Pure Infratech

Address: D-1, Phase-1, Focal Point Ludhiana 141010(Punjab)

GST No:- 03AASFP3617N1ZT

Date:21.11.2024

To The Additional Director, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays Nos. 24-25, Sector 31 A, Dakshin Marg, Chandigarh – 160030 (Mail Ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in).

Subject: Submission of six monthly compliance report for period ending 30.09.2024 for Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab.

Respected Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2024 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you.

Sincerely, For M/s Pure Infratech For PURE INFRATECH

(Authorized Signatory)

Name: Mr. Dev Anand Sharma Contact No.: 9855105088 Designation: Authorized Signatory

Pure Infratech

Address: D-1, Phase-1, Focal Point Ludhiana 141010(Punjab)

GST No:- 03AASFP3617N1ZT

CC: Member Secretary, SEIAA Punjab, Ministry of Environment, Forest and Climate Change Gol, PBTI Complex, Knowledge City, Sector 81, Distt. SAS Nagar (Mohali), Punjab (Uploaded on Parivesh Portal).

For PURE IN MATECH

atther/AuthSign.



SIX MONTHLY COMPLIANCE REPORT (Period ending 30.09.2024)

For Commercial Project namely "Vardhman City Centre"

Village Mundian Khurd, Tehsil & District Ludhiana, Punjab

> Project by: M/s Pure Infratech

> > **Prepared by:**



Eco Paryavaran Laboratories and Consultants Private Limited

E-207, Industrial Area, Phase-VIIIB (Sector-74), SAS Nagar (Mohali) Punjab. <u>ems@ecoparyavaran.org</u>, www.ecoparyavaran.org Phone: 0172-4616225, 9915946784

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Ministry of Environment, Forest and Climate Change Northern Regional Office, Chandigarh-160030

DATA SHEET

1.	Project Type	Commercia	Commercial Project				
2.	Name of the Project	Commercia	Commercial Project namely "Vardhman City Centre" at Village Mundian				
		Khurd, Teh	Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech.				
3.	Clearance letter	Environme	ntal Clearan	ce has been gran	ted by SEIAA, Punja	ab vide EC	
	(s)/O.M No. & dates	Identificati	on No.	EC24B038PE	3 149695 & F	ile No.	
		SEIAA/PB	/MIS/2023/I	EC/76 dated 14.9	02.2024. Copy of th	ne same is	
		attached as	Annexure	l (a) .			
		Expansion	in Environ	mental Clearance	e has been granted l	by SEIAA,	
		Punjab vide	e EC Identif	ication No. EC24	C3802PB5691037N	& File No.	
		2024/EC/F	/192 dated	09.08.2024. Cop	by of the same is a	attached as	
4	T /•	Annexure	1(b).	1 T 1 1 0 D' / '	· T 11' D ' 1		
4.		Village Mu	indian Khuro	d, Tehsil & Distri	ct Ludhiana, Punjab		
	a) District (s)	Ludhiana					
	b) State (s)	Punjab	·	•			
	c) Latitudes/	The co-ord	inates of pro	ject are:	.		
	Longitudes		Corners	Latitude	Longitude		
			Corner A	30°53"/.41"N	75°56'33.74"E		
			Corner B	30°53'11.37"N	75°56'33.74"E		
			Corner C	30°53'11.37"N	75°56'35.06"E		
			Corner D	30°53'9.07"N	75°56'35.10"E		
		Corner E 30°53'9.03"N 75°56'36.14"E					
		Corner F 30°53'6.29"N 75°56'36.20"E					
		Center 30°53'8.45"N 75°56'34.53"E					
5.	Address for	M/s Pure Ir	nfratech				
	correspondence	D-1, Phase -1, Focal Point, Ludhiana (Punjab) -141010					
6.	Salient features						
	a) of the project	As per Environmental Clearance, total land area of the project is 6,950.52					
		sq.m. and built-up area of the project will be 25,270.56 sq.m. The					
		estimated project cost is Rs. 37.50 Crores.					
	b) of the	As per Environmental Clearance, total water requirement of the project					
	environmental	will be 92 KLD. Out of which, fresh water requirement will be 47 KLD					
	management plans	which will be fulfilled by borewell and remaining flushing water					

		requirement will be 45 KLD will be met through recycling of treated wastewater. Total 77 KLD of wastewater will be generated which will be treated in proposed STP of 80 KLD capacity. Rainwater will be recharged by providing 2 no. of recharging pits. Approx. 725 kg/day of solid waste will be generated from the project which will be appropriately segregated at the source by providing bins for recyclable, bio-degradable and non-biodegradable components. Composter of 300 kg will be provided for the treatment of biodegradable components of the solid waste. Recyclable waste will be recycled through authorized recyclers. Solid waste will be disposed off as per the Solid Waste Management Rules, 2016. 1,971 KW of power load will be required which will be met from PSPCL. 2 DG sets of capacity 1 x 1500 KVA and 1 x 750 KVA will be equipped with acoustic enclosure and adequate stack height will be provided.
7.	Break-up of the	
	project area	
	a) Submergence	Not applicable
	area: Forest and	
	Non-forest	N. 4 1' 1.1.
0	b) Others	Not applicable
8.	Break-up of project	Not applicable
	affected population	
	with enumeration of	
	those losing	
	nouses/aweiling	
	agricultural land	
	agriculturar lanu	
	units and	
	agricultural land	
	and landless	
	labourers/ artisans.	
	a) SC/ST/Adivasis	Not applicable
	b) Others (Please	Not applicable
	indicate whether these	
	figures are based on	
	any scientific and	
	systematic survey	
	carried out or only	
	provisional figures. If	
	a survey has been	

9.	carried out give details and year of survey) Financial details: a) Project cost as	Asr	per EC letter, estimated cost of	the proje	ect is Rs 37 50	Crores
	originally planned and subsequent revised estimates and the year of price reference. b) Allocations made	Asp	per EMP, proposed expenditur	e on envi	ronment protec	ction measures
	for Environmental Management Plans with item wise and	as b	elow:	Constr	uction Phase	Operation
	year wise break up.	S. No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Phase Recurring Cost (in Lakhs per Annum)
		1.	Air & Noise Pollution Management (Provision of 1 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 1.7175 acre along periphery @ 1.5 Lacs per acre = Rs. 2.6 Lacs)	6	1	1
		2.	Water Pollution Control (STP including civil work of 80 KLD based on MBR technology)	50	2	5
		3.	Development of green belt and landscaping (No. of trees: 112 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	2	-	3.5
		4.	Solid Waste Management (Composter of 300 kg capacity)	20	2	5

		5.Rain water Harvesting (2 pits @ Rs. 3 lakhs per pit)	6	1	1
		Energy Conservation (LED 6. lights in common areas, 43.225 KW solar panels, etc.)	30	2	2.5
		7. Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	8	3	5
		8. Additional Environmental Activities**	37.5	-	-
		Total	Rs. 159.5 Lakhs	Rs. 11 Lakhs	Rs. 23 Lakhs
	c) Benefit cost ratio/internal rate of return and the year of assessment	Will be calculated and submitted.		·	
	d) Whether (c)	Yes			
	includes the cost of environmental				
	management as shown in b) above.				
	e) Actual	Rs. 18 Crores have been spent on	the proj	ect so far inclu	ding land and
	expenditure incurred on the project so far.	construction cost till 30.09.2024.			
	f) Actual expenditure	Approximately Rs. 17.5 Lakhs Management Plan till 30.09.2024.	have be	en spent on I	Environmental
	environmental management plans				
10	so far.				
10.	rorest land requirement:	-			
	a) the status of	Diversion of forest land of 0.0265	Ha. for a	approach access	to the project
	approval for	is involved. Application has bee	en filed	to obtain fore	st NOC vide
	diversion of forest	proposal no. FP/PB/ROAD/482432	3/2024 a	nd is in process	
	land for non-			1	

	o	
	forestry use	
	b) the status of clear	Not Applicable.
	felling, if any	
	c) the status of	Not Applicable
	c) the status of	Not Applicable.
	offerent ation if	
	anorestation, in	
	d) Comments on the	Not Applicable
	viability &	
	sustainability of	
	compensatory	
	Allorestation	
	programme in the	
	light of actual field	
	experience so far.	
11.	The status of clear	Not applicable
	felling in non-forest	
	areas (such as	
	submergence area of	
	reservoir, approach	
	road) if any, with	
	quantitative	
	information	
12.	Status of	Demolition work has been completed and 40% of construction work has
	construction:	been done within the project till 30.09.2024. Photographs depicting the
		same is attached as Annexure 2.
	a) Date of	Actual date of commencement: May, 2024.
	commencement	
	(actual and/or	
	planned)	
	b) Date of	Planned date of completion: March, 2026
	completion (actual	
	and/or planned)	
13.	Reasons for the	Not applicable
	delay, if the project	
	is yet to start	

