony which has been developed un-authorized adjoining to the 9.5 acre colony. Thereafter, the project proponent was granted consent to operate under Water Act, 1974 dated 28.09.2018 valid upto 27.03.2019 for the Residential Plots @ 70, Commercial Sites @ 31 (9.5 Acre project) only. Later on, it has developed another colony of 32 acres for which no regulatory clearance was obtained.

And whereas, the colony was visited by the officer of the Board on 07.07.2023 and it was observed that the STP has been provided only for the approved project 9.5 Acres and the same was also lying defunct and in non-operational / idle conditions as observed during the visit. The condition of STP revealed that it has not been operated since long. No proper land for plantation has been provided for disposal of the effluent. There are three deep soakage pits provided by the project proponent wherein the domestic effluent carried through sewerage line is disposed.

And whereas, the project proponent was issued notice to issue directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as well as notice for imposition of Environmental Compensation (EC) with hearing before Chairman of the Board on 09.10.2023. After hearing, it was decided was decided as under:-

1. Environmental Compensation for the damage caused to the environment shall be imposed to the Project Proponent. The Environmental Engineer, Regional Office shall calculate the Environmental Compensation to be imposed, for approval.
 2. Fresh directions u/s 33-A of the Water Act, 1974 be issued to the authorities of Revenue Department and PSPCL so as not to execute the sale deeds & not to release electric connections, respectively in the existing project of 9.56 acres and proposed project of 40 acre
- And whereas, the Environmental Compensation amounting to Rs.3,55,23,438/- was imposed vide Board's letter No. 205 dated 08.01.2024.

And whereas, the President Garden City Residential Welfare Society has filed Original Application No. 383/2023, registered on the basis of the letter petition, before Hon'ble National Green Tribunal, New Delhi in which the applicant has raised the grievance that Dynamic Infradeveloper Private Limited, Respondent no. 4 has not made the Sewage Treatment Plant functional in the Garden City Colony, Sahnewal, Ludhiana developed by it and the other effluent are also been discharged illegally by constructing the septic tank which is overflowing.

And whereas, the Hon'ble National Green Tribunal after consideration of the matter was pleased to issue directions to the Punjab Pollution Control Board vide order dated 24.05.2024 to file



a fresh report indicating the status of recovery of Environmental Compensation already imposed on respondent no.4 and further imposition of Environmental Compensation for the subsequent period upon respondent no.4 (Dynamic Infradeveloper Pvt. Ltd, (Project Garden City, Village Dharour, Dehlon Road, Sahnewal, Ludhiana).

And whereas, in compliance to the order dated 24.05.2024 passed by the Hon'ble Tribunal, the Punjab Pollution Control Board is constantly pursuing the matter with M/s Dynamic Infradeveloper Pvt. Ltd for deposit of Environmental Compensation amounting to Rs. 3,55,23,438 already imposed by the Board vide letter no. 205 dated 8.1.2024 for the damage caused to the environment by the project proponent i.e. respondent no.4. In this regard, the Board has written office letter no. 79 dated 23.1.2024 letter no. 613 dated 6.3.2024 and 1355 dated. 07.06.2024, but the project proponent respondent no. 4 has failed to respond to the letters of the Board and has not deposited the amount of Environmental Compensation mentioned above.

And whereas, the project proponent was issued notice for non-compliance of directions u/s 33-A of the Water Act, 1974 as well as notice for imposition of Environmental Compensation (EC) for the period 01.12.2023 to 30.06.2024 with hearing before Chairman of the Board on 23.07.2024, wherein it was decided as under:

1. The detailed order imposing Environmental Compensation on the project proponent be issued for the subsequent period from 01.12.2023 upto the date of hearing.
2. The Project Proponent shall deposit the already imposed Environmental Compensation amounting Rs. 3,55,23,438/- to the Board immediately failing which coercive action shall be taken by the Board.
3. Fresh criminal prosecution be filed in the court of law against the project i.e. M/s Dynamic Infradeveloper Pvt. Ltd, (Project - Garden City, Village Dharour, Dehlon Road, Sahnewal Ludhiana) 30/27, 1st Floor, East Patel Nagar, New Delhi -110008, Ludhiana and its Directors and other responsible persons due to continuous violations.
4. Since the directions issued by the Board against the project proponent have not been complied, the Deputy Commissioner, Ludhiana be requested to issue necessary directions to the Registrar-Cum-Tehsildar, Revenue Department, Ludhiana not to register any sale deed (title deed)/mutation etc. of any plot/house/SCO/other establishment in the colony till the written permission of the Board and submit compliance thereof the concerned authorities to submit the compliance of the directions, failing which action according to law will be taken.
5. A public notice in leading newspaper be published advising public not to purchase any property in said project till it obtained statutory approval.

And whereas, the compliance of decisions of personal hearing held before Chairman of the Board on 23.07.2024 is as under:

1. Board has imposed continued Environmental Compensation amounting to Rs.11,80,000/- from the period 01.12.2023 to 23.07.2024.
2. Regular letters has been written to the project proponent regarding submission of Environmental Compensation amounting to Rs.3,55,23,438/-
3. The Deputy Commissioner, Ludhiana was requested vide Board's letter no. 4230 dated 23.07.2024 and letter no. 1994 dated 16.08.2024, 2653 dated 28.10.2024, 2698 dated 05.11.2024, 2775 dated 22.11.2024 and 2923 dated 12.12.2024, 2985 dated 23.12.2024 and 81 dated 13.01.2025 with a request as under:

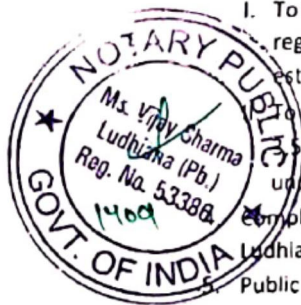
I. To issue directions to the Registrar-Cum-Tehsildar, Revenue Department, Ludhiana not to register any sale deed (title deed/mutation etc. of any plot/house/SCO/other establishment in the colony till the written permission of the Board.

