

BEFORE THE NATIONAL GREEN TRIBUNAL, AT NEW DELHIO.A. NO. 665 OF 2023IN THE MATTER OF:

Nirmal Singh Chahal

... Complainant

VERSUS

State of Punjab & Ors.

... Respondents

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Date: 22/7/24

Respondent No.4

Place:

Through

Raj Dev Singh
Counsel for Respondent No.4
Raj Dev Singh Niharika Gupta
The Young Jurist (TYJ),
Jurist, Advocates & Solicitors
D-359 LGF, Defence Colony,
New Delhi - 110024

Niharika Gupta
11/4/19/2024

BEFORE THE NATIONAL GREEN TRIBUNAL, AT NEW DELHIO.A. NO. 665 OF 2023IN THE MATTER OF:

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WRITTEN SUBMISSION ON BEHALF OF RESPONDENT NO.4 I.E. M/S BABA FARID COLONIZERS (ERSTWHILE KNOWN AS M/S FARID COLONIZERS)**MOST RESPECTFULLY SHOWETH:**

1. That Respondent No.4, i.e., M/s Baba Farid Colonizers, erstwhile known as M/s Farid Colonizers (hereinafter referred to as "Answering Respondent No.4"), is a Partnership Firm governed and incorporated under the provisions of The Indian Partnership Act, 1932 having its principal place of business at Kotkapura Road, Faridkot, and the main business of the Answering Respondent No.4 is to purchase, develop and sale of property or any other allied business or business as agreed between the partners of the firm mutually from time to time.
2. That, this written submission is being executed and submitted through the Authorized Signatory of the Answering Respondent No.4 at the outset, the Answering Respondent No.4 denies all the allegations made by Respondent No.3, and nothing stated by the Respondent No.3 should be deemed to be admitted merely because the same is not specifically traversed. It is also submitted that the Answering Respondent No.4 has not been made the necessary party to the present Application and it is further relevant to mention that the complaint copy has not been served with the Answering Respondent No.4 yet.
3. That the reply submitted by Respondent No.3 is misconceived, based on wrong facts, vexatious and has been filed with a *mala fide* intention wherein the said reply

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submitted by Respondent No.3 has failed to show any liability on the part of the Answering Respondent No.4.

4. That the averments herein are in alternative and without prejudice to one another and the Answering Respondent No.4 submits that the present written submission shall be considered as a preliminary submission and further reserves their right to file additional reply and/or to amend the reply, file the evidence by way of affidavit and any other applications as required at the appropriate time of proceedings.
5. That it is relevant to mention that Answering Respondent No. 4 was impleaded as a respondent in the present Application without being provided with a fair opportunity to be heard or to appear. In accordance with the principles of natural justice, the Answering Respondent No.4 should be given a reasonable opportunity to be heard. In the present case, Answering Respondent No. 4 was not provided with any chance to assert that they are not a necessary party to the suit.
6. At the very outset, the allegations that are contrary to or inconsistent with what is averred herein are denied in totality and nothing in the complaint is or should be deemed to be admitted by or on behalf of the Answering Respondent No.4 for want of specific traverse or otherwise.
7. Before traversing in detail, the several material allegations, averments, and contentions made against the Answering Respondent No.4, the Answering Respondent No.4 most respectfully submits the preliminary objections regarding the maintainability of the present Complaint as under: -

PRELIMINARY OBJECTIONS AND SUBMISSIONS:

That the Answering Respondent No.4 at the outset seek to raise the following preliminary objections to the very maintainability of the complaint, which are without prejudice to one another:

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8. That, it is respectfully submitted that the Answering Respondent No.4 has been impleaded as a necessary party based on wrong facts, vexatious and has failed to show any liability on the part of Answering Respondent No.4.
9. That, after considering the reply filed by Respondent No.3 this Hon'ble Tribunal impleaded the Answering Respondent No.4 as a necessary party to the present Application, but it is relevant to submit that the Answering Respondent No.4 were not served with the complaint copy filed by the Complainant. Therefore, it is rightly stated that Answering Respondent No.4 has been wrongly arrayed as Respondent to the present Petition which is pending for adjudication before this Hon'ble Tribunal.
10. That it is further pertinent to state that it is well admitted fact that the said colony viz. Farid Enclave was transferred to Punjab Urban Development Authority (hereinafter referred to as PUDA) vide Deed of Conveyance dated 17.03.2017, which shows that the Answering Respondent No.4 is not the current owner/promoter of the said colony and hence the Answering Respondent No.4 is not liable for any completion of further compliances in regards to the law of the lands and hence, the Answering Respondent No.4 should be removed from the array of Respondents of the present Application.
11. That the Complainant of the present Application neither made the Answering Respondent No.4 a necessary party to the Application nor the Answering Respondent No.4 was provided with the copy of the said Application to ascertain the nature of the complaint. It is a well settled principle of law that, it is for the plaintiff in a suit to identify the parties against whom he has any grievance and to implead them as defendants in the suit filed for necessary relief. The defendant cannot be compelled to face litigation with the persons against whom the plaintiff has no grievance.
12. That it is opt here to quote a case law proclaimed before, *Karnataka High Court in Sri Vardhman Stanakvisi Jain Sravak Singh vs Chandrakumar and Anr* ILR 1984 KAR 889 it is observed as follows. "The court has the power to direct a person to be made a party to the suit if such person ought to have been made a party or that the court feels the necessity of impleading him with a view to adjudicate upon and settle

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all the questions involved in a suit effectually and completely. The question involve in the suit would mean the question concerning the parties to the suit and not with the questions concerning any third party. A party may be a "necessary party" or "proper party" to a suit."

13. In *Kasturi vs. Uyyamperumal and others (2005) 6 SCC 733*, the **Hon'ble Apex Court** provided two tests that are to be satisfied for determining the question that who amounts to a necessary party,

- (i) there must be a right to some relief against such party in respect of the controversies involved in the proceedings,
- (ii) no effective decree can be passed in the absence of such a party.

The addition of parties should not be made merely to avoid multiplicity of suits if their presence is not necessary for determining the real question.

14. In relation to the concerns raised by Respondent No. 3 regarding alleged non-compliance with environmental laws and the non-functioning of Sewage Treatment Plants (STPs), it is noteworthy that Answering Respondent No. 4 applied for a license to establish a residential colony in Faridkot. The proposed colony, named 'Farid Enclave Phase II,' was accompanied by a layout plan (Drg./job no. 4/20, dated 15.10.2005), which received separate approval from the relevant authority. Pursuant to this application, the District Town Planner, Faridkot, issued a letter of intent on 07.11.2005. This letter proposed granting approval for the establishment of a residential, commercial, and industrial colony, subject to the fulfilment of various conditions. Notably, one of these conditions, outlined in clause 1 (iii), pertained to making arrangements for water supply, sewage, road network, and drainage system until integration with the services of the Municipal Council. It is submitted that Answering Respondent No. 4 was granted the license only after full compliance with all the conditions specified in the aforementioned letter of intent issued by the District Town Planner, Faridkot. The relevant extract of "clause 1 (iii)" is reproduced verbatim-

(iii) You will make your own arrangements concerning water supply, sewage, road network, drainage system and ensure to provide the smooth services in the colony at your own expenses, till it is integrated with the services of Municipal Council

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and estimate to this effect shall be included in the estimate of the colony to be submitted to competent authority for approval before the grant of final approval."

15. That it is also pertinent to mention that in compliance with all applicable rules, regulations, and terms and conditions of the relevant approval, Answering Respondent No.4 had installed STPs in the year 2012. Following the completion of the entire construction of the colony, Answering Respondent No.4 obtained the necessary Completion Certificate dated 28.04.2017. The certificate stated that the development work within the colony had been completed and that the open spaces of the colony, including roads, parks, and water works, had been transferred to the Bathinda Development Authority, as noted in Wasika No. 4141 dated 17.03.2017. The relevant extract is reproduced verbatim-

ਕੋਟਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਵਿਖੇ ਫਰੀਦ ਇਨਕਲੇਵ -1 ਨਾਂ ਦੀ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਦੇ 9.837 ਏਕੜ ਰਕਬੇ ਨੂੰ ਵਿਕਸਤ ਕਰਨ ਹਿੱਤ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਫਰੀਦਕੋਟ ਵੱਲੋਂ 1307-DTP(F) ਸੀ.ਐਲ-1 ਮਿਤੀ 09/09/2005 ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ, ਕਿਉਂਜੋ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟਾਂ ਦੇ ਅਧਾਰ ਤੇ ਕਲੋਨੀ ਅੰਦਰ ਵਿਕਾਸ ਕਾਰਜ ਪੂਰੇ ਹੋ ਚੁੱਕੇ ਹਨ ਅਤੇ ਕਲੋਨੀ ਦੀਆਂ ਖੁੱਲੀਆਂ ਥਾਵਾਂ ਜਿਵੇਂ ਕਿ ਸੜਕਾਂ, ਪਾਰਕ, ਵਾਟਰ ਵਰਕਸ ਆਦਿ ਵਸੀਕਾ ਨੰ. 4141 ਮਿਤੀ 17/03/2017 ਰਾਹੀਂ ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ਨੂੰ ਟਰਾਂਸਫਰ ਹੋ ਚੁੱਕੀਆਂ ਹਨ।

16. That it is noteworthy to mention that the Answering Respondent No.4 transferred ownership of the colony to PUDA through a Deed of Conveyance dated 17.03.2017. As per section 5(13) of the Punjab Apartment and Property Regulation Act, 1995, the promoter of a property is responsible for the maintenance and upkeep of all roads, open spaces, and public health services until the date of transfer. Considering that the said colony was transferred to PUDA in March 2017, the responsibility for the management of solid waste, wastewater, plantation, and other operations of the colony was henceforth vested solely with PUDA. It is also pertinent to mention that the STPs were installed in the year 2012. Therefore, after the transfer of ownership to PUDA, the management of these STPs became the sole responsibility of PUDA. The relevant extract of "section 5 of Punjab Apartment and Property Regulation Act, 1995" is reproduced verbatim--

"Section 5 Development of land into colony-

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(13) The promoter shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of completion certificate or till the date of transfer the same, free of cost to the State Government or the local authority: Provided that after the completion of development works in the colony, in all respects, the competent authority, may allow the promoter to hand over the maintenance of the infrastructure and services mentioned in this sub-section to an association of residents formed under section 17A, which shall be responsible for management, maintenance, upkeep of common areas, infrastructure and common services of the colony."

17. That the transfer of the colony to the Punjab Urban Planning and Development Authority (PUDA) in March 2017 has bestowed upon it the responsibility for the management and registration of the welfare society as per the Punjab Apartment and Property Regulation Act, 1995. In accordance with the provisions of this act, PUDA is a competent authority. Therefore, the responsibility for management after 2017 lies with PUDA. Consequently, it is PUDA's responsibility to obtain and renew the "Consent to Operate" from the respective authorities.
18. That it is most respectfully submitted that the directions issued vide letter no. 1064-1071 dated 06.03.2024 by the Member Secretary of the Punjab Pollution Control Board are in contravention of the Punjab Apartment and Property Regulation Act of 1995. Given that the colony was transferred to PUDA in March 2017, PUDA is responsible for its management and compliance. The decision of the Member Secretary not only contravenes the Punjab Apartment and Property Regulation Act of 1995 but also violates the fundamental rights of the respondent under Article 19(1)(g) of the Constitution of India, which grants individuals the right to practice any profession or carry on any occupation, trade, or business.
19. That it is once again reiterated that the colony was officially transferred to PUDA in March 2017. It is important to note that despite being aware of the transfer to PUDA, the residents of the colony had only formed the resident welfare association and registered the 'Farid Enclave Welfare Society' after a significant delay of five years

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on 07.10.2022. This delayed registration raises questions about the intentions of the members and suggests possible malice.

20. That it is further relevant to state that the decision of the Member Secretary of the Punjab Pollution Control Board restricts the respondent from selling any vacant residential or commercial plot, constructing any house under a group housing project or on the plot allocated for the construction of a house, making any expansion within the premises of the colonies, or releasing any electric power connection from PSPCL for newly constructed homes where no occupancy has been given.
21. That furthermore, as per Letter No. Chief Administrator/B.D.A./Bathinda/2024/191 dated 12.04.2024, issued by the Bathinda Development Authority to the Deputy Commissioner, Faridkot, Section 21 of Punjab Apartment and Property Regulation Act 1995 states that after the issuance of the completion certificate of the colony, after retaining 1/5th amount of the bank guarantee for development work of management, the rest of the guarantee has been released. As per Condition No. 5 of the Completion Certificate, up to five years after the issuance of the completion certificate, the responsibility of development works of the colony is upon the promoter, which has elapsed in the month of July 2022. Further, it is pertinent to note that in accordance with the Punjab Apartment and Property Regulation Act 1995, there is no provision to cancel the license after the issuance of the Completion Certificate. Thus, it furthermore clarifies that the responsibility of the Answering Respondent No.4 has been seized and thus shall not be liable for any non-compliance in regards to the said colony and thus the Answering Respondent No.4 shall be discharged and further shall be removed from the array of Respondents.
22. That it is further pertinent to mention that in accordance with letter no. 678 dated 30.04.2024, issued by the Bathinda Development Authority to the Additional Secretary, Housing and Urban Development (Housing Construction-2 Branch) Chandigarh states that the said STPs are in operation and are in running condition and the same has been verified by the Divisional Engineer (P.H) of the Technical Department of the Bathinda Development Authority.

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23. That furthermore it is relevant to mention that the Answering Respondent No.4 had further appointed Er. Sagar Garg a licensed Architect authorized by the Municipal Council, Faridkot to conduct an inspection of the STPs and prepare a 'Spot Inspection Report' whereby the said Architect conducted a survey and submitted its report dated 26.06.2024, wherein the report clearly mentioned and confirmed that *"The colony is situated in the Eastern side whereas the STP is on the Western side of colony which is approximately 400 metres from the main gate of the colony and the sewerage connections are towards the western side i.e. towards the STP of the colony. The drains are intact at the spot and no leakage was found in the pipes/ sewage pipes connecting to the STP. That the drain i.e. Langeana drain/ Sem nala is on the southern side of the colony at distance of 300 metres from the main gate of the colony. As submitted in the foregone para, the slope/ direction of the drainage system is towards the STP of the colony none of the houses of the colony have any access to the Langeana drain/ Semnala for purpose of emitting wastewater into the said drain. It is pertinent to mention here that Sem nala is situated in different khata/ khawat/ khato khasra numbers. In a nutshell, no water dirty or stagnant directly or indirectly goes to Sem nala."*
24. That it is once again reiterated that the Answering Respondent No.4 transferred ownership of the colony to PUDA through a Deed of Conveyance dated 17.03.2017. As per section 5(13) of the Punjab Apartment and Property Regulation Act, 1995, the promoter of a property is responsible for the maintenance and upkeep of all roads, open spaces, and public health services until the date of transfer. Thus, it moreover clarifies that the responsibility of the Answering Respondent No.4 has been seized and thus shall not be liable for any non-compliance in regards to the said colony and thus the Answering Respondent No.4 shall be discharged and further shall be removed from the array of Respondents.
25. That the Bathinda Development Authority, BDA Complex, Bhagu Road, Bathinda vide no. 3884-87 dated 29.07.2017 has issued the completion certificate to the colony M/s Farid Enclave (Phase-II) as work regarding development had been completed.