<u>Compliance Report on conditions imposed in Environmental Clearance for Period ending</u> <u>30.09.2024</u>

1. Additional/ Amended Conditions:

S.	Conditions	Reply
No.		
1.1	The approval is based on the conceptual	EC expansion has been done based on
	plan/drawings submitted with the application. In	approved drawing only. Copy of approved
	case, there is variation in built-up area/green area/	building plan is enclosed as Annexure 4.
	any other details in the drawings approved by the	The same will be complied if needed.
	Competent Authority, the project proponent shall	
	obtain the revised Environmental Clearance.	
1.2	The project proponent shall ensure that the natural	Agreed. No natural drainage will be
	drainage channels in the project site including	disrupted.
	streams, drains, choes, creeks, rivulets, etc. are not	
	disturbed so that the natural flow of rainwater, etc	
	is not impeded or disrupted in any manner	
1.3	The solid waste other than Hazardous Waste (dry	Agreed. Solid waste will be managed as
	as well as wet garbage) generated should be	per Solid Waste Management Rules,
	properly collected and segregated before disposal	2016.
	to Municipal Authorities in accordance with the	
	Solid Waste (Management) Rules, 2016. No	
	municipal waste should be disposed off outside the	
	premises in contravention of relevant rules and by-	
	laws. Adequate measures should be taken to	
	prevent any odour in and around the project	
	premises	
1.4	In the event that the project proponent decides to	Noted.
	abandon/close the Project at any stage, he shall	
	submit an application in the prescribed form along	
	with requisite documents through Parivesh to	
	SEIAA for surrendering the Environmental	
	Clearance as per the procedure prescribed in OM	
	dated 29.03.2022 issued by the MoEF&CC. The	
	project proponent shall be accountable for	
	adherence/compliance of the EC conditions till	
	such time as the project is finally closed by SEIAA,	
	based upon the certified closure report of Integrated	

	-	
	Regional Offices (IROs) of MoEF&CC,	
	Chandigarh/PPCB.	
1.5	This Environmental Clearance is liable to be	Agreed.
	revoked without any further notice to the project	
	proponent in case of failure to comply with EC	
	conditions.	
1.6	Concealing factual data or submission of	Noted.
	false/fabricated data may result in revocation of	
	this Environmental Clearance and attract action	
	under the provisions of Environment (Protection)	
	Act, 1986.	
1.7	The Ministry reserves the right to stipulate	Agreed.
	additional conditions if found necessary. The	
	Promoter Company in a time bound manner shall	
	implement these conditions	
1.8	The above conditions shall be enforced, inter-alia	Agreed.
	under the provisions of the Water (Prevention &	
	Control of Pollution) Act, 1974, the Air	
	(Prevention & Control of Pollution) Act, 1981, the	
	Environment (Protection) Act, 1986, Hazardous	
	and other wastes (Management and	
	Transboundary Movement) Rules, 2016 and the	
	Public Liability Insurance Act, 1991 along with	
	their amendments and Rules and any other orders	
	passed by the Hon'ble Supreme Court of	
	India/High Courts and any other Court of Law	
1.0	relating to the subject matter.	
1.9	The project proponent is required to plant	Agreed. Free plantation of minimum 8 ft.
	indigenous tree species of minimum 8 feet height	will be planted.
1 10	and nealthy growth for development of green area.	
1.10	I his environmental clearance will be valid for a	Agreed. EC is valid for 10 years.
	period of ten years from the date of its issue as per	
	MOEF & CC, Gol notification No. S.O. 1807 (E)	
	dated 12.04.2022 or till the completion of the	
	project, whichever is earlier.	

1. Statutory compliance:

S. No.	Conditions	Reply
1.1	The project proponent shall obtain all necessary	Agreed. Building plan has been approved by
	clearance/permission from all relevant agencies	the competent authority. Copy of approved
	including town planning authority before	building plan along with approval letter is
	commencement of work. All the construction	enclosed as Annexure 4. The construction
	shall be done in accordance with the local	shall be done as per approved building plan.
	building byelaws.	
1.2	The project proponent shall obtain the approval	Noted. The building plans have been
	of the Competent Authority shall be obtained	designed by Structural engineer as per the
	for structural safety of buildings due to	NBC guidelines and seismic zone IV. Copy
	earthquakes, adequacy of firefighting	of Structural safety certificate is enclosed as
	equipment etc. as per National Building Code	Annexure 5. Copy of provisional fire NOC
	including protection measures from lightening	is enclosed as Annexure 6.
	etc.	
1.3	The project proponent shall obtain forest	Diversion of forest land of 0.0265 Ha. for
	clearance under the provisions of Forest	approach access to the project is involved.
	(Conservation) Act, 1986, in case of the	Application has been filed to obtain forest
	diversion of forest land for non-forest purpose	NOC vide proposal no.
	involved in the project.	FP/PB/ROAD/482433/2024 and is in
		process.
1.4	The project proponent shall obtain clearance	The project does not fall in eco-sensitive
	from the National Board for Wildlife, if	zone of any bird or wildlife sanctuary. Thus,
	applicable.	NBWL clearance is not required.
1.5	The project proponent shall obtain Consent to	Agreed. Consent to Establish has been
	Establish / Operate under the provisions of Air	obtained from Invest Punjab vide certificate
	(Prevention & Control of Pollution) Act, 1981	no. CTE/Fresh/PBIP/LDH/2024/240327117
	and the Water (Prevention & Control of	which is valid till 27.06.2025; copy of the
	Pollution) Act, 1974 from the Punjab Pollution	same is attached as Annexure 3.
	Control Board.	
1.6	The project proponent shall obtain the	Water requirement will be met through
	necessary permission for the abstraction of	borewell supply. Permission for ground
	groundwater/ surface water required for the	water abstraction has been obtained from
	project from the competent authority.	PWRDA vide permission no.
		GW/PWRDA/04/2024/L2/122 dated
		19.04.2024 which is valid till 18.04.2027.
		Copy of PWRDA approval is enclosed as
		Annexure 7.