To issue directions to the revenue department for recovering the amount of Rs. 3,55,23,438/- Imposed as Environmental Compensation by the Board to be recovered under arrears of land revenue by laws.

Complaint has been filed vide COMA/46166/2024 dated 22.10.2024 in District Court, Ludhiana.

Public notices in English and Punjab have been published in the leading newspapers.

And whereas, the project proponent was issued a notice for non-compliance of directions u/s 33-A of the Water Act, 1974, as well as a notice for imposition of Environmental Compensation (EC),



with a personal hearing before the Chairman of the Board on 30.04.2025. Sh. Amrinder Paul Singh, Advocate, appeared on behalf of the project proponent, submitted a Memo of Appearance, and informed that he was not aware of the facts of the case and was unable to make any commitment on behalf of the project proponent. He requested a short adjournment, stating that the Director was out of station, and assured that the Power of Attorney and other relevant documents would be submitted on the next date of hearing. Accordingly, it was decided to grant another opportunity of personal hearing to the project proponent.

And whereas, in the meanwhile, the case came up for hearing before Hon'ble National Green Tribunal, New Delhi on 19.05.2025 and orders are reproduced as under:-

"To ascertain the correct position, we direct the Member Secretary, PPCB to file affidavit disclosing daily generation of sewage from families residing in approved area of 9.5 acres, treatment capacity of the existing STP and its capacity utilization. Member Secretary, PPCB will clearly disclose the gap in daily generation and treatment of STP if gap exists, manner of discharge of surplus sewage which is generated. In that affidavit, PPCB will also disclose sample analysis report of the STP treated discharge. Since a stand has been taken that a sum of Rs. 3, 55, 23, 438 /- has been levied as environmental compensation, therefore, Member Secretary, PPCB will also disclose the steps which have been taken till now to recover this environmental compensation. Let this affidavit be filed within a period of four weeks."

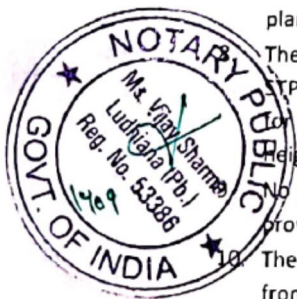
And whereas, the site of the project was visited by officers of the Board on 10.06.2025 and during visit it was observed that :-

1. The colony has one common entrance gate for authorized (9.56 Acre) colony and 32.4 Acre (approx.) unauthorized (32.4 Acre app.) colony with common boundary wall for entire project Garden City (41 acre app.). The roads and sewerage system are connected with each other.
2. There are 3 SCO's and 27 houses built and 3 houses under construction in the front 9.56 Acre colony and there are 138 houses and 9 houses are under construction in the rear extended/unauthorized colony of size 32.4 acre approx.
3. The STP was not in operation during the visit and no effluents were coming out of the outlet of STP. Upon inspection of STP one water meter was installed at the outlet of the STP and its reading was noted to be 7831.90 Kl but no water meter was installed at the inlet of the STP.
4. The STP is not of adequate capacity to treat effectively the wastewater generated by the current occupancy of the colony nor for the projected occupancy of the colony and seems to be non-operational from a long time. The capacity of STP needs to be increased.
5. The project proponent could not provide the logbook of inlet and outlet effluent, logbook of energy meter reading of STP, sludge disposal record maintained and design capacity of the STP components.
6. The project proponent has not hired any technical staff/engineer to operate the STP in a technically sound manner. The project proponent has not provided any sludge handling facility/sludge drying beds.
7. Housekeeping around the STP was poor and foul smell was observed near the STP and plantation area.

The plantation area was not stagnated. Pipe is used to carry the discharge from the outlet of STP to the plantation area of size approx. 550 sq yards, this plantation area is also inadequate for the disposal of the effluent of the STP. There are around 120 eucalyptus trees of average height around 18 feet.

No person from the technical staff was present who could effectively operate the STP and provide us details of the technology and design capacity of the STP components.

8. The project proponent has not developed the colony as per the approved layout plan/drawing from the Town Planning Department and is also not following the conditions of license to develop colony issued by the Senior Town Planner, Ludhiana.
11. The entire project is covering an area of 41 acres approximately out of which 9.56 Acres is approved colony which has an STP which is also not of adequate capacity and does not efficiently treat the waste water generated from the colony.
12. The untreated wastewater generated from the extended part/unauthorized colony is lying stagnated in the sewer lines and manholes through which it partly goes into illegal soakage



pits constructed at 5 different locations and is partly lifted using tankers.

13. Upon enquiry from the residents, the untreated sewage from the manholes is lifted using tankers and is disposed off at undisclosed locations (frequency of lifting of sewage is twice a week in rainy season and during the rest of the year the frequency of lifting is twice a month).
14. The manholes and sewer line needs cleaning and regular maintenance.

And whereas, in compliance of decisions of hearing held on 30.04.2025, the project proponent was issued notice with another opportunity of personal hearing before the Chairperson of the Board on 09.07.2025, wherein it was decided as under:

1. The Project Proponent shall make all necessary arrangements as required for the treatment and environmentally sound disposal of sewage and municipal solid waste being generated/expected to be generated from colony and fulfil all other responsibilities including obtaining of all regulatory clearances as prescribed and laid down under the environmental laws and submit action taken/ progress report within 20 days to the Board.
2. Directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988, to the following effect be issued to the project proponent and concerned Departments both for 9.56 acres approved and 32 acres unapproved residential colony:
 - a) Revenue Authorities / Chief Revenue Officer/ Registrar of Land shall not register any sale deed related to any plot/flat/house/shop/any other component of this project with immediate effect.
 - b) GLADA Authorities shall neither register any sale deed/ transfer deed nor issue "No objection Certificate" to revenue authorities for issuance/transfer of conveyance deed for any plot/flat/house/shop/any other component of this residential colony, Similarly, the authorities will not issue completion certificate to the project or component thereto and shall not sanction any new building plans in the residential colony for any plot/flat/house/shop/any other component of this project.
 - c) The Punjab State Power Corporation Limited Authorities be directed not to issue any new electric connection in the premises of project proponent.
 - d) All the above authorities shall make specific entries in their respective records including Jamabandi/revenue records with respect to the above directions.
3. GLADA shall ensure that the sewage and municipal solid waste (MSW) generated from the project premises is managed, treated, and disposed of in an environmentally sound manner, strictly in compliance with the provisions of applicable environmental laws.
4. The Punjab Real Estate Regulatory Authority (RERA) be informed about the grave violations of environmental laws being made by the project proponent with request to take appropriate actions as deemed fit under the provisions of their laws.
5. Environmental Compensation shall be imposed to the project proponent for non-compliance of environmental norms for the further period of violation from 24.07.2024 upto the date of hearing (09.07.2025) and necessary orders be issued at the earliest.
6. The project proponent shall deposit the Environmental Compensation of Rs. 3,55,23,438/- and Rs. 11,80,000/- earlier imposed and conveyed by the Board, within 10 days.
7. In continuation of early correspondence made with revenue authorities, D.O letter be issued to the Deputy Commissioner, Ludhiana for early recovery of amount of Rs. 3,55,23,438/- and Rs. 11,80,000/- imposed as Environmental Compensation to the project proponent for recovery as arrears under Land Revenue Laws.

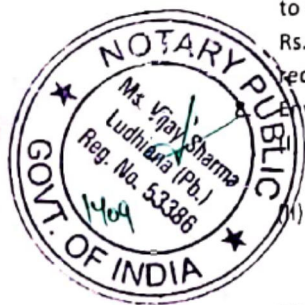
Environmental Engineer, Regional Office-2, Ludhiana shall personally ensure that

Environmental Compensation shall be got vetted from the EC Verification Committee of the Board and orders be issued, within 10 day

Revenue Authorities make "Red Entry" in the Jamabandi explicitly mentioning that land registries and transfer of plots/flats/shops/any other component of this project is not permitted till further orders.

(III) Ensure that compliance of the Hon'ble National Green Tribunal Orders shall be made in true letter and spirit and reply shall be submitted well within timelines allowed.

(IV) Compliance of the all the above decisions of the hearing shall be made and action



taken report is submitted within 20 days.

And whereas, in compliance of hearing decisions, the following actions have been taken :-

1. The project proponent was imposed Environmental Compensation of Rs. 17.55 Lacs from period 24.07.2024 upto date of hearing i.e. 09.07.2025 vide office order no. 405 dated 11.09.2025.
2. Deputy Commissioner, Ludhiana has been requested vide letter no. 2185 dated 07.08.2025 to direct Revenue Authorities to make red entry "in the Jamabandi explicitly mentioning that land registries and transfer of plots/flats/shops/any other component of this project is not permitted till further orders."
3. A letter has been written to GLADA ensuring sewage and municipal solid waste (MSW) generated from the project premises is managed, treated, and disposed of in an environmentally sound manner, strictly in compliance with the provisions of applicable environmental laws vide Board's letter no. 4240 dated 20.08.2025.
4. A letter has been written to RERA informing about the grave violations of environmental laws being made by the project proponent with request to take appropriate actions as deemed fit under the provisions of their laws vide Board's letter no. 4238 dated 20.08.2025.
5. DO letter has been written to DC, Ludhiana for early recovery of amount of Rs. 3,55,23,438/- and Rs. 11,80,000/- imposed as Environmental Compensation to the project proponent for recovery as arrears under Land Revenue Laws.

And whereas, the Hon'ble NGT in the matter of O.A no. 383 of 2023 has passed an order on 08.12.2025 and operative para's of order are as under:-

"4. Respondent no.1- Punjab PCB will examine the correctness of the disclosures made by respondent no.5, status of compliance and adequacy and performance of the existing STP as well as the connectivity to STP and submit the report in this regard within six weeks. PPCB will also consider the issue of past violation and submit the calculation of Environmental Compensation (EC) along with its report by supplying a copy thereof to Counsel for respondent no.5 who will have an opportunity to respond to the calculation of EC made by PPCB.

5. The joint committee in its report dated 30.10.2023 had also found that respondent no.5 had not provided the proper sewerage network to convey the effluents to the STP and had also not provided separate channel for carrying and disposal of the storm water drain. The Punjab PCB will also look into this violation while calculating the EC"

And whereas, the site of the project proponent has been visited by the officer of the Board on 24.12.2025 and during visit it was observed as under :-

1. The colony has one common entrance gate for authorized (9.56 Acre) and unauthorized (32.4 Acre approx.) with common boundary wall for the entire project Garden City (41 acres approx.). The roads and sewerage system are connected with each other. No dividing wall is present at the site which separates 9.56 approved colony from the 32.0 acre unauthorized colony. Both the parcels of land i.e. 9.56 Acre and 32 Acre are part of unified colony by the name of Garden City, Dharaur, Sahnewal, Ludhiana. There are 3 SCO's and 27 houses built and 138 houses under construction in the front 9.56 Acre authorized colony and there are 138 occupied houses, 21 occupied SCO's and 9 houses are under construction in the rear extended/unauthorized colony of size 32.4 acre approx.
2. In the authorized area of 9.56 acres, at present 27 plots are occupied out of total 70 plots. As per the calculations, STP of capacity approximately 45 KLD is required to treat domestic sewage generated only from authorized portion of the residential colony considering present occupancy of 27 plots (15 persons per plot) in an area of 9.56 acres (details attached).
3. The calculations of waste water discharge considering total population of residential colony (i.e. 9.56 acres authorized and 32.4 acres unauthorized portion) were made and as per estimation, the total waste water generation is 269.028 KLD (Approx. 270 KLD).
4. The STP was not in operation during the visit and STP room was found locked. No representative of colonizer was present during the visit.
5. The project proponent has developed plantation area of size approx. 550 sq yards, this plantation area is also inadequate for disposal of the effluent generated from the colony.