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26. That Farid Enclave Welfare Society is managing the issues of colony and collecting the maintenance charges from the residents of the colony in the bank accounts of the Farid Enclave Welfare Society.

BRIEF FACTS OF THE CASE:

27. That Answering Respondent No. 4 applied for a license to establish a residential colony in Faridkot. The proposed colony, named 'Farid Enclave Phase II,' was accompanied by a layout plan (Drg./ job no. 4/20, dated 15.10.2005), which received separate approval from the relevant authority. Pursuant to this application, the District Town Planner, Faridkot, issued a letter of approval ^{Dated} 13/10/2005. The colony has obtained approval from the Department of Town and Country Planning vide no.1457 dated 13.10.2005 ^{and no. 1773 dated 10/12/2005.} under the Punjab Apartment and Property Regulation Act,1995.

A copy of the letter of approval ^{dated 4 10/12/2005} dated 13/10/2005 is annexed herewith as ANNEXURE-A.

28. That the colony has received NOC from the Punjab Pollution Control Board for M/s Farid Enclave (Phase-I &II) vide no. ZO(BTI)/FDK/2010/N)C/12 and ZO(BTI)/FDK/2010/NOC/11 respectively dated 23.08.2010 to set up residential colony in an area of 9 Acres 6 Kanals and 14 Marle (92 no. Residential Plots and 10 no. Shops cum Office, 6 no. Boots and a Nursery Schools).
29. That in compliance with all applicable rules, regulations, and terms and conditions of the relevant approval, Answering Respondent No.4 had installed STPs in the year 2012. Following the completion of the entire construction of the colony, Answering Respondent No.4 obtained the necessary Completion Certificate dated 28.04.2017.

A copy of the Completion Certificate is annexed herewith as ANNEXURE-B.

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30. That the Answering Respondent No.4 has obtained the "consent to operate" under the Water (Prevention & Control of Pollution) Act, 1974 from Punjab Pollution Control Board vide no. ZO/BTI/FDK/WPC/2012/F-215 dated 30.08.2012 issued by the competent authority which was valid up to 28.02.2013 and which was further extended for a period upto 30.09.2018 for discharge of wastewater onto land for plantation after common STP with M/s Farid Enclave.

A copy of the consent to operate vide letter dated 21/01/2014 is annexed herewith as ANNEXURE-C.

31. That the Answering Respondent No.4 transferred ownership of the colony to PUDA through a Deed of Conveyance dated 17.03.2017. Considering that the said colony was transferred to PUDA in March 2017, the responsibility for the management of solid waste, wastewater, plantation, and other operations of the colony was henceforth vested solely with PUDA. It is also pertinent to mention that the STPs were installed in the year 2012. Therefore, after the transfer of ownership to PUDA, the management of these STPs became the sole responsibility of PUDA.

A copy of the Deed of Conveyance dated 17.03.2017 is annexed herewith as ANNEXURE-D.

32. That the letter No. Chief Administrator/B.D.A./Bathinda/2024/191 dated 12.04.2024, issued by the Bathinda Development Authority to the Deputy Commissioner, Faridkot, Section 21 of Punjab Apartment and Property Regulation Act 1995 states that after the issuance of the completion certificate of the colony, after retaining 1/5th amount of the bank guarantee for development work of management, the rest of the guarantee has been released. As per Condition No. 5 of the Completion Certificate, up to five years after the issuance of the completion certificate, the responsibility of development works of the colony is upon the promoter, which has elapsed in the month of July 2022. As per the Punjab Apartment and Property Regulation Act 1995, there is no provision to cancel the license after the issuance of the Completion Certificate.

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A copy of the letter dated 12.04.2024 issued by the Bathinda Development Authority to the Deputy Commissioner, Faridkot, is annexed herewith as ANNEXURE-E.

33. That a welfare society under the name of M/s. Farid Enclave Welfare Society, Farid Enclave, Kotkapura Road, Faridkot vide letter no.04/2022/23 has been constituted under the Presidentship of colony Farid Enclave- I and Farid Enclave- II with one of the conditions that the entire arrangement of water works and motor arrangements within the colony should be given to the society in writing.

A copy of Letter no.04/2022/23 is annexed herewith as ANNEXURE-F.

34. That it is further pertinent to mention that in accordance with letter no. 678 dated 30.04.2024, issued by the Bathinda Development Authority to the Additional Secretary, Housing and Urban Development (Housing Construction-2 Branch) Chandigarh states that the said STPs are in operation and are in running condition and the same has been verified by the Divisional Engineer (P.H) of the Technical Department of the Bathinda Development Authority.

A copy of the letter no. 678 dated 30.04.2024, issued by the Bathinda Development Authority is annexed herewith as ANNEXURE-G.

35. That furthermore it is relevant to mention that the Answering Respondent No.4 had further appointed Er. Sagar Garg a licensed Architect authorized by the Municipal Council, Faridkot to conduct an inspection of the STPs and prepare a 'Spot Inspection Report' whereby the said Architect conducted a survey and submitted its report dated 26.06.2024, wherein the report clearly mentioned and confirmed that *"The colony is situated in the Eastern side whereas the STP is on the Western side of colony which is approximately 400 metres from the main gate of the colony and the sewerage connections are towards the western side i.e. towards the STP of the colony. The drains are intact at the spot and no leakage was found in the pipes/*

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sewage pipes connecting to the STP. That the drain i.e. Langeana drain/ Sem nala is on the southern side of the colony at distance of 300 metres from the main gate of the colony. As submitted in the foregone para, the slope/ direction of the drainage system is towards the STP of the colony none of the houses of the colony have any access to the Langeana drain/ Semnala for purpose of emitting wastewater into the said drain. It is pertinent to mention here that Sem nala is situated in different khata/ khewat/ khato khasra numbers. In a nutshell, no water dirty or stagnant directly or indirectly goes to Sem nala.”

A copy of the report dated 26.06.2024 submitted by Er. Sagar Garg a licensed Architect authorized by the Municipal Council, Faridkot is annexed herewith as ANNEXURE-H.

36. That Farid Enclave Welfare Society vide its letter no. 1801 dated 12.05.2023 written to the Additional Chief Administrator, BDA, Bathinda had intimated that they have constituted a welfare society under the directions/orders of Govt. Of Punjab for management of colony and to resolve the problem faced by the colony residents, mentioning the registration of society as registration no.1040 of 2022-23. Also requested that before taking any decisions regarding the colony, the society must be informed and our consent must be taken before taking a decision regarding the security fee deposited by the colonizers for the colony and the lease money of the school.
37. That Sh. Sanjeev Kumar, Sh. Pardeep Kumar and Sh. Vikramjeet Singh partners of the Answering Respondent No.4 along with Sh. Darshan Garg, Consultant appeared before the Member Secretary of the Punjab Pollution Control Board for hearing on 06.03.2024. The representatives submitted a written reply to the notice issued by the Punjab Pollution Control Board and the same was taken on record. The representatives stated that the project was developed in the year 2005 and completed in 2017. Sewage Treatment Plant of 200 KLD was installed in 2012 expecting higher occupancy, however, due to insufficient effluent of 10 to 15%, STP could not be operated. The colony was transferred to PUDA in March 2017. In September 2021 Farid Enclave Welfare Society was registered under the president of Sh. Nirmal

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Singh Chahal and from the said date welfare society is responsible for the management of solid waste, wastewater, plantation and other operations of the colonies. A separate bank account has been set up by the welfare society in which funds are being collected from the residents for regular operations of the society.

38. That it is noteworthy to mention that pursuant to the relevant section of the Punjab Apartment and Project Regulation Act, 1995 it is hereby submitted that the Answering Respondent No.4 is not responsible for the unscientific disposal of wastewater and illegal operation of hotel cum restaurant in the premises of colony. Considering, this the Answering Respondent No.4 is absolved from any continuing obligations pertaining to the responsibility for administration and management of the colony and maintenance and upkeep of common areas, infrastructure and common services of the colony. Thus, the Answering Respondent No.4 cannot be held responsible/ liable for any damage caused due to non-compliance of any rules and regulations.

PRAYER

In the light of the facts and circumstances stated above, it is most respectfully and humbly prayed before this Hon'ble Tribunal that:

- A. the Answering Respondent No.4 shall be discharged and further shall be removed from the array of Respondents;
- B. Pass any other and/or further orders as this Hon'ble Tribunal may deem fit, in the best interest of justice.

Date:

Respondent No.4

Place:

Through

Subin Singh
Subin Singh
Subin Singh

Subin Singh
Counsel for Respondent No.4
Raj Dev Singh, *Niharika Gupta*
The Young Jurist (TYJ),
Jurist, Advocates & Solicitors
D-359 LGF, Defence Colony,
New Delhi - 110024

BEFORE THE NATIONAL GREEN TRIBUNAL, AT NEW DELHI

O.A. NO. 665 OF 2023

IN THE MATTER OF:

Nirmal Singh Chahal

... Complainant

VERSUS

State of Punjab & Ors.

... Respondents

AFFIDAVIT



I, Sukhbir Singh Sachdeva aged about 59 years S/o S. Mela Singh R/o Street No.2, New Cantt Road, Faridkot, Partner, M/s Baba Farid Colonizers (earstwhile known as M/s Farid Colonizers) (Respondent No.4), having its office at Kotkapura Road, Faridkot, Punjab, India, do hereby solemnly affirm and state as under: -

6179
17-7-24

1. That I am the Authorized Representative for the Respondent No.4 in the present matter.
2. That the present reply has been drafted under the instructions of the Respondent No.4, and the contents of the same are true and correct to the best of my knowledge.
3. That the documents filed/annexed along with the present written version are true and correct.

DEPONENT

Sukhbir Singh

VERIFICATION

Verified on Oath at Faridkot on this 17th day of July, 2024 that the contents above are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

Sworn before me today by *Sukhbir Singh*
who has been identified by *Self*
Who is personally known to me. *Self*
The contents of this affidavits has been read / Translated, Explanation my presence & he appeared to understand the same & admitted them to correct.

ATTESTED
Atul
ATUL GUPTA
Notary Faridkot Distt.
(App. by Govt. of India)

DEPONENT

Sukhbir Singh

Atul
Atul Gupta
Notary
Distt. Courts, FARIDKOT

FINAL LETTER OF APPROVAL TO DEVELOP A COLONY

Approval No. 1457 (DTP Faridkot) CL-1 Dated...13-10-2005

This approval is granted (under provision of Punjab Govt. Notification No. 2/392-5GH 2/454 dated 18-01-2005 issued under Punjab Apartment and Property Regulation, Act 1995) to Develop Residential Colony named **FARID ENCLAVE** on Kotkapura Road at Faridkot measuring an area of 9.837 Acres as per layout plan bearing drawing No./Job No. 4/18 dated 26-08-2005 through promoter Mr Sanjiv Kumar, Kamla Street, Line Bazar, Faridkot.

This approval is being granted subject to the following conditions namely:-

1. The design and specification of the development works to be provided in the colony shall include.
 - a. Metalling of roads and paving of foot-paths layout of water and sewerage lines, construction of (Over Head Reservoir if required) sewerage treatment plant as per PWD specifications and estimates approved by competent authority.
 - b. Turfing and plantation of trees; and
 - c. Street lighting
2. In your plan of the colony, the land reserved for roads, open spaces, schools, public and community building and other common uses shall not be less than 43.48% of the gross area of the land under the colony.
3. The promoter shall not contravene the provisions of any other law for the time being in force in the area where in colony is being development
4. The approval/permission is valid for a period of three years commencing from 13-10-2005 and ending with 12-10-2008 and licensee shall complete the development works within this period.
5. The promoter shall comply with the provisions of the Punjab Govt. notification No. 2/392, 5HG 2/454 dated 18-01-2005 and the rules made by Govt.
6. The promoter shall carry out and complete the development of the land in accordance with the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act 33 of 1976) and other laws for the time being in force.
7. The road formation level will be in conformity with surrounding area and this level will be got approved from competent authority.
8. Plinth level will be kept minimum 0.45 mtr. above the road formation level.

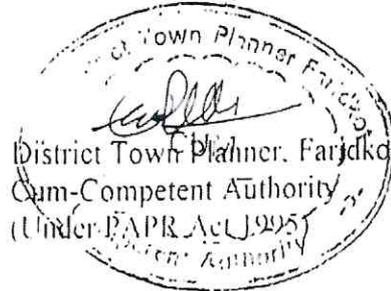
9. The electrification works will be carried out as per design and specification of P.S.E.B. and as approved by the Competent Authority
10. Promoter will not undertake any sort of development activities on Forest Land if it forms a part of the colony, unless N.O.C. is obtained from Forest Department.
11. Whenever, the storm water drainage system is to be laid in the periphery, the promoter will provide the same at his own cost.
12. All the materials to be used will conform to IS and shall be specified ISI code with latest amendments.
13. N.O.C. will be obtained from the owners of the land where disposal of treated sewage water is to be made.
14. Zoning Plan shall be submitted to Competent Authority within two months of issue of this approval.
15. Promoter will acquire 25% of the land within six months of the issue of approval, further 25% within next six months, another 25% within another six months and final 25% within next following six months and no sale shall be affected, unless title of the land is acquired by the promoter.
16. Promoter will transfer free of cost the non-saleable open space, like roads, parks etc, in favour of Govt. or in favour of M.C. concerned before the expiry of approval or issue of the Completion Certificate, whichever is earlier, such transfer shall be free from stamp duty. However, onus of maintaining the open spaces including parks and roads for a period of five years from the issue of Completion Certificate shall continue to remain with the promoter even after the transfer of non-saleable open spaces like roads, parks etc.
17. The promoter shall construct or get constructed at his own cost schools, hospitals, community centers, and other community buildings on the land set part for this purpose or transfer such land to the State Government either free of cost or upon payment of actual cost of development land as directed by the State Govt. which shall be at liberty to transfer such land to any local authority or any person or institution on such terms and conditions as it deem fit.
18. Demarcation of layout plan will be done within three months of the issue of approval and reconcile discrepancy, if any before getting architectural control approved, integrated Zoning plans of commercial area, residential and other buildings shall be got approved from the Competent Authority within two months of the issue of the approval.
19. Building plans shall be approved by the concerned authority as per byelaws applicable i.e. PUDA building bye laws for the time being in force.
20. Promoter must ensure that adequate distance between buildings and H.T. lines be maintained as per Punjab Electricity Rules, 1952.
21. This approval shall be subject to compliance of provision of all prevailing laws for the time being in force till they contradict the provisions of Govt. notification referred above or Rules made there under or under PAPR Act, 1995.