 1.7 The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project for ponents shall be obtained, as applicable, by project proponent shall follow the provisions of the Solid Waste Management Rules, 2016, E-Waste (Management Rules, 2016, E-Waste Rules,	r		
 1.8 The project proponent shall obtain all other statutory clearances are being obtained as & when required. 1.8 Statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. 1.9 The project proponent shall follow the provisions of the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly. 1.11 The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls. 1.12 Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (CPCB)/Central Pollution Control Board (CPCB)/Ministry of PCB. 1.13 The project proponent shall construct the Agreed. The construction is being carried out 	1.7 The projec of adequa agency sup with the lo obtained.	t proponent shall obtain a certificate cy of available power from the oplying power to the project along ad allowed for the project should be	Agreed. Temporary power load connection of 39.98 KW has been obtained from PSPCL.
1.9 The project proponent shall follow the provisions of the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016. All type of waste generated will be managed & disposed off as per the applicable Rules. 1.10 The project proponent shall follow the Energy Conservation Building Code (ECBC) /Energy Efficiency, Ministry of Power strictly. Noted. ECBC guidelines will be followed. 1.11 The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project rule proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls. The project is in line with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&&CC) for such types of projects. The project The construction is being carried out 1.13 The project proponent shall construct the Agreed. The construction is being carried out	1.8The project statutory c storage of Explosives Department project p competent	t proponent shall obtain all other earances such as the approvals for diesel from Chief Controller of , Fire Department, Civil Aviation t shall be obtained, as applicable, by roponents from the respective authorities.	 The statutory clearances are being obtained as & when required. NOC has been obtained from Airport Authority of India; copy of the same is attached along as Annexure 8. Provisional fire NOC is enclosed as Annexure 6.
1.10 The project proponent shall follow the Energy Conservation Building Code (ECBC) /Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly. Noted. ECBC guidelines will be followed. 1.11 The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls. The project is in line with siting criteria of plan along with approval letter is enclosed as Annexure 4. 1.12 Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects. The project The construction is being carried out 1.13 The project proponent shall construct the Noted. ECBC guidelines is any prescribed by the project. Agreed. The construction is being carried out	1.9The project provisionsRules, 2012016, and Rules, 201	ct proponent shall follow the of the Solid Waste Management 6, E-Waste (Management) Rules, the Plastics Waste Management 6.	All type of waste generated will be managed & disposed off as per the applicable Rules.
 1.11 The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls. 1.12 Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects. 1.13 The project proponent shall construct the Agreed. The construction is being carried out 	1.10The projecConservatiConservati(ECBC-R)Efficiency,	t proponent shall follow the Energy on Building Code (ECBC) /Energy on Building Code-Residential prescribed by the Bureau of Energy Ministry of Power strictly.	Noted. ECBC guidelines will be followed.
 1.12 Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects. 1.13 The project proponent shall construct the Agreed. The construction is being carried out hereit is a province of the project is in line with siting criteria of PPCB. 	1.11The projec as prescrib respective proponent conformity Town and Authority falls.	t site shall conform to the suitability bed under the master plan of the city/ town. For that, the project shall submit the NOC/ land use certificate from Department of Country Planning or the Competent under whose jurisdiction, the site	The project falls under Industrial zone as per Master Plan of Ludhiana. CLU is not applicable for this project. Although, overall project was regularized by MC, Ludhiana. Further, building plan has been approved by the competent authority, copy of building plan along with approval letter is enclosed as Annexure 4.
1.13 The project proponent shall construct the Agreed. The construction is being carried out	1.12Besides the comply with operating guidelinesPollutionPollutionPollutionPollutionCharles	e above, the project proponent shall h siting criteria/guidelines, standard practices, code of practice, and if any prescribed by the Punjab Control Board (PPCB)/Central Control Board (CPCB)/Ministry of nt Forest and Climate Change	The project is in line with siting criteria of PPCB.
buildings as per the layout plan approved by the as per approved building plan which is in	(MoEF&C	C) for such types of projects.	

Competent Authority and in consonance with	consonance	with	Environmental	clearance
the project proposal for which this environment	granted.			
clearance is being granted.				

2. Air quality monitoring and preservation:

S. No.	Conditions	Reply
2.1	The project proponent shall comply with the Natification $GSP_{04}(E)$ dated 25.01.2018 of	Dust mitigation measures like barricading
	Notification GSR 94(E) dated 23.01.2018 of	around project boundary, tarpaulin sneets for
	Moeracc regarding Mandatory	covering top son, construction area &
	Implementation of Dust Miligation Measures for	venter arrinkling at has been followed
	construction and Demontion Activities for	during construction phase Photographs
	projects requiring Environmental Creatance.	showing the same are enclosed as Anneyure
		2.
2.2	The project proponent shall draw up and	Agreed. All necessary steps are being taken to
	implement a management plan shall be drawn up	reduce the air pollution and to improve the air
	and implemented to contain the current	quality.
	exceedance in ambient air quality at the site.	
2.3	The project proponent shall install system to	Ambient air quality is being monitored. Test
	undertake Ambient Air Quality monitoring for	Reports for ambient air quality are attached
	common/ criterion parameters relevant to the	along as Annexure 9.
	main pollutants released (e.g. PMI10 and	
	PM2.5) covering upwind and downwind	
	directions during the construction period.	
2.4	Diesel power generating sets proposed as source	Agreed. 2 DG sets of 65 KVA & 40 KVA
	of backup power should be of enclosed type and	capacity has been provided with adequate
	conform to rules made under the Environment	stack height for the construction purposes.
	(Protection) Act, 1986. The height of stack of	Low Sulphur diesel is being used.
	DG sets should be equal to the height needed for	
	the combined capacity of all proposed DG sets.	
	Use of low Sulphur diesel would be the preferred	
	option. The location of the DG sets may be	
	decided with in consultation with State Pollution	
2.5	Construction site shall be adequately barricaded	Agreed. All necessary steps like barricading
	before the construction begins. Dust, smoke and	sheets around construction area, tarpaulin
	other air pollution prevention measures shall be	sheets for covering vehicles carrying
	provided for the building as well as the site.	construction materials, etc. being followed

	These measures shall include screens for the	during construction phase. Photographs
	building under construction, and continuous	showing the same are enclosed as Annexure
	dust/ wind-breaking walls all around the site (at	2.
	least 3 m height or 1/3rd of the building height	
	and maximum up to 10 m). Plastic/tarpaulin	
	sheet covers shall be provided for vehicles	
	bringing in sand, cement, murram and other	
	construction materials prone to causing dust	
	pollution at the site as well as taking out debris	
	from the site.	
2.6	No Excavation of soil shall be carried out	Agreed. No excavation of soil shall be carried
	without adequate dust mitigation measures in	out without adequate dust mitigation
	place.	measures in place.
2.7	No loose soil or sand or construction and	Agreed. Dust mitigation measures are being
	demolition waste or any other construction	implemented like water sprinkling is followed
	material that causes dust shall be left uncovered.	so that there is minimum impact on the
		environment Tarnaulin sheet covers are
		provided on top of the trucks carrying raw
		materials. Photographs showing the same are
		attached as Annevure ?
2.8	No uncovered vehicles carrying construction	Agreed Vehicles carrying construction
2.0	material and waste shall be permitted	material are covered with tarnaulin sheets
2.0	All the tongoil everysted during construction	A gread During construction activities
2.9	All the topson excavated during construction	Agreed. During construction activities,
	activities should be stored for use in	topsoil excavated is being stored & utilized
	horticulture/landscape development within the	for landscaping within the project site.
	project site.	
2.10	Grinding and cutting of building material in open	Noted.
	areas shall be prohibited. A wet jet shall be	
	provided for grinding and stone cutting.	
2.11	Unpaved surfaces and loose soil shall be	Agreed. Water sprinkling is being carried out
	adequately sprinkled with water to suppress dust.	at the construction site. Photographs showing
		the same is enclosed as Annexure 2.
2.12	All construction and demolition debris shall be	Agreed. Demolition waste produced from the
	stored at the site within the earmarked area and	project site are being managed as per the
	roadside storage of construction material and	provision of the Construction and Demolition
	waste shall be prohibited. All demolition and	Waste Rules, 2016 by the contractor. Further,
	construction waste shall be managed as per the	construction waste produced from the project
	provisions of the Construction and Demolition	site will be used within the project premises
	Waste Rules 2016.	for road making, leveling purpose, etc.

2.13	The diesel generator sets to be used during the	Agreed. DG set running with low Sulphur
	construction phase shall be low sulphur diesel	diesel type are used.
	type and shall conform to the norms and	
	regulations prescribed under air and noise	
	emission standards.	
2.14	The gaseous emissions from the DG set shall be	Agreed and complied. DG set with adequate
	dispersed through adequate stack height as per	stack height and low Sulphur diesel is being
	CPCB standards. Acoustic enclosure shall be	provided. Further, acoustic enclosure has
	provided to the DG sets to mitigate noise	been provided with DG sets as per CPCB
	pollution. Low sulphur diesel shall be used. The	norms.
	location of the DG set and exhaust pipe height	
	shall be as per the provisions of the Central	
	Pollution ControlBoard (CPCB) norms.	
2.15	For indoor air quality, the ventilation provisions	Agreed. NBC is being followed in the project.
	as per the National Building Code of India shall	
	be complied with.	
2.16	Roads leading to or at the construction site must	Agreed. Pavement has been done.
	be paved and blacktopped (i.e., metallic roads	
	should be built and used).	
2.17	Dust Mitigation measures shall be displayed	Dust mitigation measures has been displayed
	prominently at the construction site for easy	at site. Photograph showing the same is
	public viewing.	enclosed as Annexure 2.
2.18	Construction and Demolition Waste Processing	Agreed. The same shall be taken care off.
	and Disposal site shall be identified and required	
	dust mitigation measures will be notified at the	
	site.	

3. Water quality monitoring and preservation:

S. No.	Conditions	Reply
3.1	The natural drain system should be maintained	Agreed. It is to ensured that unrestricted flow
	for ensuring unrestricted flow of water.	of water is maintained.
3.2	No construction shall be allowed which obstructs	Agreed. No obstruction to natural drainage is
	the natural drainage through the site, in wetland	being done.
	and water bodies. Check dams, bio-swales,	
	landscape, and other sustainable urban drainage	
	systems (SUDS) are allowed for maintaining the	
	drainage pattern and to harvest rainwater.	