6. The project proponent has not developed the colony as per the approved layout plan/ drawing from the Town Planning Department and is also not following the conditions of license to develop colony issued by the Senior Town Planner, Ludhiana.
7. The entire project is covering an area of 41 acres approximately out of which 9.56 Acres is approved colony which has an STP which is also not of adequate capacity and does not efficiently treat the waste water generated from the colony.
8. The untreated wastewater generated from the extended part/unauthorized colony is lying stagnated in the sewer lines and manholes through which it partly goes into illegal soakage pits constructed at 5 different locations and is partly lifted using tankers.
9. The STP has no sludge handling facility provided in the STP.
10. The project proponent has created soakage pits for disposal of domestic effluent as the STP is only capable to treat fraction of total domestic effluent generated from the colony.
11. The complainant informed that tankers are being used to disposed off domestic effluent (twice a week) at undisclosed location using tractor and tanker system. The complainant informed that the tankers were used on 11.11.2025 to get the effluent lifted from the collection tank of the STP.
12. No one from the side of project proponent was present during the visit.
13. The Project proponent has constructed five no. of soakage pits at various locations of the colony. It was observed that 2 no. soakage pits near satsang bhawan of Garden city, Sahnewal dia 9'x45' deep had sunk which confirms that the soakage pits are also in use.

And whereas, the project proponent has failed to comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974, decisions of personal hearings given before the Competent Authority from time to time and is disposing off its effluent in an illegal manner. Thus, causing pollution in the vicinity.

And whereas, the matter has been considered by Competent Authority and it has been decided to issue notice for non-compliance of directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as well as notice for imposition of Environmental Compensation (EC), after giving an opportunity of personal hearing.

As such, you are, hereby given an opportunity of personal hearing before the Member Secretary of the Board at Vatavaran Bhawan, Nabha Road, Patiala on 19.02.2026 at 11.00 AM to explain your position with respect to above said violations, failing which suitable amount of Environmental Compensation shall be imposed upon the industry and proposed directions shall be confirmed, without giving further opportunity/ notice.

[Signature]
For and on behalf of
Punjab Pollution Control Board

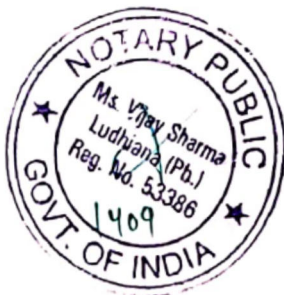
Endst. No.

Dated

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office-2, Ludhiana for information & necessary action. He is requested to inform the industry regarding date & time of hearing.



[Signature]
For and on behalf of
Punjab Pollution Control Board

Certified that the affidavit/S.P.A./G.P.A. has been read over & explained to the deponent executant who seemed correctly to understand the same at the time of making above thereof



ATTESTED
[Signature]
NOTARY PUBLIC,
Ludhiana Punjab, India.

15 APR 2026

 PUNJAB POLLUTION CONTROL BOARD 		
Zonal Office-1, E-648-B, Phase-V, Focal Point, Ludhiana		
Tele Fax:- 0161-4673789	Website:- www.ppcb.gov.in	email:- ppcbzo1ldh@gmail.com

No. _____ Speed Post/Online _____ Date _____
 To M/s Dynamic Infradeveloper Pvt. Ltd,
 (Project - Garden City, Village Dharour, Dehlon Road, Sahnewal Ludhiana)
 30/27, 1st Floor, East Patel Nagar, New Delhi -110008.

Subject: Proceedings of the personal hearing given by Member Secretary of the Board on 19.02.2026 w.r.t Notice for non-compliance of directions earlier issued u/s 33-A of the Water Act, 1974 as well as notice for Imposition of Environmental Compensation (EC).

The following were present:

On behalf of Punjab Pollution Control Board:

Er. R.K. Ratra, Chief Environmental Engineer, Ludhiana

Er. Vijay Kumar, Senior Environmental Engineer, Zonal Office-1, Ludhiana

On behalf of Project Proponent:

Sh. Gurmehar Singh Ghuman, Advocate

Smt. Noordeep Kaur, Advocate

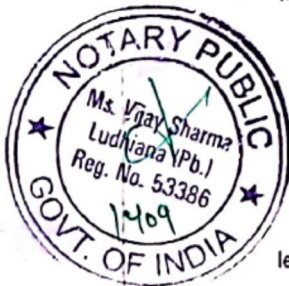
Senior Environmental Engineer, Zonal Office-1, Ludhiana brought out that the project proponent has developed a residential colony project namely Garden City and was granted consent under Water Act, 1974 dated 15.05.2012 expired on 10.11.2012 for the 9.5 Acre project only with condition that the project proponent will not register sale deed (title deed)/mutation etc. of plots/houses/SCO/other establishment in the 40 Acre colony which has been developed unauthorized adjoining to the 9.5 acre colony. Thereafter, the PP was granted consent to operate under Water Act, 1974 dated 28.09.2018 valid upto 27.03.2019 for the Residential Plots @ 70, Commercial Sites @ 31 (9.5 Acre project) only. Later on, it has developed another colony of 32 acres for which no regulatory clearance was obtained.

The colony was visited by officer of the Board on 07.07.2023 and it was observed that the STP has been provided only for the approved project 9.5 Acres and the same was also lying defunct and in non-operational / Idle conditions as observed during the visit. The condition of STP revealed that It has not been operated since long. No proper land for plantation has been provided for disposal of the effluent. There are three deep soakage pits provided by the project proponent wherein the domestic effluent carried through sewerage line is disposed.