22. The promoter shall be responsible for all statutory clearances, including environment clearances, if any, required from the Central Government or any of the agencies of the Central Government or from any other Department of the State Government or any of its agencies and this approval in itself shall not be construed as any approval beyond the provisions of the Punjab Apartment and Property Regulation Act, 1995 (PAPRA) and the Rules.
23. The promoter shall remain exclusively responsible for complying with the provisions of any other law for time being in force and in case of any breach or violation there of promoter shall exclusively be liable to face the penal action.
24. The promoter shall be responsible to pay any amount, which becomes due at anytime under any law for the time being in force.
25. That the promoter shall have no objection or will not obstruct the integration of road network, utilities with the surrounding development or for realization of proposals made in master plan/sector Zoning Plan by Municipal Authorities or any other development agency authorised to do so under any law or by the Govt.
26. The promoter shall undertake and complete internal development works under supervision of a qualified and experienced Engineer. He shall submit certificate from supervising engineer after the completion of all development works to the satisfaction of competent authority before issue of completion certificate.
27. The promoter shall be bound to facilitate the inspection of development works by the competent authority or his nominee at any time with or without notice. The promoter shall time to time submit written progress report about the execution of development works to the Competent Authority from time to time.
28. The promoter shall cover 10% of the open area under tree plantation and ensure appropriate landscape congenial for livable neighborhoods.
29. The promoter shall not do any act within the limits of said colony, which may hinder the flow of natural drainage.
30. The promoter shall pay the E.D.C. in half-yearly installments as per appended schedule. By way of demand draft drawn in favour of Chief Administrator PUDA payable at Chandigarh or S A S Nagar through C.A. In case of default, the approval granted under above mentioned notification shall be liable to be cancelled and the colony shall be declared to be an un-authorized and other penal action may also be initiated.
31. This approval shall be subject to compliance of provisions of all prevailing laws enforced in the time being, till contradicts the provisions of PAPR Act 1995 and Rules made there under.
32. The promoter shall also be bound to comply with the conditions mentioned in the undertaking submitted by the promoter or any other instructions issued by competent authority or Govt. from time to time.
33. In case of violation of any term or condition of approval, the competent authority can withdraw the approval without any prejudice.

34. One complete set of certificate documents of this approved colony is herewith returned to the promoter for his record & compliance

Date: 13.X.05
Place: Faridkot

DA/ As above



Endst. No.

DTP(FDK)/CL-1

Dated.....

Copy forwarded to Chief Administrator, PUDA, PUDA Bhawan, Phase-8, SAS Nagar, Mohali for information and further necessary action along with original Demand Draft No 765965 dated 06-10-2005 of PNB, Faridkot of Rs. 4,09,875/- (In words Four Lakh Nine Thousand Eight Hundred and Seventy Five only) for EDC and Demand Draft No 765966 dated 06-10-2005 of PNB, Faridkot of Rs. 22,513/- (In words Twenty Two Thousand Five Hundred and Thirteen only) for Urban Development Funds.

DA/As Above

District Town Planner, Faridkot
Cum-Competent Authority,
(Under PAPR Act 1995)

Endst. No.

DTP(FDK)/CL-1

Dated

Copy forwarded to

1. Chief Town Planner, Punjab, Chandigarh.
2. Senior Town Planner, Ludhiana.
3. Addl. Chief Administrator, PUDA, Bathinda along with copy of schedule of payment of EDC and approved layout plan for information and necessary action with the request that periodical intimation of schedule payment of E.D.C. may be provided.
4. Deputy Commissioner, Faridkot for information.

Dated:
Place:

District Town Planner, Faridkot
Cum-Competent Authority,
(Under PAPR Act 1995)

ct
mpet

FINAL LETTER OF APPROVAL TO DEVELOP A COLONY

Approval No. 1773

(DTP Faridkot) Cl. -1

Dated...10-12-2005

This approval is granted (under provision of Punjab Govt. Notification No. 2/3/92-SGH 2/454 dated 18-01-2005 issued under Punjab Apartment and Property Regulation, Act 1995) to Develop Residential Colony named **Farid Enclave, Phase II** on **Kotkapura Road**, at **Faridkot** measuring an area of 9.881 Acres as per layout plan bearing drawing No./Job No. 4/20 dated 15-10-2005 through promoter Mr. **PARDEEP KUMAR**, Kotkapura Road, Faridkot.

This approval is being granted subject to the following conditions namely:-

1. The design and specification of the development works to be provided in the colony shall include.
 - a. Metalling of roads and paving of foot-paths layout of water and sewerage lines, construction of (Over Head Reservoir if required) sewerage treatment plant as per PWD specifications and estimates approved by competent authority.
 - b. Turfing and plantation of trees; and
 - c. Street lighting
2. In your plan of the colony, the land reserved for roads, open spaces, schools, public and community building and other common uses shall not be less than 40.33% of the gross area of the land under the colony.
3. The promoter shall not contravene the provisions of any other law for the time being in force in the area where in colony is being development.
4. The approval/permission is valid for a period of three years commencing from 10-12-2005 and ending with 09-12-2008 and licensee shall complete the development works within this period.
5. The promoter shall comply with the provisions of the Punjab Govt. notification No. 2/392. SHG 2/454 dated 18-01-2005 and the rules made by Govt.
6. The promoter shall carry out and complete the development of the land in accordance with the provision of the Urban Land (Ceiling and Regulation) Act 1976 (Central Act 33 of 1976) and other laws for the time being in force.
7. The road formation level will be in conformity with surrounding area and this level will be got approved from competent authority.
8. Plinth level will be kept minimum 0.45 mtr. above the road formation level

1773

9. The electrification works will be carried out as per design and specification of P.S.E.B. and as approved by the Competent Authority
10. Promoter will not undertake any sort of development activities on Forest Land if it forms a part of the colony, unless N.O.C. is obtained from Forest Department.
11. Whenever, the storm water drainage system is to be laid in the periphery, the promoter will provide the same at his own cost.
12. All the materials to be used will conform to IS and shall be specified ISI code with latest amendments.
13. N.O.C. will be obtained from the owners of the land where disposal of treated sewage water is to be made.
14. Zoning Plan shall be submitted to Competent Authority within two months of issue of this approval.
15. Promoter will acquire 25% of the land within six months of the issue of approval, further 25% within next six months, another 25% within another six months and final 25% within next following six months and no sale shall be affected, unless title of the land is acquired by the promoter.
16. Promoter will transfer free of cost the non-saleable open space, like roads, parks etc, in favour of Govt. or in favour of M.C. concerned before the expiry of approval or issue of the Completion Certificate, whichever is earlier, such transfer shall be free from stamp duty. However, onus of maintaining the open spaces including parks and roads for a period of five years from the issue of Completion Certificate shall continue to remain with the promoter even after the transfer of non-saleable open spaces like roads, parks etc.
17. The promoter shall construct or get constructed at his own cost schools, hospitals, community centers, and other community buildings on the land set part for this purpose or transfer such land to the State Government either free of cost or upon payment of actual cost of development land as directed by the State Govt. which shall be at liberty to transfer such land to any local authority or any person or institution on such terms and conditions as it deem fit.
18. Demarcation of layout plan will be done within three months of the issue of approval and reconcile discrepancy, if any before getting architectural control approved, integrated Zoning plans of commercial area, residential and other buildings shall be got approved from the Competent Authority within two months of the issue of the approval.
19. Building plans shall be approved by the concerned authority as per bye laws applicable i.e. PUDA building bye laws for the time being in force.
20. Promoter must ensure that adequate distance between buildings and H.T. lines be maintained as per Punjab Electricity Rules, 1952.
21. This approval shall be subject to compliance of provision of all prevailing laws for the time being in force till they contradict the provisions of Govt. notification referred above or Rules made there under or under PAPR Act. 1995.

22. The promoter shall be responsible for all statutory clearances, including environment clearances, if any, required from the Central Government or any of the agencies of the Central Government or from any other Department of the State Government or any of its agencies and this approval in itself shall not be construed as any approval beyond the provisions of the Punjab Apartment and Property Regulation Act, 1995 (PAPRA) and the Rules.
23. The promoter shall remain exclusively responsible for complying with the provisions of any other law for time being in force and in case of any breach or violation thereof promoter shall exclusively be liable to face the penal action.
24. The promoter shall be responsible to pay any amount which becomes due at anytime under any law for the time being in force.
25. That the promoter shall have no objection or will not obstruct the integration of road network, utilities with the surrounding development or for realization of proposals made in master plan/sector Zoning Plan by Municipal Authorities or any other development agency authorised to do so under any law or by the Govt.
26. The promoter shall undertake and complete internal development works under supervision of a qualified and experienced Engineer. He shall submit certificate from supervising engineer after the completion of all development works to the satisfaction of competent authority before issue of completion certificate.
27. The promoter shall be bound to facilitate the inspection of development works by the competent authority or his nominee at any time with or without notice. The promoter shall time to time submit written progress report about the execution of development works to the Competent Authority from time to time.
28. The promoter shall cover 10% of the open area under tree plantation and ensure appropriate landscape congenial for livable neighborhoods.
29. The promoter shall not do any act within the limits of said colony, which may hinder the flow of natural drainage.
30. The promoter shall pay the E.D.C. in half-yearly installments as per appended schedule. By way of demand draft drawn in favour of Chief Administrator PUDA payable at Chandigarh or S A S Nagar through C.A. In case of default, the approval granted under above mentioned notification shall be liable to be cancelled and the colony shall be declared to be an un-authorized and other penal action may also be initiated.
31. This approval shall be subject to compliance of provisions of all prevailing laws enforced in the time being, till contradicts the provisions of PAPR Act 1995 and Rules made there under.
32. The promoter shall also be bound to comply with the conditions mentioned in the undertaking submitted by the promoter or any other instructions issued by competent authority or Govt. from time to time.
33. In case of violation of any term or condition of approval, the competent authority can withdraw the approval without any prejudice.

Pls

JM

Authc

SCHEDULE

Schedule of Payment of E.D.C. to be deposited by the promoter of Farid Enclave Phase II.

Sr. No.	No. of Installment	Due date	Amount Rs.
1	First Installment	Deposited	411709.00
2	Second Installment	09-06-2006	411709.00
3	Third Installment	09-12-2006	411709.00
4	Forth Installment	09-06-2007	411709.00
5	Fifth Installment	09-12-2007	411709.00
6	Sixth Installment	09-06-2008	411709.00





ਬਠਿੰਡਾ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਬਠਿੰਡਾ।
 ਬੀਡੀਏ ਕੰਪਲੈਕਸ, ਭਾਗੂ ਰੋਡ, ਬਠਿੰਡਾ(151001)
 (ਆਈ.ਐਸ.ਓ 9001:2008 ਰਜਿਸਟਰਡ)
ਦਫਤਰੀ ਹੁਕਮ

ਪੱਤਰ ਨੰ.ਮੁੱ.ਪ੍ਰ/ਬੀਡੀਏ/ਬਠਿੰਡਾ/2017/

ਮਿਤੀ:

ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ

ਕੋਟਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਵਿਖੇ ਫਰੀਦ ਇਨਕਲੇਵ -1 ਨਾਂ ਦੀ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਦੇ 9.837 ਏਕੜ ਰਕਬੇ ਨੂੰ ਵਿਕਸਤ ਕਰਨ ਹਿੱਤ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਫਰੀਦਕੋਟ ਵੱਲੋਂ 1307-DTP(F) ਸੀ.ਐਲ-1 ਮਿਤੀ 09/09/2005 ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ, ਕਿਉਂਜੋ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟਾਂ ਦੇ ਅਧਾਰ ਤੇ ਕਲੋਨੀ ਅੰਦਰ ਵਿਕਾਸ ਕਾਰਜ ਪੂਰੇ ਹੋ ਚੁੱਕੇ ਹਨ ਅਤੇ ਕਲੋਨੀ ਦੀਆਂ ਖੁੱਲੀਆਂ ਥਾਵਾਂ ਜਿਵੇਂ ਕਿ ਸੜਕਾਂ, ਪਾਰਕ, ਵਾਟਰ ਵਰਕਸ ਆਦਿ ਵਸੀਕਾ ਨੰ. 4141 ਮਿਤੀ 17/03/2017 ਰਾਹੀਂ ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ਨੂੰ ਟਰਾਂਸਫਰ ਹੋ ਚੁੱਕੀਆਂ ਹਨ।

It is the responsibility of Promoter:-

In the case of colony, to obtain completion certificate from the competent authority to be effect that the development works have been completed in all respects as per terms and condition of the License granted to him under section-5 ਤਹਿਤ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

1. ਜੇਕਰ ਆਡਿਟ ਦੌਰਾਨ ਕੋਈ ਵੀ ਕਿਸੇ ਕਿਸਮ ਦੀ ਅਦਾਇਗੀ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਬਕਾਇਆ ਨਿਕਲੇਗੀ ਤਾਂ ਪ੍ਰਮੋਟਰ ਉਸਦੀ ਅਦਾਇਗੀ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
2. ਪੰਜਾਬ ਰਿਜਨਲ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ 1995 ਦੀ ਉਲੰਘਣਾ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
3. ਪੰਜਾਬ ਰਿਜਨਲ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ 1995 ਦੀ ਧਾਰਾ (143) ਦੀ ਉਲੰਘਣਾ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
4. ਐਗਰੀਮੈਂਟ ਦੀਆਂ ਸ਼ਰਤਾਂ ਦੀ ਇਨ ਬਿਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇਗੀ।
5. ਕਲੋਨੀ ਦੀਆਂ ਓਪਨ ਸਪੇਸਜ਼ ਦੀ ਦੇਖ ਭਾਲ ਇਸ ਪੱਤਰ ਦੇ ਜਾਰੀ ਹੋਣ ਤੋਂ ਪੰਜ ਸਾਲ ਤੱਕ ਭਾਵ ਮਿਤੀ ਤੱਕ ਕਰਨ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਪ੍ਰਮੋਟਰ ਦੀ ਹੋਵੇਗੀ।
6. ਜੇਕਰ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਪਾਪਰਾ ਐਕਟ ਅਧੀਨ ਉਪਬੰਧ/ ਸ਼ਰਤ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਵੇਗੀ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।

ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ,
 ਬੀ.ਡੀ.ਏ, ਬਠਿੰਡਾ।

ਪਿੱਠ ਅੰਕਣ ਨੰ.ਮੁੱ.ਪ੍ਰ/ਬੀਡੀਏ/ਬਠਿੰਡਾ/2017/ 2358-61 ਮਿਤੀ: 28/4/2017

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ:-

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬੀਡੀਏ ਬਠਿੰਡਾ।
2. ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ, ਬੀਡੀਏ ਬਠਿੰਡਾ।
3. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਰੀਦਕੋਟ।
4. ਮੈਸ: ਫਰੀਦ ਕਲੋਨਾਈਜਰ, ਫਰੀਦ ਇਨਕਲੇਵ, ਫਰੀਦਕੋਟ

ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ,
 ਬੀ.ਡੀ.ਏ, ਬਠਿੰਡਾ।

ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ ਬਠਿੰਡਾ।

ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ

ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ ਵਿਖੇ ਫਰੀਦ ਸਿਨਕਲੇਵ ਫੇਜ਼-2 ਨਾਂ ਦੀ ਵਿਰਾਇਜ਼ੀ ਕਲੋਨੀ ਦੇ 9.881 ਏਕੜ ਰਕਬੇ ਨੂੰ ਵਿਕਸਿਤ ਕਰਨ ਹਿੱਸੇ ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਫਰੀਦਕੋਟ ਵੱਲੋਂ ਲਾਇਸੈਂਸ ਨੰ: 1773 (DTP Faridkot) CL-1 Dated 10/12/2005 ਵਾਰੀ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿਉਂ ਜੋ ਪ੍ਰਾਪਤ ਵਿਹੋਰਟਾਂ ਦੇ ਅਧਾਰ ਤੇ ਕਲੋਨੀ ਅੰਦਰ ਵਿਕਾਸ ਕਾਰਜ ਪੂਰੇ ਹੋ ਚੁੱਕੇ ਹਨ ਅਤੇ ਕਲੋਨੀ ਦੀਆਂ ਸੁੱਕੀਆਂ-ਜਾਂਬਾਂ ਜਿਵੇਂ ਕਿ ਸਰੂਕਾਂ, ਪਾਰਕ, ਵਾਟਰ ਵਰਕਸ ਆਦਿ ਵਸੀਕਾ ਨੰ: 4174 ਮਿਤੀ 21/3/2017 ਵਾਰੀ ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ ਨੂੰ ਟਰਾਂਸਫਰ ਹੋ ਚੁੱਕੀਆਂ ਹਨ।

It is the responsibility of Promoter :-

In the case of Colony to obtain completion certificate from the competent authority to be effect that the development works have been completed in all respects as per terms and condition of the Licence granted to him under section-5 ਤਹਿਤ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

1. ਜੇਕਰ ਆਡਿਟ ਦੌਰਾਨ ਕੋਈ ਵੀ ਕਿਸੇ ਕਿਸਮ ਦੀ ਅਦਾਇਗੀ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਬਕਾਇਆ ਨਿਕਲੇਗੀ ਤਾਂ ਪ੍ਰਮੋਟਰ ਉਸਦੀ ਅਦਾਇਗੀ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
2. ਪੰਜਾਬ ਰਿਜਨਲ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ 1995 ਦੀ ਉਲੰਘਣਾ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
3. ਪੰਜਾਬ ਰਿਜਨਲ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ 1995 ਦੀ ਧਾਰਾ (143) ਦੀ ਉਲੰਘਣਾ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
4. ਐਗਰੀਮੈਂਟ ਦੀਆਂ ਸ਼ਰਤਾਂ ਦੀ ਇਨ ਬਿਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇਗੀ।
5. ਕਲੋਨੀ ਦੀਆਂ ਓਪਨ ਸਪੇਸਜ ਦੀ ਦੇਖ ਭਾਲ ਇਸ ਪੱਤਰ ਦੇ ਜਾਰੀ ਹੋਣ ਤੋਂ ਪੰਜ ਸਾਲ ਤੱਕ ਕਰਨ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਪ੍ਰਮੋਟਰ ਦੀ ਹੋਵੇਗੀ।
6. ਪ੍ਰਮੋਟਰ ਰੀਅਲ ਅਸਟੇਟ ਐਂਡ ਰੈਗੂਲੇਸ਼ਨ ਐਕਟ 2016 ਅਤੇ ਇਸ ਅਧੀਨ ਪੈਂਦੇ ਕੂਲਾ/ਸ਼ਰਤਾਂ ਨੂੰ ਮੰਨਣ ਦਾ ਪਾਬੰਦ ਰਹੇਗਾ।
7. ਜੇਕਰ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਪਾਪਰਾ ਐਕਟ ਅਧੀਨ ਉਪਬੰਧ/ਸ਼ਰਤਾਂ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਵੇਗੀ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।

Jangam
ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ. ਡੀ. ਏ. ਬਠਿੰਡਾ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਮੁ:ਪ੍ਰ:/ਬੀ. ਡੀ. ਏ. /ਬਠਿੰਡਾ/2017/ 3885-87 ਮਿਤੀ: 29/06/2017
ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ, ਬੀ. ਡੀ. ਏ. ਬਠਿੰਡਾ।
2. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਰੀਦਕੋਟ।
3. ਸ੍ਰੀ ਪ੍ਰਦੀਪ ਕੁਮਾਰ, ਮਾਰਫਤ ਬਾਬਾ ਫਰੀਦ ਕਲੋਨਾਇਜ਼ਰ, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ।

Jangam
ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ. ਡੀ. ਏ. ਬਠਿੰਡਾ।



PUNJAB POLLUTION CONTROL BOARD
Zonal Office, Power House Road, Street No. 12, Bathinda

Website:- www.ppcb.gov.in

Industry ID:O14FDK709851

Date :21/01/2014

Application No :709868

To

M/s Farid colonizer (farid enclave phase-i)
 Kotkapura road, faridkot
 Faridkot
 151203
 Tehsil: Faridkot
 District: Faridkot

Subject:- Renewal of consent to Operate an outlet u/s 25/26 of Water(Prevention & Control of Pollution)Act, 1974 for discharge of effluent.

With reference to your application for consent to operate an outlet for discharge of the effluent u/s 25/26 of Water(Prevention & Control of Pollution)Act, 1974, you are, hereby, authorized by the Board to discharge the effluent(s) arising out of your premises at Kotkapura road, faridkot subject to the following conditions:

A. Particulars of the Industry

Name of the Applicant		Farid colonizer (farid enclave phase-i)		
Address of industrial premises		Kotkapura road, faridkot		
Capital investment of the industry		1.65 lakhs		
Scale of the industry		Small		
Office District		Faridkot		
Consent Fee Details		--		
Bank Name	Branch Name	Draft No./Money Receipt No.	Date	Rupees
SBP	Faridkot	00000	02/01/2014	54000.0
Raw Materials,name with quantity per day		Residential colony		
Products with quantity per day		Residential colony in an area of 9.837 acres		

By-Products, if any, with quantity per day	--
Details of the machinery and processes	--
Details of the Effluent Treatment Plant	Domestic Effluent @47.0 KLD
Mode of Disposal	Onto land for plantation
Standards to be achieved	As prescribed by the PPCB/CPCB/Govt. from time to time.

B. Particulars of Consent to Operate granted to the industry

No.O14FDKCTOW709868	Date of issue :21/01/2014
	Date of expiry :30/09/2018

C. Main Conditions:

D. General Conditions:

No : 254 Date: 21.01.2014
 To
 M/s Farid Colonizers,
 namely 'Farid Enclave' (Phase-I), residential colony
 Kotkapura Road, Distt. Faridkot.

Sub: Renewal / Extension in validity of consent to operate under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974.

Ref: This Office letter no. 3433 dt. 30.08.2012.

The validity of the consent to operate granted to the industry under the Water Act, 1974 vide no. ZO/BTI/FDK/WPC/2012/F-214 dated 30/08/2012 for residential colony developed in an area of 9.837 acres, is hereby extended up to 30/09/2018 subject to the same terms and conditions as mentioned in the original consent alongwith additional conditions that:-

1. The promoter will submit information to the Board after every six months regarding the increase of constructed / occupied houses viz-a-viz increased discharge of wastewater.
2. The project promoter will ensure to make its STP in line for every time and commission the same as and when the wastewater increases with population of more than 300 persons.

This letter must remain appended with the original consent granted to the industry under the Water Act, 1974 vide no. ZO/BTI/FDK/WPC/2012/F-214 dated 30/08/2012.

For Senior Environmental Engineer

Endst. No. _____ Dated. _____

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Faridkot for information. He is requested to visit the colony after 17.01.2014 as decided in the hearing dated 17.12.2013 and collect the sample of the waste water after septic tanks and submit his report /recommendations.

For Senior Environmental Engineer

“ This is computer generated document from OCMMS by PPCB ”

417/133

21-3-2017

Annexure - D 29

ਕੰਨਵੈਸ ਡੀਡ

ਨਕਲ

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

ਰਵਿੰਦਰ ਕੁਮਾਰ ਅਸਟਾਮ ਫਰੋਸ, ਫਰੀਦਕੋਟ।

ਖਿਤਕਾਤ ਰੀਸ 300/- ਰੁਪਏ

ਕਿਤੇ: 2

ਜਾਂ ਹੋ ਚੁਕੀ ਹੈ।

ਅੰਖਰ: 400 ਕਰੀਬ

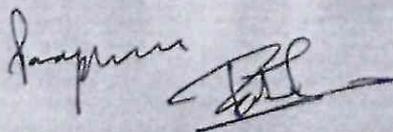
ਇਹ ਕੰਨਵੈਸ ਡੀਡ ਮਿਤੀ 21-03-2017 ਨੂੰ ਰਾਹੀਂ **MS BABA FARID**

COLONISERS, KOTKAPURA ROAD, FARIDKOT ਰਾਹੀਂ ਰਾਕੇਸ਼

ਕੁਮਾਰ ਪੁੱਤਰ ਦਰਸ਼ਨ ਲਾਲ, ਪਰਦੀਪ ਕੁਮਾਰ ਪੁੱਤਰ ਦਰਸ਼ਨ ਲਾਲ ਵਾਸੀਆਨ ਹਿੰਸੇਦਾਰ
 ਫਰਮ ਫਿਕਤ ਖੁਦ ਤੇ ਵੱਲੋਂ ਮੁਖਤਾਰੇ ਆਮ ਬਾਕੀ ਹਿੰਸੇਦਾਰਾ ਫਰਮ ਉਕਤ ਅਵਿਨਾਸ ਰਾਈ
 ਪਤਨੀ ਪਰਕਾਸ ਸਿੰਘ, ਮੰਜੂ ਗੁਪਤਾ ਪਤਨੀ ਸੰਜੀਵ ਕੁਮਾਰ, ਗੁਰਸ਼ਰਨ ਕੌਰ ਪਤਨੀ ਸੁਖਬੀਰ
 ਸਿੰਘ, ਅਜੇ ਗਰੋਵਰ ਪੁੱਤਰ ਬਲਵਿੰਦਰ ਕੁਮਾਰ, ਸੰਦੀਪ ਗਰਗ ਪੁੱਤਰ ਬਲਦੇਵ ਕੁਮਾਰ, ਹਰਵੀਰ
 ਸਿੰਘ ਪੁੱਤਰ ਮਿਲਖਾ ਸਿੰਘ, ਰੰਜਨਾ ਪਤਨੀ ਰਾਜੇਸ ਕੁਮਾਰ ਵਾਸੀਆਨ ਫਰੀਦਕੋਟ ਮੁਖਤਾਰ
 ਆਮ ਬਰੂਏ ਮੁਖਤਾਰ ਨਾਮਾ ਆਮ ਰਜਿਸਟਰੀ ਸੁਦਾ ਲਿਖਤ ਨੰ: 504 ਮਿਤੀ 2-3-2006
 ਦਰਜ ਸੁਦਾ ਦਫਤਰ ਸਬ ਰਜਿਸਟਰਾਰ ਫਰੀਦਕੋਟ ਤਹਿ: ਫਰੀਦਕੋਟ ਨੂੰ ਟਰਾਂਸਫਰ/ਪ੍ਰਮੋਟਰ
 ਕਿਹਾ ਗਿਆ ਹੈ, ਖਸਰਾ ਨੰ: 79 ਕਨਾਲ 1 ਮਰਲਾ ਖਸਰਾ ਨੰ: 14728/8461/5-7,
 8462/10-13, 14729/8463/4-10, 14732/8464/2-9, 8465/10-13, 8466/10-13,
 14733/8467/2-8, 14736/8468/9-3, ਖੇਵਟ ਨੰ: 370 ਖਤੋਨੀ ਨੰ: 630 ਅਗਵਾੜ ਡੋਡ
 ਵਾ ਖਸਰਾ ਨੰ: 8469 ਮਿਨ/10-6, ਖੇਵਟ ਨੰ: 485 ਖਤੋਨੀ ਨੰ: 975 ਅਗਵਾੜ ਜਾਨੀਆ ਵਾ
 ਖਸਰਾ ਨੰ: 8470 ਮਿਨ/12-19 ਖੇਵਟ ਨੰ: 486 ਖਤੋਨੀ ਨੰ: 976 ਅਗਵਾੜ ਜਾਨੀਆ
 ਜਮਾਬੰਦੀ ਸਾਲ 2009-10 ਵਾਕਿਆ ਫਰੀਦ ਇਨਕਲੇਵ ਕਾਲੋਨੀ ਪੁੱਡਾ ਅਪਰੂਵਡ ਕੋਟ ਕਪੂਰਾ
 ਫਰੀਦਕੋਟ ਫੇਸ-2 (ਜਿਸ ਨੂੰ ਹੁਣ ਤੋਂ ਬਾਅਦ ਧਿਰ ਨੰ: 1 ਕਿਹਾ ਜਾਏਗਾ) ਅਤੇ ਪੰਜਾਬ ਰਾਜ
 ਰਾਹੀਂ ਜਿਸ ਨੂੰ ਟਰਾਂਸਫਰੀ (ਜਿਸ ਨੂੰ ਹੁਣ ਤੋਂ ਬਾਅਦ ਧਿਰ ਨੰ: 2 ਕਿਹਾ ਜਾਏਗਾ) ਅਤੇ
 ਇਹਨਾਂ ਦੋਨਾਂ ਧਿਰਾਂ ਦੇ ਵਾਰਿਸ/ ਐਡਮਨੀਸਟਰੇਟਰ ਸ਼ਾਮਲ ਹਨ, ਦੇ ਵਿਚਕਾਰ ਕੀਤਾ ਗਿਆ
 ਹੈ।