3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.	Agreed. Best architectural design practices have been followed for designing the building with minimum cutting & filling.
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.	Noted. The total fresh water quantity will not be increased beyond the approved quantity of 47 KLD.
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.	Agreed. Storage tank of adequate capacity will be provided to store treated water.
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment- friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluent shall be utilized for green area/plantation.	Mobile toilets have been provided for construction labours. Photograph showing the same is enclosed as Annexure 2 .
3.7	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Provision of safe drinking water is provided to the construction labours.
3.8	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.	Agreed. The water meters will be installed for monitoring quantity of fresh water used as well as recycled water during operation phase. Records will be maintained and submitted.
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.	Water requirement will be met through borewell supply. Permission for ground water abstraction has been obtained from PWRDA vide permission no. GW/PWRDA/04/2024/L2/122 dated 19.04.2024, which is valid till 18.04.2027. Copy of PWRDA approval is enclosed as Annexure 7.

0.10				
3.10	At leas	st 20% of the open spaces as r	equired by the	Agreed. The same shall be taken care off.
	local	building bye-laws shall be pe	rvious. Use of	
	Grass pavers, paver blocks with at least 50%			
	openir	ng, landscape, etc. would be	considered as	
	pervio	us surface.		
3.11	Dual	pipe plumbing shall be	installed for	Agreed. Dual plumbing system will be
	supply	ving fresh water for drinking	g, cooking and	provided for utilizing fresh water as well as
	bathin	g, etc. and other for suppl	y of recycled	treated wastewater within the project.
	water	for flushing, landscape i	rrigation, car	
	washi	ng, thermal cooling, air cond	itioning etc.	
3.12	Install	ation of R.O. plants in the p	project will be	Agreed. The same shall be complied.
	discou	raged in order to reduce wa	ter wastage in	
	form	of RO reject. However,	in case the	
	requir	ement of installing R	O plant is	
	unavo	idable, the rejected stream	from the RO	
	shall b	e separated and shall be utili	zed by storing	
	the sat	me within the particular com	ponent or in a	
	comm	on place in the project premi	ses.	
3.13	The p	project proponent shall al	so adopt the	Agreed. Low flow fixtures & faucets will be
	new/ir	novative technologies lik	e low water	provided for water conservation.
	discha	rging taps (faucet with aer	ators) /urinals	
	with	electronic sensor sys	stem/waterless	
	urinal	s/twin flush cisterns/ senso	r-based alarm	
	systen	n for overhead water stora	ge tanks and	
	make them a part of the environmental			
	manag	gement plans/building plans s	so as to reduce	
	the wa	ater consumption/groundwate	er abstraction.	
3.14	The p	project proponent will prov	vide plumbing	Agreed. The different colour coding
	systen	n for reuse of treated v	vastewater for	pipelines will be done.
	flushi	ng/other purposes etc. and w	ill colour code	
	the dif	fferent pipelines carrying wa	ter/wastewater	
	from different sources / treated wastewater as		wastewater as	
	follows:			
	Sr.	Nature of the Stream	Color code	
	No.			
	a)	Fresh water	Blue	
	b)	Untreated wastewater	Black	
		from Toilets/ urinal and		
		from Kitchen		

	c)	Untreated wastewater	Grey	
		from Bathing/shower		
		area, hand washing		
		(Washbasin / sinks) and		
		from Cloth Washing		
	d)	Reject water streams from	White	
		RO plants and AC		
		condensate (this is to be		
		implemented wherever		
		centralized AC system		
		and common RO has been		
		proposed in the Project).		
		Further, in case of		
		individual		
		houses/establishment this		
		proposal may also be		
		implemented wherever		
		possible.		
	e)	Treated wastewater (for	Green	
		reuse only for plantation		
		purposes) from the STP		
		treating black water		
	f)	Treated wastewater (for	Green with	
		reuse for flushing	strips	
		purposes or any other		
		activity except plantation)		
		from the STP treating		
		greywater		
	g)	Storm water	Orange	
3.15	Water	demand during construction	on should be	Agreed. Curing agents as well as other best
	reduce	ed by the use of pre-mixed co	oncrete, curing	practices are being used during construction
	agents	s, and adopting other best pra-	ctices.	work for reducing water demand.
3.16	The C	CGWA provisions on rainwa	ter harvesting	Agreed. 2 rain water recharging pits will be
	should be followed. A rainwater harvesting plan			constructed within the project premises for
	needs to be designed where the recharge bores of			ground water recharging.
	minimum one recharge bore per 5,000 square			
	meters of the plot area and a storage capacity of a			
	minimum of one day of the total freshwater			
	requir	ement shall be provided. In	areas where	
L	-	-		1

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	groundwater recharge is not feasible, the	
	rainwater should be harvested and stored for	
	reuse. As per the proposal submitted by the	
	project proponent, 3 no. recharging pits will be	
	provided for groundwater recharging as per the	
	CGWB norms. The groundwater shall not be	
	withdrawn without approval from the Competent	
	Authority.	
3.17	All recharge should be limited to shallow	Agreed. It will be complied.
	aquifers.	
3.18	No groundwater shall be used during the	No treated water facility is available in
	construction phase of the project. Only treated	nearby areas. Therefore, water tankers are
	sewage/wastewater shall be used. A proper record	being used for construction purpose. Record
	in this regard should be maintained and should be	of the same is enclosed as Annexure 10.
	available at the site.	
3.19	Any groundwater dewatering should be properly	Dewatering is not involved in the project.
	managed and shall conform to the approvals and	Thus, no permission is required.
	the guidelines of the CGWA in the matter. Formal	
	approval shall be taken from the CGWA for any	
	groundwater abstraction or dewatering.	
3.20	The quantity of freshwater usage, water	The records for fresh water usage, treated
	recycling, and rainwater harvesting shall be	water from STP will be maintained during
	measured and recorded to monitor the water	operation phase and will be submitted to the
	balance as projected by the project proponent.	Regional Office, MoEF&CC.
	The record shall be submitted to the Regional	
	Office, MoEF& CC, and SEIAA along with six-	
	monthly Monitoring reports.	
3.21	The project proponent shall install STP with latest	Sewage Treatment Plant (STP) of 80 KLD
	technology followed by UF and achieve BOD	capacity will be installed within the project
	parameter less than or equal to 10 mg/l for its	premises. Treated water will be utilized
	treated effluent to be used onto land for	within the project for flushing & landscaping
	plantation. STP shall be installed in a phased	purposes.
	manner viz a viz in the module system designed	
	in a way so as to efficiently treat the wastewater	
	with an increase in its quantity due to rise in	
	occupancy. The treated effluent from STP shall	
	be recycled/reused for flushing and gardening.	
	No treated water shall be disposed of into the	
	municipal storm water drain.	
L	1	1

3.22	No sewage or untreated effluent would be	Agreed. STP will be installed for the
	discharged through storm water drains. Onsite	treatment of sewage and only treated
	sewage treatment with a capacity to treat 100%	wastewater will be reused to maximum
	wastewater will be installed. The installation of	extent.
	the Sewage Treatment Plant (STP) shall be	
	certified by an independent expert and a report in	
	this regard shall be submitted to the Ministry /	
	SEIAA before the project is commissioned for	
	operation. Treated wastewater shall be reused on-	
	site for landscape, flushing, and other end-uses.	
	Excess treated water shall be discharged as per	
	statutory norms notified by the Ministry of	
	Environment, Forest, and Climate Change.	
	Natural treatment systems shall be promoted.	
3.23	Periodical monitoring of water quality of treated	Agreed. The treated sewage will be
	sewage shall be conducted. Necessary measures	monitored once the STP is installed and
	should be made to mitigate the odor problem	project is operational.
	from STP.	
3.24	Sludge from the onsite sewage treatment,	Agreed. The same will be complied.
	including septic tanks, shall be collected,	
	conveyed and disposed as per the Ministry of	
	Urban Development, Central Public Health and	
	Environmental Engineering Organization	
	(CPHEEO) Manual on Sewerage and Sewage	
	Treatment Systems, 2013.	

4. Noise monitoring and prevention:

S. No.	Conditions	Reply
4.1	Ambient noise levels shall conform to commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as	Ambient noise levels are being monitored regularly. Test Reports for ambient air and noise level are attached along as Annexure 9 .
	to conform to the stipulated standards by CPCB / SPCB.	