The project proponent was issued notice to issue directions u/s 33-A of the Water Act, 1974 as well as notice for imposition of Environmental Compensation (EC) with hearing before Chairman of the Board on 09.10.2023. After hearing, It was decided as under:-

1. Environmental Compensation for the damage caused to the environment shall be imposed to the Project Proponent. The Environmental Engineer, Regional Office shall calculate the Environmental Compensation to be Imposed, for approval.
2. Fresh directions u/s 33-A of the Water Act, 1974 be Issued to the authorities of Revenue Department and PSPCL so as not to execute the sale deeds & not to release electric connections, respectively in the existing project of 9.56 acres and proposed project of 40 acre. The Environmental Compensation amounting to Rs.3,55,23,438/- was imposed vide Board's letter No. 205 dated 08.01.2024.

The President Garden City Residential Welfare Society has filed Original Application No. 383/2023, registered on the basis of the letter petition, before Hon'ble National Green Tribunal, New Delhi in which the applicant has raised the grievance that Dynamic Infradeveloper Private Limited, Respondent no. 4 has not made the Sewage Treatment Plant functional in the Garden City Colony, Sahnewal, Ludhiana developed by it and the other effluent are also been discharged illegally by constructing the septic tank which is overflowing.



The Hon'ble National Green Tribunal after consideration of the matter was pleased to issue directions to the Punjab Pollution Control Board vide order dated 24.05.2024 to file a fresh report indicating the status of recovery of Environmental Compensation already imposed on respondent no.4 and further imposition of Environmental Compensation for the subsequent period upon respondent no.4 (Dynamic Infradeveloper Pvt. Ltd. (Project Garden City, Village Dharour, Dehlon Road, Sahnewal, Ludhiana).

In compliance to the order dated 24.05.2024 passed by the Hon'ble Tribunal, the Punjab Pollution Control Board is constantly pursuing the matter with M/s Dynamic Infradeveloper Pvt. Ltd for deposit of Environmental Compensation amounting to Rs. 3,55,23,438 already imposed by the Board vide letter no. 205 dated 8.1.2024 for the damage caused to the environment by the project proponent i.e. respondent no.4. In this regard, the Board has written office letter no. 79 dated 23.1.2024 letter no. 613 dated 6.3.2024 and 1355 dated 07.06.2024, but the project proponent respondent no. 4 has failed to respond to the letters of the Board and has not deposited amount of Environmental Compensation mentioned above.

The project proponent was issued notice for non-compliance of directions u/s 33-A of the Water Act, 1974 as well as notice for imposition of Environmental Compensation (EC) for the period 01.12.2023 to 30.06.2024 with hearing before Chairman of the Board on 23.07.2024, wherein it was decided as under:

1. The detailed order imposing Environmental Compensation on the project proponent be issued for the subsequent period from 01.12.2023 upto the date of hearing.
2. The Project Proponent shall deposit the already imposed Environmental Compensation amounting Rs. 3,55,23,438/- to the Board immediately failing which coercive action shall be taken by the Board.
3. Fresh criminal prosecution be filed in the court of law against the project i.e. M/s Dynamic Infradeveloper Pvt. Ltd. (Project - Garden City, Village Dharour, Dehlon Road, Sahnewal Ludhiana) 30/27, 1st Floor, East Patel Nagar, New Delhi - 110008, Ludhiana and its Directors and other responsible persons due to continuous violations.
4. Since the directions issued by the Board against the project proponent have not been complied, the Deputy Commissioner, Ludhiana be requested to issue necessary directions to the Registrar-Cum-Tehsildar, Revenue Department, Ludhiana not to register any sale deed (title deed)/mutation etc. of any plot/house/SCO/other establishment in the colony till the written permission of the Board and submit compliance thereof the concerned authorities to submit the compliance of the directions, failing which action according to law will be taken.
5. A public notice in leading newspaper be published advising public not to purchase any property in said project till it obtained statutory approval.

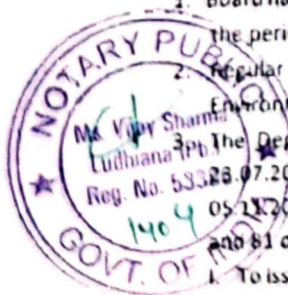
The compliance of decisions of personal hearing held before Chairman of the Board on 23.07.2024 is as under:

1. Board has imposed continued Environmental Compensation amounting to Rs.11,80,000/- from the period 01.12.2023 to 23.07.2024.

2. Regular letters has been written to the project proponent regarding submission of Environmental Compensation amounting to Rs.3,55,23,438/-

3. The Deputy Commissioner, Ludhiana was requested vide Board's letter no. 4230 dated 23.07.2024 and letter no. 1994 dated 16.08.2024, 2653 dated 28.10.2024, 2698 dated 05.11.2024, 2775 dated 22.11.2024 and 2923 dated 12.12.2024, 2985 dated 23.12.2024 and 81 dated 13.01.2025 with a request as under:

- i. To issue directions to the Registrar-Cum-Tehsildar, Revenue Department, Ludhiana not to register any sale deed (title deed/mutation etc. of any plot/house/SCO/other establishment in the colony till the written permission of the Board.
 - ii. To issue directions to the revenue department for recovering the amount of Rs. 3,55,23,438/- imposed as Environmental Compensation by the Board to be recovered under arrears of land revenue by laws.
4. Complaint has been filed vide COMA/46166/2024 dated 22.10.2024 in District Court,



Ludhiana.

5. Public notices in English and Punjab have been published in the leading newspapers.

The project proponent was issued a notice for non-compliance of directions u/s 33-A of the Water Act, 1974, as well as a notice for imposition of Environmental Compensation (EC), with a personal hearing before the Chairman of the Board on 30.04.2025. Sh. Amrinder Paul Singh, Advocate, appeared on behalf of the project proponent, submitted a Memo of Appearance, and informed that he was not aware of the facts of the case and was unable to make any commitment on behalf of the project proponent. He requested a short adjournment, stating that the Director was out of station, and assured that the Power of Attorney and other relevant documents would be submitted on the next date of hearing. Accordingly, it was decided to grant another opportunity of personal hearing to the project proponent.