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

ਇਹ ਕਿ ਇਸ ਲਾਇਸੰਸ ਦੀਆਂ ਟਰਮ ਐਂਡ ਕੰਡੀਸ਼ਨਾਂ ਮੁਤਾਬਿਕ ਧਿਰ ਨੰ: 1 ਵੱਲੋਂ ਉਪਰੋਕਤ ਦੱਸੀ ਜਗ੍ਹਾ ਤੇ ਇੱਕ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਮੈਸ: ਬਾਬਾ ਫਰੀਦ ਕਾਲੋਨੀ ਐਜਰਜ ਕੋਟ ਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਨੇ ਫਰੀਦ ਇਨਕਲੇਵ ਕਾਲੋਨੀ ਫੇਸ-2 ਆਬਾਦ ਕੀਤੀ ਹੈ। ਜਿਸ ਵਿੱਚ ਉਸ ਵੱਲੋਂ ਅੰਡਰ-ਗਰਾਊਂਡ ਸੀਵਰੇਜ, ਪਾਣੀ ਸਪਲਾਈ, ਸਟਰੀਟ ਲਾਈਟ, ਪਾਰਕ ਅਤੇ ਹੋਰ ਸੁਵਿਧਾਵਾਂ ਸ਼ਾਮਲ ਹੋ ਅਤੇ ਉਕਤ ਕਲੋਨੀ ਦੇ ਲਾਇਸੰਸ ਦੀਆਂ ਸ਼ਰਤਾਂ ਮੁਤਾਬਿਕ ਇਸ



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ਇਸ ਕਲੋਨੀ ਦਾ ਕੰਪਲੈਕਸ ਸਰਟੀਫਿਕੇਟ ਤੋਂ ਪਹਿਲਾਂ ਇਸ ਕਲੋਨੀ ਦੀਆਂ ਓਪਨ ਸਪੇਸਜ ਮੁਤਲਕਾ ਬੀ. ਡੀ. ਏ. ਬਠਿੰਡਾ ਦੇ ਹੱਕ ਵਿੱਚ ਕੀਤੀ ਜਾਣ।

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

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

ਨੂੰ ਟਰਾਂਸਫਰ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਸੀ।

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

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

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

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

Sukhbir Singh

[Signature]

ਰਜਿਸਟਰਾਰ

-3- ਨਕਲ

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

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

ਇਹ ਕਿ ਇਹ ਡੀਡ ਫਾਰਮ ਏ.ਪੀ.ਆਰ - ਮੁਤਾਬਿਕ ਕਲੋਨੀ ਡਿਵੈਲਪ ਕਰਨ ਲਈ ਲਾਇਸੈਂਸ ਨੰ: 1773 ਮਿਤੀ 10/2/2005 ਵਾਕਿਆ ਰਕਬਾ ਕੱਟਕਪੂਰਾ ਰੋਡ ਫਰੀਦਕੋਟ ਪਿਰਾ ਨੰ: XXIV ਮੁਤਾਬਿਕ ਪ੍ਰਮੋਟਰ ਨਾ ਵੇਚਣ ਯੋਗ ਓਪਨ ਜਗ੍ਹਾ ਨੂੰ ਜਿਵੇਂ ਸੜਕਾਂ, ਪਾਰਕ ਆਦਿ (ਸਕੂਲ, ਸਪੋਰਟਸ ਸਟੇਡੀਅਮ, ਡਿਸਪੈਂਸਰੀ, ਵਾਟਰ ਸਪਲਾਈ ਅਤੇ ਸੀਵਰੇਜ ਤੋਂ ਇਲਾਵਾ) ਬਿਨਾਂ ਕਿਸੇ ਕੀਮਤ ਦੇ ਸਰਕਾਰ ਦੇ ਹੱਕ ਵਿੱਚ ਰਾਹੀਂ ਬੀ. ਡੀ. ਏ. ਦੇ ਹੱਕ ਵਿੱਚ ਤਬਦੀਲ ਕਰ ਦੇਵੇਗਾ। ਇਹ ਟਰਾਂਸਫਰ ਲਾਇਸੈਂਸ ਦੇ ਸਮਾਪਤ ਹੋਣ ਜਾਂ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਹੋਣ ਤੇ ਜੇ ਵੀ ਪਹਿਲਾਂ ਹੋਵੇਗਾ ਕਰਵਾ ਕੇ ਦੇਵੇਗਾ। ਅਜਿਹੀ ਟਰਾਂਸਫਰ ਅਸਟਾਮ ਡਿਊਟੀ ਤੋਂ ਮੁਕਤ ਹੋਵੇਗੀ। ਓਪਨ ਜਗ੍ਹਾ, ਪਾਰਕ ਅਤੇ ਸੜਕਾਂ ਦੀ ਰੱਖ ਰਖਾਅ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਹੋਣ ਤੋਂ ਪੰਜ ਸਾਲ ਬਾਅਦ ਤੱਕ ਦੀ ਪ੍ਰਮੋਟਰ ਦੀ ਹੋਵੇਗੀ ਭਾਵੇਂ ਉਸ ਨੇ ਪਾਰਕਾਂ, ਸੜਕਾਂ ਜਾਂ ਓਪਨ ਏਰੀਏ ਦੀ ਜਗ੍ਹਾ ਟਰਾਂਸਫਰ ਕਰ ਦਿੱਤੀ ਹੋਵੇ।

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

ਰਾਕੇਸ਼ ਕੁਮਾਰ ਵਾ ਪਰਦੀਪ ਕੁਮਾਰ।

ਗਵਾਹ :-1. ਬਿਕਰਮਜੀਤ ਸਿੰਘ

ਟਰਾਂਸਫਰ/ਪ੍ਰਮੋਟਰ

ਨੰਬਰਦਾਰ, ਫਰੀਦਕੋਟ।

[Signature]

[Signature]

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

Krishank

ਰਮੇਸ਼ ਕੁਮਾਰ, ਐਸ.ਡੀ.ਓ.

ਬੀ.ਡੀ.ਏ ਬਠਿੰਡਾ।

[Signature]

ਫਾ. ਨੰ: 1225
Drafted & Dictated by me R J & n.
by the parties
Damelo
DEVINDER PAL SINGH SIDHU
Advocate FARIDKOT

21 MAR 2017

43

ਜਸਟਰਾਰ

ਜਸਟਰਾਰ

ਸੀਕਾ ਕਿਸਮ
ਸ ਰਜਿਸਟਰੀ
ਰ ਵਾਧੂ
ਵਾਲ ਰ

4174

ਜਸਟਰਾਰ

ਕੋ. ਦੇ ਲਈ
ਕਿਸਮ ਨੰ: 1 ਦੇ

RE-CONVEYENCE

ਮਤਾ ਨੰਬਰ 17/3/2017 ਦਿਨ Friday ਵਜ਼ਰ 5:17:41 PM

ਦੀ ਸੇਵਾ ਵਿਖੇ ਸੁਖਬੀਰ ਸਿੰਘ
ਜਿਸ ਵਿੱਚ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿੱਚ ਵੇਰਵੇ ਦਿੱਤੇ ਗਏ ਹਨ।



ਸੁਖਬੀਰ ਸਿੰਘ

Sukhbir Singh
ਸੁਖਬੀਰ ਸਿੰਘ

ਸਬ ਰਜਿਸਟਰਾਰ
ਫਰੀਦਕੋਟ

ਦੁਆਰੇ ਦੀ ਸੇਵਾ ਵਿੱਚ ਸੁਖਬੀਰ ਸਿੰਘ, ਜਿਸਨੇ ਸਿੱਖਤ ਨੂੰ ਸੁਣਾਇ,
ਸਮਝਦੇ ਹੋਏ ਪੁਰਾਣੇ ਕੰਮਾਂ ਦੀ ਕੁਝ ਕੁਝ ਚਿੱਠੀਆਂ
ਜਿਹਨਾਂ ਵਿੱਚ ਸੁਖਬੀਰ ਸਿੰਘ ਨੇ ਕੰਮ ਕੀਤੇ ਹਨ। ਇਹ ਸਿੱਖਤ ਦੀ ਸੇਵਾ ਵਿੱਚ
ਜਿਸ ਵਿੱਚ ਸੁਖਬੀਰ ਸਿੰਘ ਨੇ ਕੰਮ ਕੀਤੇ ਹਨ। ਇਹ ਸਿੱਖਤ ਦੀ ਸੇਵਾ ਵਿੱਚ
ਜਿਸ ਵਿੱਚ ਸੁਖਬੀਰ ਸਿੰਘ ਨੇ ਕੰਮ ਕੀਤੇ ਹਨ। ਇਹ ਸਿੱਖਤ ਦੀ ਸੇਵਾ ਵਿੱਚ
ਜਿਸ ਵਿੱਚ ਸੁਖਬੀਰ ਸਿੰਘ ਨੇ ਕੰਮ ਕੀਤੇ ਹਨ। ਇਹ ਸਿੱਖਤ ਦੀ ਸੇਵਾ ਵਿੱਚ

ਮਿਤੀ 17/3/2017

ਸਬ ਰਜਿਸਟਰਾਰ
ਫਰੀਦਕੋਟ

Sukhbir Singh

Sukhbir Singh

ਸਬ ਰਜਿਸਟਰਾਰ

Sukhbir Singh

ਸੁਖੀ ਸਿਰ

ਮਿਤੀ 17/3/2017

ਸਬ ਰਜਿਸਟਰਾਰ
ਫਰੀਦਕੋਟ

ਦਫ਼ਤਰ ਨੰ. 4141 ਮਹਿੰਦਰ ਖ਼ਾਸੀ ਨੰ. 1
ਫ਼ਿਲਮ ਨੰ. 877 ਦੇ ਸਫ਼ਾ ਨੰ. 9-12
ਜਿਸ ਵਿੱਚ ਸੁਖਬੀਰ ਸਿੰਘ ਨੇ ਕੰਮ ਕੀਤੇ ਹਨ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਫਰੀਦਕੋਟ

Sukhbir Singh

ਸੁਖੀ ਸਿਰ

ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਬਠਿੰਡਾ।

ਸੇਵਾ ਵਿਖੇ

ਸਿਵਲੀ ਨਿਗਮ,
ਫਰੀਦਕੋਟ.

ਉਪਰੋਕਤ ਵਾਸਤੇ ਆਈ.ਐਮ.ਏ/ਬਠਿੰਡਾ/2024..(9)..
ਮਿਤੀ 18/04/2024.

ਦਿਸ਼ਾਵਲੀ - Directions U/s 33-A of Water (Prevention & Control of Pollution) Act, 1974 to M/s Farid Colonizers, Residential Colony namely 'Farid Enclave' (Phase-1&2), Kotkapura Road, District Faridkot.

ਦਫਤਰ - ਸਮਝ ਜੀ ਦੇ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰ: 339/CEA dated 02.04.2024

ਉਪਰੋਕਤ ਵਿਖੇ ਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਵੱਲੋਂ ਈ.ਪੀ.ਸੀ.ਸੀ ਵਿਭਾਗ ਦਾ ਪੱਤਰ ਨੰ: 1052 ਮਿਤੀ 06/03/2024 ਦੀ ਕਾਪੀ ਭੇਜਕੇ ਕਲੋਨਾਈਜ਼ਰ ਨੂੰ ਜਾਰੀ ਹਦਾਇਤਾਂ ਵਿੱਚ ਲੋੜਾਂ ਦੀ ਕਾਰਵਾਈ ਕਰਦੇ ਹੋਏ ਵਿਖੇ ਵੀ ਮੰਤਰ ਕੀਤੀ ਗਈ ਹੈ, ਜਿਸ ਵਿੱਚ ਈ.ਪੀ.ਏ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਹਦਾਇਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

"Punjab Urban Planning & Development Authority shall Cancel the license issued to the project promoter for development of residential colony"

ਉਕਤ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦਫਤਰੀ ਰਿਕਾਰਡ ਅਤੇ ਇਸ ਦਫਤਰ ਦੀ ਲੀਗਲ ਸਮਝ ਤੋਂ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਉਕਤ ਕਲੋਨੀ ਨੂੰ ਸਾਲ 2005 ਵਿੱਚ ਲਾਇਸੈਂਸ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। ਕਲੋਨੀ ਦੇ ਵਿਕਾਸ ਕਾਰਜ ਮੁਕੰਮਲ ਹੋਣ ਉਪਰੰਤ ਪੱਤਰ ਨੰ: 3885-87 ਮਿਤੀ 27.07.2017 ਰਾਹੀਂ ਕੰਪਲੀਮੈਂਟ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ। ਪਾਪਰ ਐਕਟ 1995 ਦੇ ਸੈਕਸ਼ਨ 21 ਅਨੁਸਾਰ ਕਲੋਨੀ ਦੇ ਕੰਪਲੀਮੈਂਟ ਸਰਟੀਫਿਕੇਟ ਉਪਰੰਤ 1/5 ਥੋਕ ਗਾਰੰਟੀ ਦੀ ਵਜ਼ਾ ਕਲੋਨੀ ਦੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਦੀ ਸੈਨਟੀਨੈਸ ਵਾਸਤੇ ਹੱਥ ਦੇ ਹੋਣੇ ਬਾਰੇ ਗਾਰੰਟੀ ਦੀ ਰਜੀਸਟਰ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਕੰਪਲੀਮੈਂਟ ਸਰਟੀਫਿਕੇਟ ਦੀ ਸ਼ਰਤ ਨੰ: 5 ਅਨੁਸਾਰ ਕਲੋਨੀ ਦਾ ਕੰਪਲੀਮੈਂਟ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਹੋਣ ਦਾ ਸਮੇਂ ਤੋਂ 5 ਸਾਲ ਤੱਕ ਕਲੋਨੀ ਦੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਪ੍ਰੋਮੋਟਰ ਦੀ ਹੁੰਦੀ ਹੈ, ਜੋ ਕਿ ਅਧੀਨ ਦਿੱਤੇ ਪੱਤਰ ਨੰ: 339/CEA dated 02.04.2024 ਵਿੱਚ ਸਮਝਤ ਹੋ ਚੁੱਕੀ ਹੈ।

ਪਾਪਰ ਐਕਟ, 1995 ਅਨੁਸਾਰ ਕੰਪਲੀਮੈਂਟ ਜਾਰੀ ਹੋਣ ਉਪਰੰਤ ਲਾਈਸੈਂਸ ਕੈਂਸਲ ਕਰਨ ਦਾ ਕੋਈ ਵਿਭਾਗ ਜਾਰੀ ਨਹੀਂ ਹੈ ਜੀ। ਇਹ ਆਪ ਜੀ ਦੀ ਸੂਚਨਾ ਅਤੇ ਅਗੇਲੀ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।


ਮੁੱਖ ਪ੍ਰਭਾਸਕ,
ਬੀ.ਡੀ.ਏ, ਬਠਿੰਡਾ

Bathinda Development Authority, Bathinda.

To,

Deputy Commissioner

Faridkot.

Letter No. V.S.P/B.D.A / Bathinda/2024 191

Dated : 12/04/2024

Subject:- Directions U/s 33-A of Water (Prevention & Control of Pollution) Act, 1974 to M/s Farid Colonizers, Residential Colony namely "Farid Enclave (Phase-1&2), Kotkapura Road, District Faridkot.