4.2	A Noise level survey shall be carried as per the	Noise level are being monitored. Test Reports are
	prescribed guidelines and report in this regard	attached along as Annexure 9.
	shall be submitted to Regional Officer of the	
	Ministry as a part of six-monthly compliance	
	report.	
4.3	Acoustic enclosures for DG sets, noise barriers	Acoustic enclosure for DG set has been provided.
	for ground-run bays, ear plugs for operating	The noise levels is being maintained by
	personnel shall be implemented as mitigation	providing ear plugs to the construction labors.
	measures for noise impact due to ground	
	sources.	

5. Energy Conservation measures:

S. No.	Conditions	Reply
5.1	Compliance with the Energy Conservation	Noted. ECBC guidelines are being followed in the
	Building Code (ECBC) of Bureau of Energy	project so as to comply with the bureau of energy
	Efficiency shall be ensured. Buildings in the	efficiency.
	States which have notified their own ECBC,	
	shall comply with the State ECBC.	
5.2	Outdoor and common area lighting shall be	Agreed. LED lighting will be provided in the
	LED.	project.
5.3	Concept of passive solar design that minimize	Agreed. Best design Practices are being followed
	energy consumption in buildings by using	for building design and envelope.
	design elements, such as building orientation,	
	landscaping, efficient building envelope,	
	appropriate fenestration, increased day	
	lighting design and thermal mass etc. shall be	
	incorporated in the building design. Wall,	
	window, and roof U-values shall be as per	
	ECBC specifications.	
5.4	Energy conservation measures like installation	Agreed. Adequate energy conservation measures
	of LEDs for the lighting the area outside the	will be followed in the project to conserve energy.
	building should be integral part of the project	
	design and should be in place before project	
	commissioning.	
5.5	Solar, wind or other Renewable Energy shall	Solar panel of approx. 43 KW will be installed on
	be installed to meet electricity generation	the roof top of the building.
	equivalent to 1% of the demand load or as per	
	the state level/ local building bye-law's	
	requirement, whichever is higher.	

5.6	At least 30% of the rooftop area shall be used	Solar panel of approx. 43 KW will be installed on
	for generating Solar power for lighting in the	the roof top of the building.
	apartments so as to reduce the power load on	
	the grid. A separate electric meter shall be	
	installed for solar power. Solar water heating	
	shall be provided to meet 20% of the hot water	
	demand of the commercial and institutional	
	building or as per the requirement of the local	
	building bye-laws, whichever is higher.	

6. Waste Management:

S. No.	Conditions	Reply
6.1	A certificate from the competent authority	It is proposed to handle the biodegradable waste
	handling municipal solid wastes, indicating	internally. Recyclable waste will be sold to local
	the existing civic capacities of handling and	recyclers and domestic hazardous waste in the
	their adequacy to cater to the M.S.W.	form of used oil and E-waste will be given to
	generated from project shall be obtained.	authorized recycler. Inert waste will be dumped to
		authorized dumping site.
6.2	The Project Proponent shall install	Agreed. Composter of 300 kg capacity to treat wet
	Mechanical Composter of adequate capacity	component of the solid waste will be installed
	to treat wet component of the Solid Waste.	once the project is in operational phase.
()		
6.3	Disposal of muck during construction phase	The muck generated during construction phase is
	shall not create any adverse effect on the	being used for leveling and filling purpose within
	neighboring communities and should be	the project. No muck will be disposed outside the
	safely disposed of taking the necessary	premises.
	precautions for general safety and health	
	aspects of people, only in approved sites with	
<u> </u>	the approval of competent authority.	
6.4	Separate wet and dry bins must be provided	Agreed. Separate wet and dry bins will be
	in each unit and at the ground level for	provided for segregation of solid waste.
	facilitating segregation of waste. Solid waste	
	shall be segregated into wet garbage and inert	
6.5	materials.	
6.5	Organic waste compost/ Vermiculture pit/	Agreed. Composter of 300 kg capacity will be
	Organic Waste Converter/Mechanical	installed for management of biodegradable waste
	Composter within the premises must be	within the project premises.
	installed for treatment and disposal of the	

	solid waste.	
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed. The same will be complied.
6.7	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed. The same shall be taken care off.
6.8	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Cement containing Fly ash is being used in the construction of the project.
6.9	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27 th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Cement containing fly ash is being used for construction purpose to the maximum extent possible. 8.436 MT of fly ash has been used till 30.09.2024.
6.10	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Demolition waste produced from the project site are being managed as per the provisions of the Construction and Demolition Waste Rules 2016 by the contractor. Further, construction waste will be managed strictly conforming to the Construction and Demolition Rules, 2016.
6.11	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	No Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) will be used within the project. Thus, this point is not applicable.
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.	Agreed. Solid waste will be managed as per SWM Rules, 2016.

7. Green Cover:

S. No.	Conditions	Reply
7.1	No naturally growing tree should be	No tree cutting is involved in the project.
	felled/transplanted unless exigencies	Thus, tree cutting permission is not required.
	demand. Where absolutely necessary, tree	
	felling shall be with prior permission from the	
	concerned regulatory authority. Old trees	
	should be retained based on girth and age	
	regulations as may be prescribed by the	
	Forest Department.	
7.2	At least a single line plantation all around the	Agreed. Adequate tree plantation will be
	boundary of the project as proposed shall be	done.
	provided. The open spaces inside the plot	
	should be suitably landscaped and covered	
	with vegetation of indigenous species/	
	variety. The project proponent shall ensure	
	the planting of trees in the project area at the	
	identified location, as the per proposal	
	submitted, with plants of native species	
	preferably naving broad leaves. The size of	
	the plant thus planted should not be less than	
	o it and each plant shall be protected with a fance and preparly maintained. The project	
	proponent shall make adequate provisions of	
	funds to ensure maintenance of the plants for	
	a further period of three years and thereafter	
	protected throughout the entire lifetime of the	
	Project. The species with heavy foliage.	
	broad leaves, and wide canopy cover are	
	desirable. Water intensive and/or invasive	
	species should not be used for landscaping.	
	The plantation should be undertaken as per	
	SEIAA guidelines.	
7.3	The PP will undertake plantation of 112 tall	Agreed. The same will be compiled.
	plants of minimum 8 feet height of	
	indigenous tree species and complete the	
	same within 1 year	
7.4	The Project Proponent shall develop a green	Agreed. The same will be compiled.
	belt with native tree species (having canopy	

	type structure and especially trees, and not	
	grass) before the completion of the project.	
	The greenbelt shall inter alia cover the entire	
	periphery of the unit provided that the number	
	of trees to be planted should not be less than	
	one tree per 80 sq.m. of the total land area.	
	The canopy trees shall also be planted around	
	the parking area to provide shade to the	
	parked vehicles.	
7.5	Where the trees need to be cut with prior	No tree cutting is involved, thus, no
	permission from the concerned local	requirement of compensatory plantation is
	authority, compensatory plantation in the	there.
	ratio of 1: 10 (i.e. planting of 10 saplings of	
	the same species for every tree that is cut)	
	shall be done and the newly planted saplings	
	will be maintained for at least 5 years. Green	
	belt development shall be undertaken as per	
	the details provided in the project document.	
7.6	Topsoil should be stripped to a depth of 20	The top soil excavated during construction
	cm from the areas proposed for buildings,	activities is being stored and will be utilized
	roads, paved areas, and external services. It	for landscaping within the project premises to
	should be stockpiled appropriately in	the maximum possible extent.
	designated areas and reapplied during	1
	plantation of the proposed vegetation on site.	
7.7	The project proponent shall not use any	Noted. No chemical fertilized/pesticides will
	chemical fertilizer /pesticides /insecticides	be used in green area.
	and shall use only Herbal	C
	pesticides/insecticides and organic manure in	
	the green area.	
7.8	The green belt along the periphery of the plot	Agreed. Adequate green area will be
	shall achieve an attenuation factor	provided within the project premises.
	conforming to the day and night noise	
	standards prescribed for commercial land use.	
7.9	The project proponent shall submit the	Agreed. The same will be complied.
_	progress of developing the green belt in the	
	six-monthly compliance report.	