In the meanwhile, the case came up for hearing before Hon'ble National Green Tribunal, New Delhi on 19.05.2025 and orders are reproduced as under:-

"To ascertain the correct position, we direct the Member Secretary, PPCB to file affidavit disclosing daily generation of sewage from families residing in approved area of 9.5 acres, treatment capacity of the existing STP and its capacity utilization. Member Secretary, PPCB will clearly disclose the gap in daily generation and treatment of STP if gap exists, manner of discharge of surplus sewage which is generated. In that affidavit, PPCB will also disclose sample analysis report of the STP treated discharge. Since a stand has been taken that a sum of Rs. 3, 55, 23, 438 /- has been levied as environmental compensation, therefore, Member Secretary, PPCB will also disclose the steps which have been taken till now to recover this environmental compensation. Let this affidavit be filed within a period of four weeks."

The site of the project was visited by officers of the Board on 10.06.2025 and during visit it was observed that :-

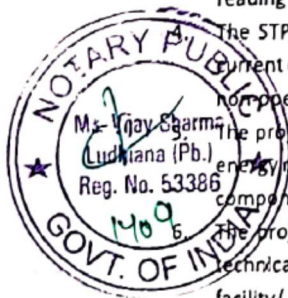
1. The colony has one common entrance gate for authorized (9.56 Acre) colony and 32.4 Acre (approx.) unauthorized (32.4 Acre app.) colony with common boundary wall for entire project Garden City (41 acre app.). The roads and sewerage system are connected with each other.
2. There are 3 SCO's and 27 houses built and 3 houses under construction in the front 9.56 Acre colony and there are 138 houses and 9 houses are under construction in the rear extended/unauthorized colony of size 32.4 acre approx.
3. The STP was not in operation during the visit and no effluents were coming out of the outlet of STP. Upon inspection of STP one water meter was installed at the outlet of the STP and its reading was noted to be 7831.90 KL but no water meter was installed at the inlet of the STP.

The STP is not of adequate capacity to treat effectively the wastewater generated by the current occupancy of the colony nor for the projected occupancy of the colony and seems to be non-operational from a long time. The capacity of STP needs to be increased.

The project proponent could not provide the logbook of inlet and outlet effluent, logbook of water meter reading of STP, sludge disposal record maintained and design capacity of the STP components.

The project proponent has not hired any technical staff/engineer to operate the STP in a technically sound manner. The project proponent has not provided any sludge handling facility/ sludge drying beds.

7. Housekeeping around the STP was poor and foul smell was observed near the STP and plantation area.
8. The plantation area was not stagnated. Pipe is used to carry the discharge from the outlet of STP to the plantation area of size approx. 550 sq yards, this plantation area is also inadequate for the disposal of the effluent of the STP. There are around 120 eucalyptus trees of average height around 18 feet.
9. No person from the technical staff was present who could effectively operate the STP and provide us details of the technology and design capacity of the STP components.
10. The project proponent has not developed the colony as per the approved layout plan/drawing from the Town Planning Department and is also not following the conditions of license to

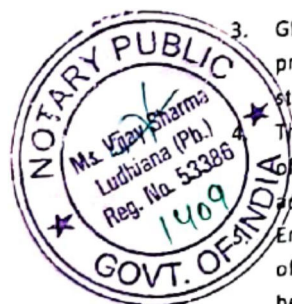


develop colony issued by the Senior Town Planner, Ludhiana.

11. The entire project is covering an area of 41 acres approximately out of which 9.56 Acres is approved colony which has an STP which is also not of adequate capacity and does not efficiently treat the waste water generated from the colony.
12. The untreated wastewater generated from the extended part/unauthorized colony is lying stagnated in the sewer lines and manholes through which it partly goes into illegal soakage pits constructed at 5 different locations and is partly lifted using tankers.
13. Upon enquiry from the residents, the untreated sewage from the manholes is lifted using tankers and is disposed off at undisclosed locations (frequency of lifting of sewage is twice a week in rainy season and during the rest of the year the frequency of lifting is twice a month).
14. The manholes and sewer line needs cleaning and regular maintenance.

In compliance of decisions of hearing held on 30.04.2025, the project proponent was issued notice with another opportunity of personal hearing before the Chairperson of the Board on 09.07.2025, wherein it was decided as under:

1. The Project Proponent shall make all necessary arrangements as required for the treatment and environmentally sound disposal of sewage and municipal solid waste being generated/expected to be generated from colony and fulfil all other responsibilities including obtaining of all regulatory clearances as prescribed and laid down under the environmental laws and submit action taken/ progress report within 20 days to the Board.
2. Directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988, to the following effect be issued to the project proponent and concerned Departments both for 9.56 acres approved and 32 acres unapproved residential colony:
 - a) Revenue Authorities / Chief Revenue Officer/ Registrar of Land shall not register any sale deed related to any plot/flat/house/shop/any other component of this project with immediate effect.
 - b) GLADA Authorities shall neither register any sale deed/ transfer deed nor issue "No objection Certificate" to revenue authorities for issuance/transfer of conveyance deed for any plot/flat/house/shop/any other component of this residential colony, Similarly, the authorities will not issue completion certificate to the project or component thereto and shall not sanction any new building plans in the residential colony for any plot/flat/house/shop/any other component of this project.
 - c) The Punjab State Power Corporation Limited Authorities be directed not to issue any new electric connection in the premises of project proponent.
 - d) All the above authorities shall make specific entries in their respective records including Jamabandi/revenue records with respect to the above directions.
3. GLADA shall ensure that the sewage and municipal solid waste (MSW) generated from the project premises is managed, treated, and disposed of in an environmentally sound manner, strictly in compliance with the provisions of applicable environmental laws. The Punjab Real Estate Regulatory Authority (RERA) be informed about the grave violations of environmental laws being made by the project proponent with request to take appropriate actions as deemed fit under the provisions of their laws. Environmental Compensation shall be imposed to the project proponent for non-compliance of environmental norms for the further period of violation from 24.07.2024 upto the date of hearing (09.07.2025) and necessary orders be issued at the earliest.
6. The project proponent shall deposit the Environmental Compensation of Rs. 3,55,23,438/- and Rs. 11,80,000/- earlier imposed and conveyed by the Board, within 10 days,
7. In continuation of early correspondence made with revenue authorities, D.O letter be issued to the Deputy Commissioner, Ludhiana for early recovery of amount of Rs. 3,55,23,438/- and Rs. 11,80,000/- imposed as Environmental Compensation to the project proponent for recovery as arrears under Land Revenue Laws.
8. Environmental Engineer, Regional Office-2, Ludhiana shall personally ensure that
 - (i) Environmental Compensation shall be got vetted from the EC Verification