Reference:- Your office letter no. 339/CEA dated 02.04.2024

Regarding the letter under reference on the above subject, you have sent a copy of the P.P.C.B Department's letter No. 1062 dated 06.03.2024 and requested a report by taking necessary action in the instructions issued to the Colonizer, in which the instruction related to B.D.A Office is as follows:-

"Punjab Urban Planning & Development Authority shall cancel the license Issued to the project promoter for development of residential colony"

According to the office records and the report received from the legal branch of this office, the license was issued to the aforesaid colony in the year 2005. After the completion of the development work of the colony, completion certificate has been issued vide letter No: 3885-87 dated 27.07.2017. According to Section 21 of Papra Rules 1995, after the completion certificate of the colony, 1/5 bank guarantee has been ordered for the maintenance of the development works of the colony and the rest of the guarantee has also been released. Apart from this, as per Condition No. 5 of the Completion Certificate, the promoter is responsible for the development works of the colony for 5 years from the date of issue of the completion certificate of the colony, which has ended in the month of July 2022.

According to the Papra Act, 1995, there was no provision to cancel the license after issuance of completion. This is for your information and further action.

Certified to be true translation



Sd/-
Chief Administration
B.D.A, Bathinda

ATTESTED
Atul
ATUL GUPTA
Notary Faridkot Distt
(App. by Govt. of India)
26-6-24

ਫਰੀਦ ਇਨਕਲੇਵ ਵੈਲਫੇਅਰ ਸੁਸਾਇਟੀ

ਫਰੀਦ ਇਨਕਲੇਵ, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਫਰੀਦਕੋਟ-151203

ਰਜਿ.ਨੰ.: 1040 of 2022-23

ਈਮੇਲ: faridenclavewelfaresociety@gmail.com

ਪ੍ਰਧਾਨ:
ਸ. ਨਿਰਮਲ ਸਿੰਘ ਚਹਿਲ
98159-21940

ਉੱਪ ਪ੍ਰਧਾਨ:
ਸ. ਗਮਚੂਰ ਸਿੰਘ
94631-13922

ਸ਼ਾਸਨਚੀ:
ਸ. ਪਰਮਵੀਰ ਸਿੰਘ ਸੰਧੂ
9889-95454

ਉੱਪ ਸ਼ਾਸਨਚੀ:
ਸ. ਉਪਦੇਸ਼ ਸਿੰਘ ਬਰਾੜ
97793-00424

ਸਕੱਤਰ:
ਸ. ਰਣਜੀਤ ਸਿੰਘ
94176-65984

ਉੱਪ ਸਕੱਤਰ:
ਸ. ਗੁਰਲਾਲ ਸਿੰਘ
89683-60301

ਸੇਬਰ ਕਮ ਸਲਾਹਕਾਰ:
ਸ. ਸੱਤਜੀਤ ਸਿੰਘ
97796-00352

ਸੇਬਰ ਕਮ ਸਲਾਹਕਾਰ:
ਸ. ਗੁਰਪ੍ਰੀਤ ਸਿੰਘ
98725-06412

ਸੇਬਰ ਕਮ ਸਲਾਹਕਾਰ:
ਸ. ਗੁਰਜੀਤ ਸਿੰਘ
99141-28653

ਪੱਤਰ ਨੰਬਰ: 04/2022-23

ਮਿਤੀ:

ਬਾਬਾ ਫਰੀਦ ਕਲੋਨਾਈਜ਼ਰ,
ਫਰੀਦ ਇਨਕਲੇਵ ਫੇਜ਼-1 ਅਤੇ 2,
ਫਰੀਦਕੋਟ।

ਵਿਸ਼ਾ: ਫਰੀਦ ਇਨਕਲੇਵ ਕਲੋਨੀ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਅਸੀਂ ਸਾਰੇ ਫਰੀਦ ਇਨਕਲੇਵ, ਕੋਟਕਪੂਰਾ ਰੋਡ, ਨੇੜੇ ਸ਼ਾਹੀ ਹਵੇਲੀ, ਫਰੀਦਕੋਟ ਦੇ ਨਿਵਾਸੀ ਹਾਂ। ਇਹ ਕਲੋਨੀ ਤੁਹਾਡੇ ਦੁਆਰਾ ਡਿਵੈਲਪ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਕਲੋਨੀ ਦਾ ਪ੍ਰਬੰਧ ਸੁਚਾਰੂ ਢੰਗ ਨਾਲ ਚਲਾਉਣ ਲਈ ਫਰੀਦ ਇਨਕਲੇਵ ਵੈਲਫੇਅਰ ਸੁਸਾਇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਗਿਆ ਹੈ। ਸੁਸਾਇਟੀ ਤੁਹਾਡੇ ਤੋਂ ਕਲੋਨੀ ਦਾ ਪ੍ਰਬੰਧ ਸੁਚਾਰੂ ਢੰਗ ਨਾਲ ਚਲਾਉਣ ਲਈ ਹੇਠ ਲਿਖੀਆਂ ਗੱਲਾਂ ਤੇ ਲਿਖਤੀ ਸਹਿਮਤੀ ਮੰਗਦੀ ਹੈ ਤਾਂ ਕਿ ਭਵਿੱਖ ਵਿੱਚ ਕਿਸੇ ਤਰ੍ਹਾਂ ਦੀ ਕੋਈ ਕਾਨੂੰਨੀ ਮੁਸ਼ਕਿਲ ਤੋਂ ਬਚਿਆ ਜਾ ਸਕੇ।

1. ਕਲੋਨੀ ਨੂੰ ਜੋ ਪੀਣ ਵਾਲਾ ਪਾਣੀ ਸਪਲਾਈ ਹੁੰਦਾ ਹੈ, ਉਹ ਨਹਿਰਾਂ ਤੋਂ ਮੋਟਰ ਰਾਂਗੀ ਹੁੰਦਾ ਹੈ। ਉਸ ਮੋਟਰ ਦਾ ਕਾਫੀ ਸਾਰਾ ਬਿਲ ਪੈਡਿੰਗ ਹੈ। ਇਸਦਾ ਹੱਲ ਪੱਕੇ ਤੌਰ ਤੇ ਕੀਤਾ ਜਾਵੇ।
2. ਕਲੋਨੀ ਦੇ ਅੰਦਰ ਵਾਟਰ ਵਰਕਸ ਦਾ ਸਾਰਾ ਪ੍ਰਬੰਧ ਅਤੇ ਮੋਟਰ ਦਾ ਪ੍ਰਬੰਧ ਲਿਖਤ ਰੂਪ ਵਿੱਚ ਸੁਸਾਇਟੀ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇ।
3. ਕਲੋਨੀ ਦੀਆਂ ਸਾਰੀਆਂ ਸਰਬ ਸਾਂਝੀਆਂ ਜਗ੍ਹਾਵਾਂ/ਪਲਾਟ/ਇਮਾਰਤਾਂ/ਬੂਠਾਂ ਨੂੰ ਸੁਸਾਇਟੀ ਨੂੰ ਲਿਖਤ ਰੂਪ ਵਿੱਚ ਦਿੱਤੀਆਂ ਜਾਣ ਤਾਂ ਜੋ ਸੁਸਾਇਟੀ ਇਹਨਾਂ ਦੀ ਵਰਤੋਂ ਅਤੇ ਪ੍ਰਬੰਧ ਕਲੋਨੀ ਦੀ ਭਲਾਈ ਅਤੇ ਤਰੱਕੀ ਲਈ ਕਰ ਸਕੇ।
4. ਕਲੋਨੀ ਦਾ ਸੀਵੇਰਜ਼ ਟਰੀਟਮੈਂਟ ਪਲਾਂਟ ਬੰਦ ਹੋ ਚੁੱਕਾ ਹੈ। ਸੀਵੇਰਜ਼ ਦਾ ਆਉਟ ਲੈੱਟ ਨਾ ਹੋਣ ਕਰਕੇ ਸੀਵੇਰਜ਼ ਜਗ੍ਹਾ ਜਗ੍ਹਾ ਤੋਂ ਸ਼ਿਵਰਫਲੋਅ ਹੋ ਰਿਹਾ ਹੈ। ਇਸ ਲਈ STP ਨੂੰ ਚਲਾਇਆ ਜਾਵੇ ਅਤੇ ਸੀਵੇਰਜ਼ ਦੇ ਆਉਟਲੈੱਟ ਦਾ ਹੱਲ ਪੱਕੇ ਤੌਰ ਤੇ ਕੀਤਾ ਜਾਵੇ।
5. ਜਦੋਂ ਦੀ ਕਲੋਨੀ ਬਣੀ ਹੈ ਤਾਂ ਸੜਕਾਂ ਦੀ ਉਦੋਂ ਦੀਆਂ ਬਣੀਆਂ ਹੋਈਆਂ ਹਨ, ਜਿਨ੍ਹਾਂ ਦੀ ਕਦੇ ਕੋਈ ਵੀ ਰਿਪੇਅਰ ਨਹੀਂ ਕੀਤੀ ਗਈ। ਇਸ ਲਈ ਸੜਕਾਂ ਬੁਰੀ ਤਰ੍ਹਾਂ ਟੱਟ ਚੁੱਕੀਆਂ ਹਨ ਅਤੇ ਜਗ੍ਹਾ ਜਗ੍ਹਾ ਖੱਡੇ ਬਣ ਚੁੱਕੇ ਹਨ। ਇਸ ਲਈ ਕਲੋਨੀ ਦੀਆਂ ਸੜਕਾਂ ਦੀ ਰਿਪੇਅਰ ਕਰਵਾਈ ਜਾਵੇ।
6. ਕਲੋਨੀ ਦੇ ਪਾਰਕਾਂ ਦੀ ਰਿਪੇਅਰ ਕਰਵਾਈ ਜਾਵੇ ਅਤੇ ਇਸਦਾ ਪ੍ਰਬੰਧ ਲਿਖਤੀ ਰੂਪ ਵਿੱਚ ਸੁਸਾਇਟੀ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇ।
7. ਅਗਰ ਕੋਈ ਘਰ/ਵਿਆਕਤੀ ਕਲੋਨੀ ਸੈਨਟੇਨਸ ਫੰਡ ਨਹੀਂ ਦਿੰਦਾ ਤਾਂ ਉਸ ਵਿਰੁੱਧ ਕੋਈ ਵੀ ਕਾਰਵਾਈ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਲਿਖਤ ਰੂਪ ਵਿੱਚ ਸੁਸਾਇਟੀ ਨੂੰ ਦਿੱਤੇ ਜਾਣ।

ਚੰਨਵਾਦ ਸਾਹਿਤ।

(Signature)
ਪ੍ਰਧਾਨ
ਫਰੀਦ ਇਨਕਲੇਵ-ਵੈਲਫੇਅਰ ਸੁਸਾਇਟੀ
ਫਰੀਦਕੋਟ



ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਬਠਿੰਡਾ

ਬੀ.ਡੀ.ਏ ਕੰਪਲੈਕਸ, ਭਾਗੂ ਰੋਡ, ਬਠਿੰਡਾ

ਜੇਤੀਆਂ ਵਾਸਤੇ ਉਸਾਰੀਆਂ ਨੂੰ ਕੰਪਲੈਕਸ ਕਾਰਵਾਈ ਲਈ ਦਫਤਰ ਵਿਖੇ ਅਪਲਾਈ ਕੀਤਾ ਗਿਆ ਹੈ, ਜੋ ਕਿ ਮਿਲਖ ਦਫਤਰ ਦੇ ਪਾਪਰ ਤੇ ਕਰਵਾਈ ਅਧੀਨ ਹੈ।

ਇਥੇ ਆਪ ਜੀ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆਵਾ ਜਾਂਦਾ ਹੈ ਕਿ ਪਾਪਰ ਨੰਬਰ 1995 ਦੀ ਧਾਰਾ 15 (2) ਦੇ ਉਪਬੰਧ ਅਨੁਸਾਰ ਕੋਈ ਵੀ ਬਿਨੈਕਾਰ ਜੋ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਦੇ ਵੱਸਲ ਨਾਲ ਸਹਿਮਤ ਨਾ ਹੋਵੇ ਤਾਂ ਉਹ ਵੱਸਲ ਦੀ ਮਿਤੀ ਤੋਂ 90 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-2 ਮੋਮੈਂਟ ਅਥਾਰਟੀ ਪਾਸ ਆਪਣੀ ਅਪੀਲ ਦਾਇਰ ਕਰ ਸਕਦਾ ਹੈ।

ਜਿਥੇ ਤਕ ਕਲਰੀ ਵਿੱਚ ਕੋਈ ਵਿਕਾਸ ਕਾਰਜਾਂ ਦੇ ਕਰਮ ਵਿੱਚ ਬਿਨੈਕਾਰੀਆਂ ਦੂਰ ਕਰਨ ਦਾ ਸਬੰਧ ਹੈ ਉਸ ਸਬੰਧੀ ਮੁਮੈਂਟਰ ਨੂੰ ਇਸ ਦਫਤਰ ਪਾਸੋਂ ਵਾਰ-ਵਾਰ ਲਿਖਿਆ ਗਿਆ ਸੀ। ਹੁਣ ਮਿਤੀ 30-1-2024 ਨੂੰ ਮੁਮੈਂਟਰ ਨੂੰ ਦਫਤਰ ਵਿਖੇ ਬੁਲਾਇਆ ਗਿਆ ਸੀ। ਮੁਮੈਂਟਰ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਜਦੋਂ ਕਲਰੀ ਦਾ ਕੰਪਲੈਕਸ ਹਾਈ ਕੀਤਾ ਗਿਆ ਸੀ ਤਾਂ ਉਸੇ ਸਮੇਂ ਕੋਈ ਵੀ ਖਾਮੀ/ਸਿਕਾਇਤ ਨਹੀਂ ਸੀ। ਜਿਥੇ ਤਕ ਐਸ.ਟੀ.ਪੀ. ਚਾਲੂ ਨਾ ਹੋਣ ਦਾ ਸਬੰਧ ਹੈ, ਦੋ ਜਲੰਧੀ ਉਹਨਾਂ ਵੱਲੋਂ ਲਿਖਣੀ ਕ੍ਰਮ ਵਿੱਚ ਪੁੱਤੀ ਬਨਤੀ ਪਸ ਕੀਤੀ ਗਈ ਅਤੇ ਹੁਣ ਐਸ.ਟੀ.ਪੀ. ਚਾਲੂ ਹਾਲਤ ਵਿੱਚ ਹੈ। ਬਿਨੈਕਾਰੀ ਵੇਰੀਫਿਕੇਸ਼ਨ ਇਸ ਦਫਤਰ ਦੇ ਨਵਾਂਪੜਾ ਵਿੱਚ (ਮੰਡਲ ਇੰਜੀਨੀਅਰ ਪਾਸ) ਪਾਸੋਂ ਕਰਵਾਈ ਗਈ, ਉਹਨਾਂ ਨੇ ਆਪਣੀ ਵੇਰੀਫਿਕੇਸ਼ਨ ਰਿਪੋਰਟ ਵਿੱਚ ਦੱਸਿਆ ਹੈ ਕਿ ਮੋਕੋ ਕੁਪਰ ਐਸ.ਟੀ.ਪੀ. ਚਾਲੂ ਹਾਲਤ ਵਿੱਚ ਹੈ। ਕਲਰੀਜ਼ਰ ਵੱਲੋਂ ਐਸ.ਟੀ.ਪੀ. ਨੂੰ ਕਲਰੀਟ ਲਈ ਪੀ.ਪੀ.ਸੀ.ਬੀ. ਵੱਲੋਂ ਲੋੜੀਂਦਾ ਐਨ.ਓ.ਸੀ. ਮੋਕੋ ਤੋਂ ਪਾਸ ਨਹੀਂ ਕੀਤਾ ਗਿਆ। ਉਹਨਾਂ ਵੱਲੋਂ ਇਹ ਵੀ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ ਐਸ.ਟੀ.ਪੀ. ਦਾ Eminent ਪੀ.ਪੀ.ਸੀ.ਬੀ. ਦੇ ਨਾਰਜਨ ਅਨੁਸਾਰ ਹੋ ਜਾ ਨਹੀਂ, ਸਬੰਧੀ ਰਿਪੋਰਟ ਪੀ.ਪੀ.ਸੀ.ਬੀ. ਤੋਂ ਲੈਣੀ ਯੋਗ ਹੋਵੇਗੀ।