8. Transport:

S. No.	Conditions	Reply
8.1	A comprehensive mobility plan, as per	Adequate parking space will be provided within
	MoUD best practices guidelines (URDPFI),	the project premises. Wide roads for the entry
	shall be prepared to include motorized, non-	and exit have been proposed.
	motorized, public, and private networks.	
	Road should be designed with due	
	consideration for environment, and safety of	
	users. The road system can be designed with	
	these basic criteria.	
	a) Hierarchy of roads with proper	
	segregation of vehicular and	
	pedestrian traffic.	
	b) Traffic calming measures.	
	c) Proper design of entry and exit points.	
	d) Parking norms as per local regulation.	
8.2	Vehicles hired for bringing construction	Agreed. Vehicles used at the construction site
	material to the site should be in good	are having valid PUC and are being monitored
	condition and should have a pollution check	regularly during construction phase. PUC
	certificate and should conform to applicable	certificates of construction vehicles are enclosed
	air and noise emission standards be operated	as Annexure 11.
	only during non-peak hours.	
8.3	A detailed traffic management and traffic	Adequate parking space has been proposed
	decongestion plan shall be drawn up to ensure	within the project premises. Wide roads for the
	that the current level of service of the roads	entry and exit have been proposed. Parking areas
	within a 05 kms radius of the project is	will be fully internalized. Thus, there will be no
	maintained and improved upon after the	traffic congestion.
	implementation of the project. This plan	
	should be based on cumulative impact of all	
	development and increased habitation being	
	carried out or proposed to be carried out by	
	the project or other agencies in this 05 Km	
	radius of the site in different scenarios of	
	space and time and the traffic management	
	plan shall be duly validated and certified by	
	the State Urban Development department and	
	the P.W.D./ competent authority for road	
	augmentation and shall also have their	
	consent to the implementation of components	

	of the plan which involve the participation of	
	these departments.	
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided Parking should	Adequate parking area will be made available for the vehicles within the project premises.
	be fully internalized and no public space should be utilized.	

9. Environmental Management Plan:

S.	Conditions	Reply			
No.					
9.1	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/ deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEE&CC as a part of the six-monthly report	Agreed. The company has valid Environmental policy. Copy is enclosed as Annexure 12.			
9.2	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.	 Agreed. Name of persons in Environment Management Cell are given below: Mr. Jagdish Bansal (General Manager) Mr. Nitin Sharma General Manager) Mr. Ajay Bhatia (Project Manager) 			
9.3	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental	Approximately Rs. 17.5 Lakhs have been spent on Environmental Management Plan till 30.09.2024. As project is in initial phase of construction; thus, no amount has been spent on AEA yet. Further, it is to ensure you that amount will be deposited in the account of Greening			

activ addi table	vities proposed tional environm es given below: Table I: Enviro	in en nental ac onment	vironmental tivities are g Manageme	plan and given in the <u>nt Plan</u>	Punjab within g	Mission iven time	through frame.	concerned	DF
S. No.	Title	Cons P Capital Cost (in Lakhs)	truction hase Recurring Cost (in Lakhs per Annum)	Operation Phase Recurring Cost (in Lakhs per Annum)					
1.	Air & Noise Pollution Management (Provision of 1 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 1.7175 acre along periphery @ 1.5 Lacs per acre = Rs. 2.6 Lacs)	6	1	1					
2.	Water Pollution Control (STP including civil work of 80 KLD based on MBR technology)	50	2	5					
3.	Development of green belt and	2	-	3.5					

Tot	tal	Rs. 159.5 Lakhs	Rs. 11 Lakhs	Rs. 23 Lakhs
8.	Additional Environmental Activities**	37.5	-	-
7.	cost, Management of Environment Cell, etc.)	8	3	5
	Miscellaneous (Environment			
6.	Energy Conservation (LED lights in common areas, 43.225 KW solar panels, etc.)	30	2	2.5
5.	Rain water Harvesting (2 pits @ Rs. 3 lakhs per pit)	6	1	1
4.	Solid Waste Management (Composter of 300 kg capacity)	20	2	5
	of one tree Rs. 1,000 per tree including tree guard, Compost etc.)			
	(No. of trees: 112 and cost			

Sr.DescripNo.1.Deposition of			
10.1.Deposition of			
1. Deposition of			
Greening Pun			
through conce			
Total			
Plan (EMP) will continue to be borne by the project proponent for the life time of the project. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the six-monthly compliance report. The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental			

10. Human health issues:

S. No.	Conditions	Reply		
10.1	All workers working at the construction site	Agreed. Personal Protection Equipment (PPEs)		
	and involved in loading, unloading, carriage	are provided to construction workers for safety.		
	of construction material and construction			
	debris or working in any area with dust			
	pollution shall be provided with dust mask.			
10.2	For indoor air quality the ventilation	NBC is being followed for construction of the		
	provisions as per National Building Code of	project.		
	India.			

-		
10.3	An emergency preparedness plan based on the	Agreed. All the workers are residing outside the
	Hazard Identification and Risk Provision	project promises. However, all the necessary
	shall be made for the housing of construction	facilities are provided to labors.
	labour within the site with all necessary	
	infrastructure and facilities such as fuel for	
	cooking, mobile toilets, mobile STP, safe	
	drinking water, and medical health care,	
	creche, etc. The housing may be in the form	
	of temporary structures to be removed after	
	the completion of the project.	
10.4	Occupational health surveillance of the	Agreed. The same will be complied and records
	workers shall be done on a regular basis.	will be submitted to your kind office.
10.5	A First Aid Room shall be provided in the	First aid facility is being provided at the project
	project both during construction and	site during construction phase and the same will
	operations of the project.	be provided during operational phase also.
		Photographs showing the same is enclosed as
		Annexure 2.

11. Miscellaneous:

S. No.	Conditions	Reply
11.1	The project proponent shall obtain a	Agreed. The completion certificate
	completion and occupancy certificate	will be obtained after the construction is over and
	from the Competent Authority and	the same will be submitted.
	submit a copy of the same to the SEIAA,	
	Punjab before allowing any occupancy.	
11.2	The project proponent shall comply with	The project falls under Industrial zone as per
	the conditions of CLU, if obtained.	Master Plan of Ludhiana. CLU is not applicable
		for this project. Although, overall project was
		regularized by MC, Ludhiana.
11.3	The project proponent shall prominently	Agreed & Complied. Advertisement has been
	advertise in at least two local newspapers	published in the newspaper. Copy of newspaper
	of the District or State, of which one shall	cutting stating the same is enclosed as Annexure
	be in the vernacular language within	13.
	seven days indicating that the project has	
	been accorded environment clearance	
	and the details of MoEF&CC/SEIAA	
	website where it is displayed.	
11.4	The copies of the environmental	Copy of Environmental Clearance letter has been
	clearance shall be submitted by the	submitted to concerned authorities.

	project proponents to the Heads of local	Acknowledgement regarding the same is
	bodies, Panchayats and Municipal	enclosed as Annexure 14.
	Bodies in addition to the relevant offices	
	of the Government who in turn have to	
	publicly display the same for 30 days	
	from the date of receipt.	
11.5	The project proponent shall upload the	Compliance of the stipulated Environmental
	status of compliance of the stipulated	clearance conditions, including results of
	environment clearance conditions,	monitored data have been uploaded on
	including results of monitored data on	company's website
	their website and update the same on a	https://www.vardhmanamrante.com/compliance.
	half-yearly basis.	Snapshot of company's website showing the
		same is enclosed as Annexure 15.
11.6	The project proponent shall submit six-	Agreed. The six-monthly compliance reports are
	monthly reports on the status of the	being submitted. Copy of snapshot on Parivesh
	compliance of the stipulated	portal is enclosed as Annexure 16.
	environmental conditions on the website	
	of the Ministry of Environment. Forest	
	and Climate Change at the Environment	
	Clearance portal and submit a copy of the	
	same to SEIAA.	
11.7	The project proponent shall submit the	Agreed. Copy of Form V for financial year 2023-
	environmental statement for each	24 has been submitted. Acknowledgment of
	financial year in Form-V to the	submission of Form–V is attached as Annexure
	concerned State Pollution Control Board	17.
	as prescribed under the Environment	
	(Protection) Rules 1986 as amended	
	subsequently and put the same on the	
	website of the company	
11.8	The project proponent shall inform the	Agreed Same is being submitted in data sheet
11.0	Regional Office as well as SFIAA	attached along with compliance report
	Puniah the date of financial closure and	attached along with compliance report.
	final approval of the project by the	
	concerned authorities commonsing the	
	land development work and start of	
	nand development work and start of	
11.0	The project systemitics must strictly	Noted Stimulations made by the State Dellection
11.9	adhere to the stimulations made by the	Control Doord and the State Control Doord and the State
	State Dollution Control Doubled	strictly followed
	State Pollution Control Board and the	strictly tottowea.
	State Government.	