- Committee of the Board and orders be Issued, within 30 day
- (II) Revenue Authorities make "Red Entry" in the Jamabandi explicitly mentioning that land registries and transfer of plots/flats/shops/any other component of this project is not permitted till further orders.
 - (III) Ensure that compliance of the Hon'ble National Green Tribunal Orders shall be made in true letter and spirit and reply shall be submitted well within timelines allowed.
 - (IV) Compliance of the all the above decisions of the hearing shall be made and action taken report is submitted within 20 days.

In compliance of hearing decisions, the following actions have been taken :-

1. The project proponent was imposed Environmental Compensation of Rs. 17.55 Lacs from 24.07.2024 upto date of hearing i.e. 09.07.2025 vide office order no. 405 dated 11.09.2025.
2. Deputy Commissioner, Ludhiana has been requested vide letter no. 2185 dated 07.08.2025 to direct Revenue Authorities to make red entry "in the Jamabandi explicitly mentioning that land registries and transfer of plots/flats/shops/any other component of this project is not permitted till further orders."
3. A letter has been written to GLADA ensuring sewage and municipal solid waste (MSW) generated from the project premises is managed, treated, and disposed of in an environmentally sound manner, strictly in compliance with the provisions of applicable environmental laws vide Board's letter no. 4240 dated 20.08.2025.
4. A letter has been written to RERA informing about the grave violations of environmental laws being made by the project proponent with request to take appropriate actions as deemed fit under the provisions of their laws vide Board's letter no. 4238 dated 20.08.2025.
5. DD letter has been written to DC, Ludhiana for early recovery of amount of Rs. 3,55,23,438/- and Rs. 11,80,000/- imposed as Environmental Compensation to the project proponent for recovery as arrears under Land Revenue Laws.

The Hon'ble NGT in the matter of O.A no. 383 of 2023 has passed an order on 08.12.2025 and operative para's of order are as under:-

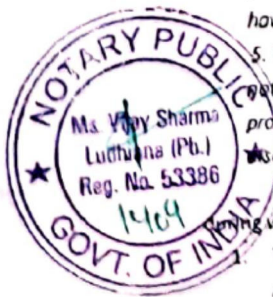
"4 Respondent no.1- Punjab PCB will examine the correctness of the disclosures made by respondent no.5, status of compliance and adequacy and performance of the existing STP as well as the connectivity to STP and submit the report in this regard within six weeks. PPCB will also consider the issue of past violation and submit the calculation of Environmental Compensation (EC) along with its report by supplying a copy thereof to Counsel for respondent no.5 who will have an opportunity to respond to the calculation of EC made by PPCB.

5. The joint committee in its report dated 30.10.2023 had also found that respondent no.5 had not provided the proper sewerage network to convey the effluents to the STP and had also not provided separate channel for carrying and disposal of the storm water drain. The Punjab PCB will also look into this violation while calculating the EC"

The site of the project proponent has been visited by the officer of the Board on 24.12.2025 and during visit it was observed as under :-

The colony has one common entrance gate for authorized (9.56 Acre) and unauthorized (32.4 Acre approx.) with common boundary wall for the entire project Garden City (41 acres approx.). The roads and sewerage system are connected with each other. No dividing wall is present at the site which separates 9.56 approved colony from the 32.0 acre unauthorized colony. Both the parcels of land i.e. 9.56 Acre and 32 Acre are part of unified colony by the name of Garden City, Dharaur, Sahnewal, Ludhiana. There are 3 SCO's and 27 houses built and 3 houses under construction in the front 9.56 Acre authorized colony and there are 138 occupied houses, 21 occupied SCO's and 9 houses are under construction in the rear extended/unauthorized colony of size 32.4 acre approx.

2. In the authorized area of 9.56 acres, at present 27 plots are occupied out of total 70 plots. As per the calculations, STP of capacity approximately 45 KLD is required to treat domestic sewage generated only from authorized portion of the residential colony considering present



- occupancy of 27 plots (15 persons per plot) in an area of 9.56 acres.
3. The calculations of waste water discharge considering total population of residential colony (i.e. 9.56 acres authorized and 32.4 acres unauthorized portion) were made and as per estimation, the total waste water generation is 269.028 KLD (Approx. 270 KLD).
 4. The STP was not in operation during the visit and STP room was found locked. No representative of colonizer was present during the visit.
 5. The project proponent has developed plantation area of size approx. 550 sq yards, this plantation area is also inadequate for disposal of the effluent generated from the colony.
 6. The project proponent has not developed the colony as per the approved layout plan/drawing from the Town Planning Department and is also not following the conditions of license to develop colony issued by the Senior Town Planner, Ludhiana.
 7. The entire project is covering an area of 41 acres approximately out of which 9.56 Acres is approved colony which has an STP which is also not of adequate capacity and does not efficiently treat the waste water generated from the colony.
 8. The untreated wastewater generated from the extended part/unauthorized colony is lying stagnated in the sewer lines and manholes through which it partly goes into illegal soakage pits constructed at 5 different locations and is partly lifted using tankers.
 9. The STP has no sludge handling facility provided in the STP.
 10. The project proponent has created soakage pits for disposal of domestic effluent as the STP is only capable to treat fraction of total domestic effluent generated from the colony.
 11. The complainant informed that tankers are being used to dispose off domestic effluent (twice a week) at undisclosed location using tractor and tanker system. The complainant informed that the tankers were used on 11.11.2025 to get the effluent lifted from the collection tank of the STP.
 12. No one from the side of project proponent was present during the visit.
 13. The Project proponent has constructed five no. of soakage pits at various locations of the colony. It was observed that 2 no. soakage pits near Satsang Bhawan of Garden City, Sahnewal dia 9'x45' deep had sunk which confirms that the soakage pits are also in use.