ਰਿਪੋਰਟ ਆਪਣੀ ਨੂੰ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਠਿੱਠ ਭੇਜੀ ਜਾਵੇਗੀ ਹੈ ਜੀ।

Karp

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ, ਬਠਿੰਡਾ।

ਪਿਠ ਅਕਣ ਨੰ:

ਮਿਤੀ:

ਦੁਪਰਤਰ ਦਾ ਉਤਾਰਾ ਵਧੀਕ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਮੁਹਿੰਗੀ ਵਿਕਾਸ ਵਿਭਾਗ ਮਕਾਨ ਉਸਾਰੀ-1 ਮਾਮਲਾ, ਦਫਤਰ ਨੂੰ ਉਹਨਾਂ ਦੇ ਦਫਤਰੀ ਪੱਤਰ ਨੰ: 678 ਮਿਤੀ: 30.01.2024 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਚਿੱਠ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

Karp

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ, ਬਠਿੰਡਾ।

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

It is worth mentioning here that as soon as the complaint was received regarding the conversion of the said school site into a club, at that time this office directed the promoter to stop the work of the club until the complaint is resolved through office letter No. 3830-33 dated: 19.05.2023. It is also stated that according to the report of the District Town Planner, Faridkot vide Office Letter No: 1522 dated 06.09.2022 of the Senior Town Planner, Bathinda, there was construction within the said site at that time, which is approval zoning and It was not done according to the plan and no technical opinion was obtained from the mapping department. According to the report of the field staff of this office received on Date: 16.05.2023, at that time the construction of attached bathrooms inside the rooms was going on and wood work was going on inside the rooms. The construction which is on the spot has been done without a map as per the field report of D.T.P Faridkot and this office. According to the office records, it is said that the additional constructions done by the applicant have been applied to the office for compounding, which is under process at the milakh office level.

It is hereby brought to your notice that as per the provisions of Section 35 (2) of the Papra Act, 1995 any applicant who is not satisfied with the decision of the competent authority may file an appeal through appellate within 30 days from the date of the decision.

As far as the removal of irregularities in the works of some development works in colony is concerned, the promoter was repeatedly written to by this office. Now on 30-04-24 the promoter was called to the office. It was told by the promoter that when the completion certificate of the colony was issued, there was no defect/complaint at the same time. As far as the non-operation of S.T.P is concerned, they submitted a request in writing that now the S.T.P is in operation, the verification of which was done by the Divisional Engineer (P.H) of the Technical Department of this office. He has said in his verification report that S.T.P on this occasion, is in running condition. NOC was not submitted by Colonizer to run the S.T.P at that time. They have also told that Whether the Effluent of S.T.P is in accordance with the norms of PPCB or not, report will be available from P.P.C.B.

The report is sent to you for further necessary action.



Endorsement No.

Dated:

The copy of the above is forwarded to the Additional Secretary, Housing and Urban Development Department (Housing Construction -2 Branch) Chandigarh vide his office letter No: 678 dated 30.04.2024 for information and further action.

Sd/-

Chief Administration
B.D.A., Bathinda

Sd/-

Chief Administration
B.D.A., Bathinda

*Certified to be
true translation*

ATTESTED
Atul
ATUL GUPTA
 Notary Faridkot Distt
 (App by Govt. of India)
 26-6-24

Er. SAGAR GARGArchitect ID: **PBPBENG0000011714**

B. Tech Civil

App. M.C. (Fdk.)

Address: **H#6, Street #1, Guru Nanak Nagar, Faridkot**Mobile no. **8427005808**Dated: 26th June 2024**SPOT INSPECTION REPORT**

I, Sagar Garg, B. Tech Civil Engineer, Faridkot went to the Spot i.e. Farid Enclave Phase 1 & 2, Kotkapura Road, Faridkot on 25th June, 2024 at the request of partners of M/s Farid Colonisers & Baba Farid Colonisers. The following documents were taken from them while preparing the Spot Inspection Report -

- A) Partnership deed of M/s Farid Colonisers & Baba Farid Colonisers
- B) Layout plan of Farid Enclave
- C). Jamabandi/ Revenue records prepared by the officials of the Government of Punjab in discharge of their Official Duties.

That the undersigned has been preparing the site plans after visiting the spot and is a licensed Architect issued by Municipal Council, Faridkot.

That the undersigned prepared the site plan after visiting the spot and after measuring and going through the above stated documents. The colony is carved out in 19 acres 5 kanals 15 marlas. The copy of the Jamabandi wherein the colony is situated is also attached herewith.

That there are about 50 houses in the colony. The STP (Sewage Treatment Plant) of the colony is shown in the red colour and the flow of the dirty water from the houses of the inhabitants/ residents of the colony percolate in the STP which is functional at the spot.

The colony is situated in the Eastern side whereas the STP is on the Western side of the colony which is approximately 400 metres from the main gate of the colony and the sewerage connections are towards the western side i.e. towards the STP of the colony. The drains are intact at the spot and no leakage was found in the pipes/ sewage pipes connecting to the STP.

That the drain i.e. Langeana drain/ Sem nala is on the southern side of the colony at distance of 300 metres from the main gate of the colony. As submitted in the foregone para, the slope/ direction of the drainage system is towards the STP of the colony and none of the houses of the colony have any access to the Langeana drain/ Semnala for the purpose of emitting wastewater into the said drain.

It is pertinent to mention here that Sem nala is situated in different khata/ khawat/ khatoni & khasra numbers.

In a nutshell, no water dirty or stagnant directly or indirectly goes to Sem nala.

At the time of Spot Inspection, the undersigned was having compass, measuring tape and auto level machine.

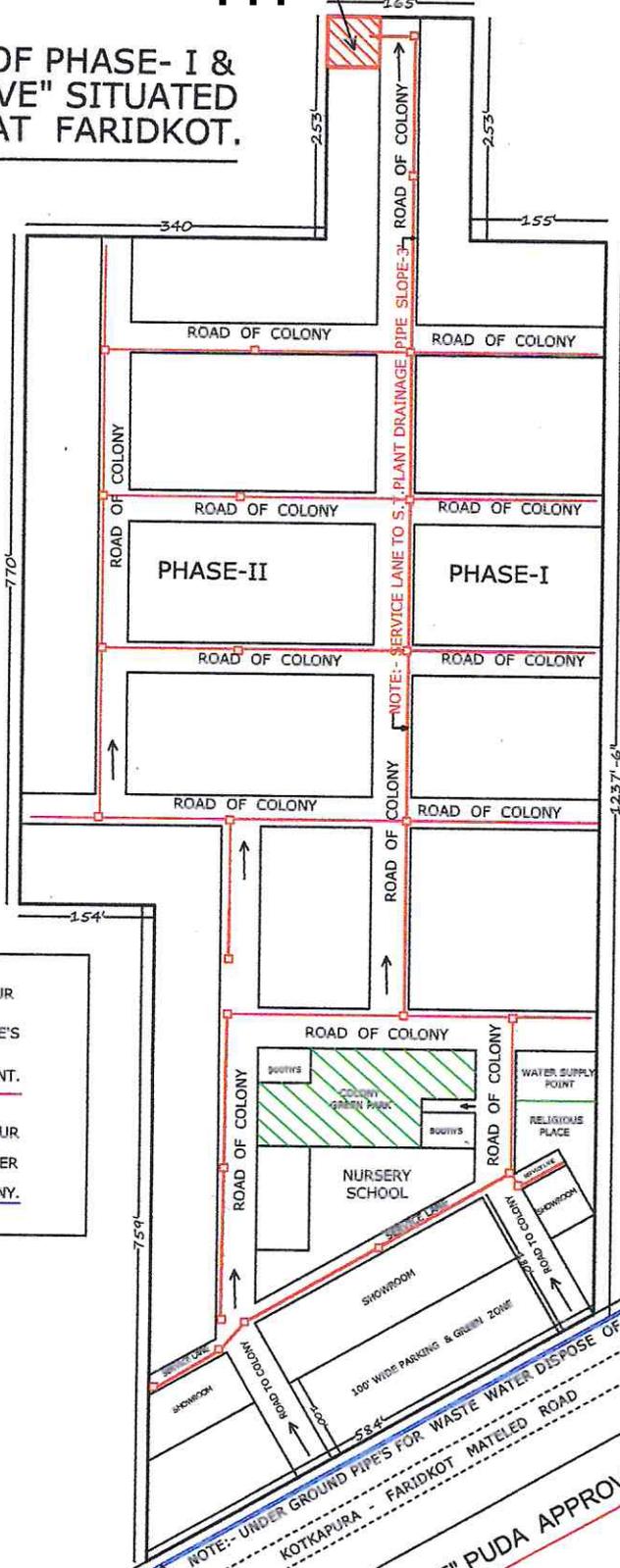
The report is submitted along with the annexed documents.



SAGAR GARG

ER. SAGAR GARG
B. Tech Civil
Valuer & Architecture
ID: PBPBENG00000117.14

LAY-OUT SITE PLAN OF PHASE-I & PHASE-II "FARID ENCLAVE" SITUATED ON KOTKAPURA ROAD AT FARIDKOT.



- 1.NOTE:-LAY-OUT PLAN SHOWING IN RED COLOUR
S.T.PLANT OF COLONY AND SEWERAGE PIPE'S
(3%)SLOPE FROM SERVICE LANE TO S.T.PLANT.
- 2.NOTE:-LAY-OUT PLAN SHOWING IN BLUE COLOUR
UNDER GROUND PIPE'S FOR WASTE WATER
DISPOSAL OF MAI GODRI SAHIB COLONY.

(LAY-OUT PLAN OF "FARID ENCALVE" PUDA APPROVED COLONY)

Sagar Garg
 ER. SAGAR GARG
 B. Tech Civil
 Valuer & Architecture
 ID: PBPBENG0000011714
 26/06/2024

VAKALATNAMA

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

O.A No. 665/2023

IN THE MATTER OF:

Nirmal Singh Chahal

.... Applicant

VERSUS

State of Punjab & Ors.

.... Respondents

KNOW ALL to whom these presents shall come that we M/s. Farid Colonizers, i.e. **Respondent No.4** do hereby appoint: -

The Young Jurist (TYJ), Jurist, Advocates, and Solicitors, having their office at D-359, Defense Colony, Delhi-110024, Raj Dev Singh, Rahul Lal Akhriya, Ritesh Khare, Mukul Vats, Niharika Gupta, Siddhi Jain _____ (Hereinafter called the Advocates) to be our Advocates in the above-noted case and authorize them: -

- To act, appear and plead in the above-noted case in this Court or in any other Court in which the same may be tried or heard and also in the appellate Court including High Court subject to payment of fees separately for each court by us.
- To sign, file, verify and present pleadings, appeals, rejoinder for execution review, revision, withdrawal, compromise or other petitions or affidavits or other documents as may be deemed necessary or proper for the prosecution of the said case in all its stages.
- To file and take back documents to admit and/or deny the documents of the opposite party.
- To withdraw or compromise the said case or submit to arbitration any difference or disputes that may arise touching or in any manner relating to the said case.
- To appoint and instruct any other Legal Practitioner, authorizing him to exercise the power and authority hereby conferred upon the Advocate whenever he may think it to do so.
- And/we the undersigned do hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as our own acts, as if done by us to all intents and purposes.
- And we the undersigned do hereby agree that in the event of the whole or part of the fee agreed by me /us to be paid to the advocate remaining unpaid he shall be entitled to withdraw from the prosecution of the said case until the same is paid that once the fee is paid. I/we will not be entitled for the refund of the same in any case whatsoever.

IN WITNESS WHEREOF I /we do hereunto set my / our hand to these presents the contents of which have been understood by me / us on this day of _____, 2024.