11.10	The project proponent shall abide by all	Agreed. The commitments made in the EMP
	the commitments and recommendations	report are being adhered.
	made in the EIA/EMP report,	
	commitments made during public	
	hearing and also those made to SEIAA /	
	SEAC during their presentation.	
11.11	No further expansion or modifications	Agreed. No changes will be made without prior
	in the project shall be carried out other	permission from SEIAA.
	than those permitted in this EC without	
	prior approval of SEIAA. In case of	
	deviation or alterations in the project	
	proposal from those submitted to the	
	Ministry/SEIAA for clearance, a fresh	
	reference shall be made to the	
	Ministry/SEIAA, as applicable, to	
	assess the adequacy of conditions	
	imposed and to add additional	
	environmental protection measures	
	required, if any.	
11.12	The Regional Office, MoEF&CC,	Agreed. Full cooperation will be extended to the
	Chandigarh, Punjab Pollution Control	officer of the Regional Office and PPCB by
	Board and SEIAA/ SEAC members	furnishing the requisite data/ information/
	nominated for the purpose shall monitor	monitoring reports.
	compliance of the stipulated conditions.	
	The project authorities should extend	
	full cooperation to the officer(s)	
	entrusted with this monitoring by	
	furnishing the requisite data/	
	information/monitoring reports.	
11.13	This Environmental Clearance is	Noted.
	granted subject to final outcome of	
	0	
	pending related cases in the Hon'ble	
	pending related cases in the Hon'ble Supreme Court of India, Hon'ble High	
	pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other	
	pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to	

12. Specific Condition:

S. No.	Conditions	Reply			
12.1	The project proponent shall obtain NOCs	NOC from NHAI has been obtained vide			
	from NHAI /concerned State Authorities	letter no. NHAI/PIU/CHD/11172			
	/State Forest Department and any other	/NOC/665 dated 11.07.2022. Copy of the			
	relevant authorities for obtaining access to	same is enclosed as Annexure 18.			
	the project site and will be bound to comply				
	with the conditions prescribed in the said	Diversion of forest land of 0.0265 Ha. for			
	NOCs	approach access to the project is involved.			
		Application has been filed to obtain forest			
		NOC vide proposal no. FP/PB/ROAD/			
		482433/2024 and is in process.			
	CLEARANCE		To,	The Authorized Si PURE INFRATEC	Government of India nvironment, Forest and Climate Change State Environment Impact Assessment Authority(SEIAA), PUNJAB)
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PARIVESH	(Pro-Active and Responsive Facilitation by Interactive,	and Virtuous Environmental Single-Window Hub)	Sut Sir/l in SIA env 1. 2. 3. 4. 5. 6. 7. 8. 9. The no 2 Dat	oject: Grant of Environm under the provisio Vadam, This is in referent respect of project s /PB/INFRA2/455344/2 ironmental clearance EC Identification No. File No. Project Type Category Project/Activity includ Schedule No. Name of Project Name of Project Name of Company/Or Location of Project TOR Date project details along with onwards.	ental Clearance (EC) to the proposed Project Activity n of EIA Notification 2006-regarding the Notification 2006-regarding the SEIAA vide proposal number 2023 dated 14 Dec 2023. The particulars of the granted to the project are as below. EC24B038PB149695 SEIAA/PB/MIS/2023/EC/76 New B 8(a) Building and Construction projects Proposed Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech ganization PURE INFRATECH PUNJAB N/A the terms and conditions are appended herewith from page
	PARVESH PARVESH	1000 A	Not nun nun This	e: A valid environment nber & E-Sign genera nber in all future corr s is a computer genera	tal clearance shall be one that has EC identification ated from PARIVESH.Please quote identification respondence. ted cover page.

This is in reference to your online proposal no. SIA/PB/INFRA2/455344/2023 dated 14.12.2023 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for establishment of commercial project namely "Vardhman City Centre" located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab. The total land area of the project is 6950.52 sqm having built-up area as 25,119.980 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

3) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 based on mandatory documents enclosed with the online application viz Form-1, Environment Management Plan (EMP), conceptual plan, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of State Environment Impact Assessment Authority (SEIAA) and State Expert Appraisal Committee (SEAC).

4) The details of the project, as per the application and documents/ presentation submitted by the project proponent and also as informed during the meetings of SEAC/SEIAA are as under:

Sr. No.	Item	Details	1	185			
1.	Name and Location of the project Project/	Commercia located at 8 (a)	Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab 8 (a)				
	Category as per EIA Notificati on, 2006	ry Category B2 EIA ati					
2.	Nature of project	Fresh					
3.	Latitude	Sr No.	Latitude	Longitude			
	∝ Longitude	Α	30°53'7.41'' E	75°56′33.74′′ N			
		В	30°53′11.37″ E	75°56′33.74′′ N			
		С	30°53′11.37′′ E	75°56′35.06′′ N			
		D	30°53'9.07'' E	75°56′35.10′′ N			
		E	30°53'9.03'' E	75°56'36.14'' N			
		F	30°53'6.29'' E	75°56′36.20″ N			

		Center	30°53′8.45″ E	75°56'34	.53" N				
4.	Change of Land Use	The proje The Proje in the na from M/s	The project falls under Industrial zone as per Master Plan of Ludhiana. The Project Proponent has registry for land measuring 4775.55 sqyards in the name of company and consent for sale of 3537.20 sqyards land from M/s Vardhman Polytex Limited in the name of company.						
5.	Cost of the project	Rs. 37.50) Crores						
6.	Total Plot Area, Built-up Area, and	The detai Sr. No.	Sr. DESCRIPTION TOTAL AREA IN SQM						
	area	A	Total Land Area		,950.52				
		В	Built-up area	2	25,119.980				
		С	Green Area	1320					
		Above de	tails are as per the concep	tual layout plan.					
7.	Estimated Populatio	S. No. D	Description	Area (in sq. m.)	No. of Persons				
	n	1 1	Ground Floor Retail Visitors (@ 90%) Staff (@ 10%)	3,039.38	1,013 • 912 • 101				
		2.	 st Floor > Retail • Visitors (@ 90%) • Staff (@ 10%) 	2,876.46	479 • 431 • 48				
		3.	 nd Floor ➢ Retail Visitors (@ 90%) Staff (@ 10%) 	2,936.39	489 • 440 • 49				
		4.	 rd Floor ➢ Retail Orisitors (@ 90%) Staff (@ 10%) 	1630	272 • 245 • 27				
			Restaurant	608	338				

			Visitors (@ 90%)Staff (@ 10%)			•	304 34		
		5.	4 th	-8 th Floors • Office	S	5,118.49		512	
		6.	Ma	intenance	Staff	-	50		
					Total		3153	3 persons	
8.	Area	S. N	о.	Description	on		Are	ea (in sq.m	ı .)
	Configura		1.	Total site	Area			6,950.52	
	Details		2.	Permissib 50%)	le Ground Co	overage (@	3	3,475.260	
			3.	Proposed 44.70%)	Ground cov	erage (@	3	3,106.870	
		4	1.	Permissib	le F.A.R (@ 3	3)	2	0,851.560	
		I.	5.	Proposed	F.A.R (@ 2.3	37)	1	6,439.170	
			6.	Total Base	e <mark>men</mark> t Area	- CA	7	7,516.500	
		1		• Ba	sement 01		•	• 4,206.190	
				Basement 02		• 3,310.310			
			7. Non FAR i		ncluding basement		8,680.81		
			3.	Built up Area (FAR+ Non FAR			2	5,119.980	
				including	Basement)	asement)			
			Э.	Proposed	Green Area			1320	
9.	Water Requirem -	Sr. No		Descriptio	13	Total	0		
	ents &	1.		Total Water DemandFresh Water DemandWastewater generationSTP capacity		157 KLD	G		_
	source	2.				70 KLD Proposed overall STP of 80 KLD		-	
	Operation	4.						-	
	Phase					capacity based on MBR Technology			
10	Disposal	A total	of 7	0 KLD wast	ewater will h	followed by UF.	n will h	e treated in	 n the
10.	Arrangem ent of Wastewat	STP of of the outlet	80 Ki dispo of ST	LD capacity sal arrange P are given	based on MB ement of treat as under:	R Technology follo	owed by 69 KLD	y UF. The do available a	etails it the
	er	Sr.	Se	ason	Flushing	Horticulture	•	Into Sewe	r
		No.			(KLD)	demand in a	in Deam	(KLD)	
	1. S					(KLD)	, sqiii		
			Su	mmer	41	7		21	
		2.	W	inter	41	2		26	
		3.	Ra	iny	41	1		27	
11.	Rainwater rechargin g detail	2 Rain rechar	wate	er rechargi within the	ing pits have e project pre	been proposed f mises.	or artif	ficial rain w	/ater