The project proponent has failed to comply with the provisions of the Water Act, 1974, decisions of personal hearings given before the Competent Authority from time to time and is disposing off its effluent in an illegal manner. Thus, causing pollution in the vicinity.

Accordingly, consent to operate granted to PP under the Water Act, 1974 has been revoked.

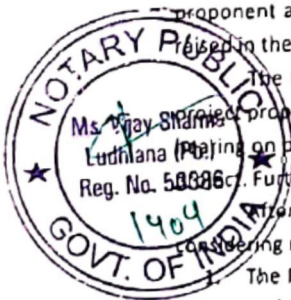
In view of the above, the industry has been issued notice for non-compliance of directions earlier issued u/s 33-A of the Water Act, 1974 as well as notice for imposition of EC with hearing before the Member Secretary of the Board on 19.02.2026.

Sh. Gurmehar Singh Ghuman and Smt. Noordeep Kaur Advocates on behalf of the project proponent attended the hearing but they could not give any satisfactory reply of the observations raised in the notice and only requested for giving another date of hearing.

The Competent Authority of the Board observed that there is no seriousness on the part of the project proponent as he has failed to attend both the hearings. The representative who attended the hearing on behalf of project proponent did not have any knowledge about the matter related to the notice. Further, no written reply has been submitted by the project proponent to the notice till date.

After hearing the representative of the project proponent, officers of the Board and considering material facts on record, the Member Secretary of the Board decided as under:

1. The Project Proponent shall make all necessary arrangements as required for the treatment and environmentally sound disposal of sewage and municipal solid waste being generated/expected to be generated from colony and fulfil all other responsibilities including obtaining of all regulatory clearances as prescribed and laid down under the environmental laws and submit action taken/progress report, within 15 days to the Board.
2. Reminder of directions earlier issued u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988, to the following effect be issued to the project proponent and concerned Departments for both 9.56 acres approved and 32 acres unapproved residential



colony:

- a) Revenue Authorities / Chief Revenue Officer/ Registrar of Land shall not register any sale deed related to any plot/flat/house/shop/any other component of this project with immediate effect.
 - b) GLADA Authorities shall neither register any sale deed/ transfer deed nor issue "No objection Certificate" to revenue authorities for issuance/transfer of conveyance deed for any plot/flat/house/shop/any other component of this residential colony, Similarly, the authorities will not issue completion certificate to the project or component thereto and shall not sanction any new building plans in the residential colony for any plot/flat/house/shop/any other component of this project.
 - c) The Punjab State Power Corporation Limited Authorities be directed not to issue any new electric connection in the premises of project proponent.
 - d) All the above authorities shall make specific entries in their respective records including Jamabandi/revenue records with respect to the above directions.
3. GLADA shall ensure that the sewage and municipal solid waste (MSW) generated from the project premises is managed, treated, and disposed of in an environmentally sound manner, strictly in compliance with the provisions of applicable environmental laws.
 4. The Punjab Real Estate Regulatory Authority (RERA) be again informed about the grave violations of environmental laws being made by the project proponent with request to take appropriate actions as deemed fit under the provisions of their laws.
 5. Environmental Compensation shall be imposed to the project proponent for non-compliance of environmental norms for the further period of violation from 10.07.2025 upto the date of hearing (19.02.2026) and necessary orders be issued at the earliest.
 6. The project proponent shall deposit the Environmental Compensation of Rs. 3,55,23,438/-, Rs. 11,80,000/- and Rs. 17,55,000/- earlier imposed and conveyed by the Board, within 10 days,
 7. In continuation of early correspondence made with revenue authorities, a letter be issued to the Deputy Commissioner, Ludhiana for early recovery of amount of Rs. 3,55,23,438/-, Rs. 11,80,000/- and Rs. 17,55,000/- imposed as Environmental Compensation to the project proponent for recovery as arrears under Land Revenue Laws.
 8. Environmental Engineer, Regional Office-2, Ludhiana shall personally ensure that
 - (i) Environmental Compensation shall be got vetted from the EC Verification Committee of the Board and orders be issued, within 07 days.
 - (ii) Revenue Authorities make "Red Entry" in the Jamabandi explicitly mentioning that land registries and transfer of plots/flats/shops/any other component of this project is not permitted till further orders.
 - (iii) Ensure that compliance of the Hon'ble National Green Tribunal Orders shall be made in true letter and spirit and reply shall be submitted well within timelines allowed.
 - (iv) Compliance of the all the above decisions of the hearing shall be made and action taken report is submitted within 20 days.

You are, therefore, requested to ensure the compliance of the hearing decisions within stipulated period and submit compliance to the Regional Office-2, Ludhiana, failing which action under the provisions of Pollution Control Laws shall be taken against the project proponent.

Certified that the affidavit/S.P.A./G.P.A. has been read over & explained to the deponent executant who seemed correctly to understand

Endst No. 609

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office-2, Ludhiana for information and necessary action. He is requested to send the compliance of hearing decisions in stipulated time period.

For and on behalf of
Punjab Pollution Control Board

Dated 15/4/26

For and on behalf of
Punjab Pollution Control Board



ATTESTED

NOTARY PUBLIC,
Ludhiana Punjab, India

15 APR 2026

1409
15/4/26