Mukul Vats
 01/08/2024 (2024)
 Advocate(s)
 Farid
 05/03/2023
 Rajdev Singh
 01/06/2023
 Balwinder Kumar
 Rajendra
 01/06/2023
 Praveen K
 Balrajit Singh
 Sukhvir Singh
 Ashwalee
 Client
 Manoj Mittal
 Sandeep Jary
 VJas

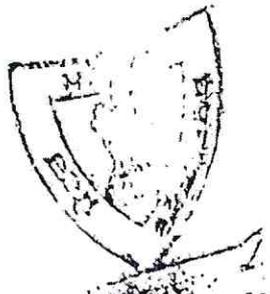


ਕਿਸਮ ਵਸੀਕਾ: ਮੁਖਤਾਰ ਨਾਮਾ ਆਮ

ਅਸਟਾਮ: 300/- ਰੁਪੇ

ਕਿੱਤੇ: 3

ਸਤਰਾਂ: 34



ਅਸੀਂ ਰਾਜਨ ਕੁਮਾਰ ਪੁੱਤਰ ਦਰਸ਼ਨ ਨਾਨ, ਅਸੀਂ ਕੁਮਾਰ ਪੁੱਤਰ ਪਦਮ ਸਿੰਘ, ਬਨਵਿੰਦਰ ਕੁਮਾਰ ਪੁੱਤਰ ਜਵਾਨਾ ਪ੍ਰਸਾਦ, ਵਿਪਨ ਕੁਮਾਰ ਪੁੱਤਰ ਸ਼੍ਰੀ ਕਿਸ਼ਨ ਕੁਮਾਰ, ਬਿਕਰਮਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਚੰਦਰ ਸਿੰਘ, ਪਰਮਜੀਤ ਕੌਰ ਪਤਨੀ ਪਰਦੀਪ ਕੁਮਾਰ ਸਾਰੇ ਵਾਸੀ ਫਰੀਦਕੋਟ ਹਿੱਸੇਦਾਰ ਮੈਂਬਰਜ਼ ਫਰੀਦ ਕਲੋਨਾਈਜਰਜ਼ ਫਰੀਦ ਕੋਟ ਦੇ ਹਾਂ। ਇਹ ਕਿ ਉਕਤ ਫਰਮ ਜਾਇਦਾਦ ਨੂੰ, ਵੇਚ ਵੇਚ ਦਾ ਕਾਰੋਬਾਰ ਕਰਦੀ ਹੈ ਅਤੇ ਖਰੀਦੀ ਹੋਈ ਜਮੀਨ ਵਿੱਚ ਕਲੋਨਾਈਜ਼ ਆਦਿ ਵੇਚ ਫਰਮ ਦੇ ਨਾਮ ਪਰ ਬਣਾਉਣੀ ਹੈ, ਕਲੋਨਾਈਜ਼ ਦੀ ਅਤੇ ਹੋਰ ਖਰੀਦੀ ਹੋਈ ਜਾਇਦਾਦ ਦੇ ਰਜਿਸਟਰੀਆ ਬੇਨਾਮੇ ਅਤੇ ਕਰਾਉਣੇ ਪੁੱਛੇ ਹਨ, ਕਈ ਦਫਤਰਾ ਪੰਜਾਬ, ਸੈਂਟਰ, ਪੁੱਜਾ, ਕਾਰ ਡੈਪੋ ਪਲੂਸ ਨ ਬੋਰਡ, ਜਿਲਾ ਨਾਮ ਅਦਿ ਵਿੱਚੋਂ ਮਨਜ਼ੂਰੀਆ ਨੈਣੀਆ ਪੈਣੀਆ ਹਨ। ਉਕਤ ਫਰਮ ਦੇ ਅਹੱਦ ਫੀਏ ਅਤੇ ਸੀਜੀਵ ਕੁਮਾਰ ਪੁੱਤਰ ਹਰੀ ਚੰਦ ਵਾ ਸੁਖਬੀਰ ਸਿੰਘ ਪੁੱਤਰ ਮੇਲਾ ਸਿੰਘ ਵਾਸੀ ਫਰੀਦਕੋਟ ਹਿੱਸੇਦਾਰ ਹਾਂ, ਅਸੀਂ ਸਾਰੇ ਉਕਤ (ਅਹੱਦ) 8 (ਏਨ) ਉਕਤ ਫਰਮ ਫਰੀਦ ਕਲੋਨਾਈਜ਼ ਫਰੀਦਕੋਟ ਹਿੱਸੇਦਾਰ ਹਾਂ ਸਾਰੇ ਹਰਬੰਸ ਜਾਕਤ ਹਰ ਕਾਰਵਾਈ ਨਹੀਂ ਕਰ ਸਕਦੇ ਇਸ ਨਈਂ ਆਪਣੇ ਹਿੱਸੇਦਾਰਾ ਉਕਤ ਵਿਚੋਂ ਦੋ ਹਿੱਸੇਦਾਰਾ ਸੀਜੀਵ ਕੁਮਾਰ ਪੁੱਤਰ ਹਰੀ ਚੰਦ ਵਾ ਸੁਖਬੀਰ ਸਿੰਘ ਪੁੱਤਰ ਮੇਲਾ ਸਿੰਘ ਵਾਸੀਆਂ ਨੂੰ ਫਰੀਦਕੋਟ ਹਿੱਸੇਦਾਰ ਮੁਖਤਾਰ ਆਮ ਮੁਖਤਾਰ ਕਰਦੇ

Rajinder
Ashok
Balwinder Singh
Rajinder Singh
Kangra



-2-

P.S. Singh
 Ashok Kumar
 Balraj Kumar
 V. Ram Kumar
 S. Ram Kumar
 S. Ram Kumar

ਅਖਤਿਆਰ ਦਿੰਦੇ ਹਾਂ ਕਿ ਮੁਖਤਾਰ ਮਜ਼ਕੂਰ ਦੇਵੇ ਇੱਕੋ ਨੇ ਉਕਤ ਫਰਮ ਦੀ ਜਾਇਲਾਦ ਨੂੰ
 ਕਿਸੀ ਪਾਸ ਰੰਹਨ, ਬੈ, ਰਿਹਬਾਂ, ਤਬਾਦਲਾ, ਆੜਰੰਹਨ ਯਾਨਿ ਕਿ ਜਿਸ ਤਰ੍ਹਾਂ ਵੀ ਜਾਹੁਣ
 ਮੁੜਕਿਠ ਕਰਣ, ਜਰ ਬਿਘਾਨਾਂ, ਜਰ ਸਮਨ, ਜਰ ਰੰਹਨ ਵਸੂਲ ਕਰਣ, ਦਸਤਾਵੇਜ ਹਰ ਕਿਸਮ
 ਨਿਖਵਾ ਕਰ ਮਹਿਕਮਾ ਰਜਿਸਟਰਾਰ, ਸਬ ਰਜਿਸਟਰਾਰ ਪਾਸੋ ਤਸਦੀਕ ਰਜਿਸਟਰਾਰ ਕਰਾਉਣ,
 ਅਸਟਾਮ ਕੋਰਟ ਫੀਸ ਖਰੀਦ ਕਰਣ, ਅਸਟਾਮ ਕੋਰਟ ਫੀਸ ਖਰਾਬ ਹੋਣ ਦੀ ਸੂਰਤ ਵਿੱਚ
 ਉਨਾਂ ਨੂੰ ਵਾਪਸ ਕਰਨ, ਓਕਤ ਲਿਖੇ ਕਿਸੇ ਵੀ ਮਹਿਕਮਾ ਜਾਂ ਇਨਾਂ ਤੋਂ ਇਨਾਵਾ ਹੋਰ
 ਕਿਸੇ ਵੀ ਮਹਿਕਮਾ ਵਿੱਚ ਕੋਈ ਕਾਕਵਾਈ ਕਰਨੀ ਹੋਵੇ ਕਰਕੇ, ਅਦਾਲਤ ਦੀ ਵਾਨੀ,
 ਫੋਜਦਾਰੀ, ਮਾਲ, ਨਾਂਹਰ ਆਦਿ ਵਿੱਚ ਮੁਕੱਦਮੇ ਆਦਿ ਤੋਂ ਬਿਨਾਂ ਅਖੀਰਲੀ ਅਦਾਲਤ ਤੱਕ
 ਪੈਰਵੀ ਅਤੇ ਜਵਾਬ ਦੇਹੀ ਕਰਣ, ਪੈਰਵੀ ਨਈ ਵਕੀਲ, ਸ਼ਾਨਸ, ਬੈਰਿਸਟਰ ਮੁਕਰਰ ਕਰਣ, ਕਿਸੇ ਚੀ
 ਕੰਮ ਨਈ ਅੱਗੇ ਮੁਖਤਾਰ ਖਾਸ ਮੁਕਰਰ ਕਰਣ, ਜਾਇਦਾਦ, ਬਾਕੀਬਜਾ ਲੈਣ ਦੇਣ, ਤਕਸੀਮ ਕਰਾਣ,
 ਇੰਤਕਾਲ ਕਰਾਉਣ, ਕਿਸੇ ਵੀ ਅਦਾਲਤ ਅਤੇ ਮਹਿਕਮਾ ਵਿੱਚ ਕੋਈ ਦਰਖਾਸਤ, ਬਿਘਾਨ
 ਹਲਫੀਆ ਦੇਣਾ ਪਵੇ ਤਾ ਦੇਣ, ਮੁਖਤਾਰ ਆਮ ਸਾਡੀ ਓਕਤ ਫਰਮ ਵਾ ਇਲਾ ਦੀ ਜਮੀਨ
 ਜਾਇਲਾਦ ਨੂੰ ਹਿਸੇ ਠੇਕਾ ਕਰਾਏ ਪਰ ਦੇ ਕਰ ਰਿਹਸਾ ਠੇਕਾ ਵਾ ਕਰਾਇਆ ਖੁਦ ਵਸੂਲ ਕਰਾਣ,
 ਇਹ ਸਾਡੇ ਵੱਲੋਂ ਉਕਤ ਫਰਮ ਨਈ ਬੈਕਾਂ, ਡਾਕਖਾਨਿਆਂ ਵਿੱਚ ਸਾਡੇ ਵੱਲੋਂ ਦਸਤਖਤ ਕਰਣ,
 ਰਕਬਾ ਜਮਾਂ ਕਰਾਉਣ ਵਾ ਇਲਕਲਵਾਉਣ, ਮੁਖਤਾਰ ਆਮਾ ਓਕਤ ਨੂੰ ਓਕਤ ਫਰਮ ਬਾਬਤ



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ਕੁੱਠ ਵੀ ਕਰਣਾ ਪਵੇ ਕਲਣ ਭਾਵੇ ਖੁੱਤ ਮੁਖਤਾਰ ਨਾਮਾ ਵਿੱਚ ਨਾ ਵੀ ਨਿਖਿਆ ਰਿਖਾ
 ਹੋਵੇ। ਮੁਖਤਾਰ ਆਮਾ ਉਕਤ ਦਾ ਉਕਤ ਫਰਮ ਦੀ ਜਾਇਦਾਦ ਬਾਬਤ ਸਭ ਕੁੱਝ ਕੀਤਾ
 ਹੋਇਆ ਸਾਨੂੰ ਇੰਜ ਮਨਜ਼ੂਰ ਤੇ ਕਬੂਲ ਹੋਵੇਗਾ ਜਿਸ ਤਰ੍ਹਾਂ ਸਾਡਾ ਆਪਣਾ ਕੀਤਾ ਹੋਇਆ
 ਹੋਵੇ। ਨਿਹਾਜਾ ਇਹ ਮੁਖਤਾਰ ਨਾਮਾ ਆਮ ਬਹੱਕ ਸੀਜੀਵ ਕੁਮਾਰ ਵਾ ਸੁਖਬੀਰ ਸਿੰਘ ਤੋਂ
 ਵਿਦੇ ਹਾਕਿ ਸੰਨਦ ਰਹੇ। ਮੁਖਤਾਰ ਆਮ ਕਿਸੇ ਵੀ ਵਾਸੀਕਾ ਵਿੱਚ ਗਲਤੀ ਕੋਈ ਦੀ ਸੂਰਤ
 ਵਿੱਚ ਉਸ ਦਾ ਤਤੀਮਾ ਰਜਿਸਟਰੀ ਕਰਾਉਣ। ਮਿਤੀ 21-02-2006

ਓ: ਗੁਰੂ 31.12.2005 ਆਲ: ਰਾਜਨ ਕੁਮਾਰ ਆਲ: ਅਸ਼ੋਕ ਕੁਮਾਰ ਆਲ: ਬਲਵਿੰਦਰ ਕੁਮਾਰ
31.12.2005 Rajan Ashok Kumar Balvinder Kumar

ਆਲ: ਵਿਪਨ ਕੁਮਾਰ ਆਲ: ਬਿਕਰਮਜੀਤ ਸਿੰਘ ਆਲ: ਖਮਜੀਤ ਕੌਰ ਓ: 4024270 21.2.2006
Vipin Kumar Bikramjit Singh Khajit Kaur 21.2.2006

ਸੀਜੀਵ ਕੁਮਾਰ ਵਾ ਸੁਖਬੀਰ ਸਿੰਘ ਮੁ: ਆਮ ਕੌਰ:
Sukhbir Singh

Jony
 ADVANT ADVOCATE
 Advocate
 Dist. Court FEROZKOT

690

ਵਸੀਕਾ ਨੰਬਰ 490 ਮਿਤੀ 21/2/2006
ਅੱਜ ਮਿਤੀ 21/2/2006 ਦਿਨ Tuesday 20/2/06 ਵਕਤ 9:41 AM
ਰੂ ਸੀ ਰਾਜਨ ਕੁਮਾਰ ਆਦਿ
ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਸਬ ਰਜਿਸਟਰਾਰ,
(ਜਗਦੀਸ਼ ਲਾਲ ਵੋਹਰਾ) ਫਰੀਦਕੋਟ।

Rajan

ਸ੍ਰੀ ਰਾਜਨ ਕੁਮਾਰ ਆਦਿ
ਰੂ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਰੰ ਸੁਣਕੇ, ਸਮਝਕੇ ਠੀਕ
ਪ੍ਰਵਾਨ ਕੀਤਾ। ਬੈ / ਰਹਿਣ ਦੀ ਕੁਲ ਰਕਮ ਵਿਚੋਂ 0 ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ
ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ / ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ: 1
ਪਰਵੀਨ ਕੁਮਾਰ ਸੱਚਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਪਰਦੀਪ ਕੁਮਾਰ
ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੈ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ।
ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।
ਮਿਤੀ 21/2/2006

ਸਬ ਰਜਿਸਟਰਾਰ,
(ਜਗਦੀਸ਼ ਲਾਲ ਵੋਹਰਾ) ਫਰੀਦਕੋਟ।

ਗਵਾਹ
1. *Rajan*
ਪਹਿਲੀ ਧਿਰ *Ashali*

ਗਵਾਹ
2. *Ranjana*

Balinder
Upai
Bhupinder
Ranjana

ਦੂਜੀ ਧਿਰ
Ranjana
Ranjana

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਲਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।
ਮਿਤੀ 21/2/2006

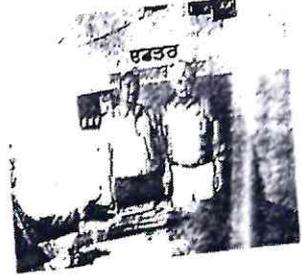
ਸਬ ਰਜਿਸਟਰਾਰ,
(ਜਗਦੀਸ਼ ਲਾਲ ਵੋਹਰਾ) ਫਰੀਦਕੋਟ।

ਵਸੀਕਾ ਨੰ: 490 ਜਾਇਦ ਬਰੀ
ਜਿਲਦ ਨੰ: 299 ਦੇ ਸਫਾ ਨੰ: 65-66
ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਦਸਪਾ ਕੀਤਾ ਗਿਆ।

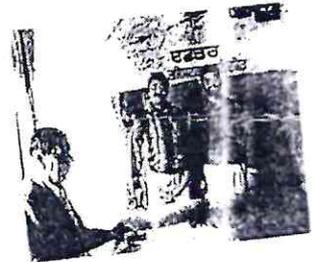
ਸਬ ਰਜਿਸਟਰਾਰ,
(ਜਗਦੀਸ਼ ਲਾਲ ਵੋਹਰਾ) ਫਰੀਦਕੋਟ।



ਰਾਜਨ ਕੁਮਾਰ ਆਦਿ



ਸੰਜੀਵ ਕੁਮਾਰ ਆਦਿ



ਪਰਵੀਨ ਕੁਮਾਰ ਸੱਚਰ
ਪਰਦੀਪ ਕੁਮਾਰ