12.	Solid	a) 692 Kg/day				
	waste generatio n and its disposal	 b) Solid waste management area has been provided and marked in conceptual layout submitted. Biodegradable waste will be composted by use of 1 Mechanical Composter of capacity 300 Kg/day. c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site. 				
13.	Hazardou	Hazardous waste in the form of used oil from DG set will be generated				
	s Waste &	which will be sold to authorized vendors as per The Hazardous & Other				
	E-waste	Wastes (Management & Transboundary Movement) Rules, 2016 and its				
		amendments.				
14.	Energy	a) 2126 KW connected power load will be required which will be met from				
	Requirem	PSPCL.				
	ents &	b) 1 x 1250 KVA and 1 x 1010 KVA DG sets will be installed equipped with				
	Saving	canopy and adequate stack height.				
		c) Solar panels have been proposed on roof tops and use of LEDs is proposed				
		in all common areas.				

5) As per the undertaking submitted by the project proponent, no Forest land and no wildlife sanctuary is located in the vicinity of the project and as such, no NBWL permission is required. Further, no litigation is pending in respect of the land on which the project is to be developed.

6) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) NABET on behalf of the project proponent in its 274th meeting held on 29.01.2024. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

7) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environment Clearance for commercial project, namely "Vardhman City Centre" located at Village- Mundian Khurd, Tehsil & District- Ludhiana, Punjab by M/s Pure Infratech for total land area of 6950.52 sqm and built-up area of 25,119.980 sqm, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

8) The case was considered by SEIAA in its 280th meeting held on 07.02.2024 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant Environment Clearance for commercial project,

namely "Vardhman City Centre" located at Village- Mundian Khurd, Tehsil & District-Ludhiana, Punjab by M/s Pure Infratech for total land area of 6950.52 sqm and built-up area of 25,119.980 sqm, as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

9) Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance with terms and conditions as follows:

I. Specific Condition:

- i) The basement area of the project will be used for storage purposes only and no other commercial activity will be carried out.
- ii) The Project Proponent shall submit sale deed in the name of M/s Pure Infratech for land measuring 3537.20 Sq.yd (currently in possession of M/s Vardhman Polytex Limited) to SEIAA, within 06 months, failing which the EC is liable to be revoked.
- iii) Even though FCA clearance is no longer required, PP to undertake compliance of all conditions of Road and Forest Departments for access through erstwhile strip forest area.

II. Statutory compliances:

- iv) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- v) The project proponent shall obtain the approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- vi) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- vii) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- viii) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

- ix) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- x) The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- xi) The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities.
- xii) The project proponent shall follow the provisions of the Solid Waste (Management)
 Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste
 Rules, 2016, and the Plastics Waste (Management) Rules, 2016.
- xiii) The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.
- xiv) The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.
- xv) Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.
- xvi) The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

III. Air quality monitoring and preservation

- The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.
- ii) The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

IV. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already

committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users.

- At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips

g)	Stormwater	Orange
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- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

V. Noise monitoring and prevention

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

VI. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VII. Waste Management

- A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials.
- Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
- xii) The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

VIII. Green Cover

- No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The PP will undertake plantation of 112 tall plants of minimum 8 feet height of indigenous tree species and complete the same within 1 year.
- iv) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- v) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- vi) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area.
- viii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

ix) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

IX. Transport

- i) A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with the following criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

X. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all

necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided at the project site both during construction and operations of the project.

XI. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:

		Constr	uction Phase	Operation Phase	
S.	Title	Capital	Recurring Cost	Recurring Cost	
No.		Cost	(in Lakhs per	(in Lakhs per	
		(in Lakhs)	Annum)	Annum)	
	Air Pollution Control				
	(including anti-smog guns,				
1.	tarpaulin sheets/	15	0.5	0.5	
	barricading, water				
	sprinklers, etc.)				
	Water Pollution Control (STP				
2.	of 80 KLD based on MBR	110	2.5	8	
	technology followed by UF.)				

Environment Management Plan (Table I)

3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	1
4.	Landscaping (112 nos. of trees)	4	-	3.5
5.	Solid Waste Management (Composter of capacity 300 kg)	20	1.5	4
6.	Rain water Harvesting (2 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, 43.225 KW solar panels, etc.)	30	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10	3	5
Total		Rs. 197 Lakhs	Rs. 11 Lakhs	Rs. 25 Lakhs

Additional Environment Activities (Table II)

Sr. no.	Description	Amount (Rs. In Lakhs)
1.	Adoption of pond 0.5 acre in Village Mundian Khurd, Ludhiana	15
2.	Development of Nanak Bagichi 0.3 acre of Panchayat Land in Village Mundian Khurd, Ludhiana	٥٢ 🕑
3.	Installation of Solar Panel (10 KW) on roof top of Govt. School in Village Mundian Khurd, Ludhiana	10
4.	Installation of Solar Street Lights in common areas in Village Mundian Khurd, Ludhiana	2.5
	Total	Rs. 37.5 lakhs

The project proponent shall implement the EMP & AEA as per the Table-I & II above. The activities mentioned in the AEA plan shall be completed within 18 months.

The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the

works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

XII. Validity

This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

XIII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation.
- ix) The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government.

- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project.

XII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance.
- ii) The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and bylaws. Adequate measures should be taken to prevent any odour in and around the project premises.
- iv) In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the

certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

- v) This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (v) above.
- vi) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- vii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- viii) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- ix) The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.

11) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.

12) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

13) This issues as per the decision taken by the Competent Authority.

(Harjeet Singh Sandhu, PCS) Member Secretary, SEIAA

Through Parivesh Portal

Copy to: -

- 1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
- 2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.

- 3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.The detail of the authorized officer of the project proponent is as under:
 - a) Name of the applicant

Sh. Dev Anand Sharma, Authorized Signatory

b) Mobile No. c) Email Id

- 9855105088
- c) Email Idd) Email ID of Env. Consultant

gurpreet.singh@vpl.in md@ecoparyavaran.org

- 4. The Deputy Commissioner, Ludhiana.
- 5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi.

:

- 6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001.
- 7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
- 8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
- 9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003.
- 10. Parivesh Portal/Record File.

(Harjeet Singh Sandhu, PCS) Member Secretary, SEIAA E-mail: <u>seiaapb2017@gmail.com</u>

Signature Not Verified

She is Pr

Annexure 1(b)



File No: 2024/EC/F/192 **Government of India Ministry of Environment, Forest and Climate** Change (Issued by the State Environment Impact Assessment Authority(SEIAA), PUNJAB) ***





Dated 09/08/2	0024	
To,		
	Sh. Dev Anand Sharma M/s PURE INFRATECH D-1, Phase -1, Focal Point Ludhiana, Punjab-14 jasbir.singh@vpl.in	1010
Subject:	Grant of EC under the provision of the EIA N	Notification 2006-regarding.
Sir/Madam,	This is in reference to your application for Gra Notification 2006-for Commercial Project Name Tehsil and District Ludhiana, Punjab by M/s Pu number SIA/PB/INFRA2/484216/2024 dated 28	nt of Expansion in EC under the provision of the EIA ely "Vardhman City Centre" at Village Mundian Khurd, re Infratech. submitted to SEIAA, Punjab vide proposal /06/2024.
	2. The particulars of the proposal are as below :	
	(i) EC Identification No.	EC24C3802PB5691037N
	(ii) File No.	202 <mark>4/EC/F/19</mark> 2
	(iii) Clearance Type	EC
	(iv) Category	B2
	(v) Project/Activity Included Schedule No.	8(a) Building / Construction
	(vii) Name of Project	Vardhman City Centre
	(viii) Name of Company/Organization	M/s PURE INFRATECH
	(ix) Location of Project (District, State)	Village Mundian Khurd, Tehsil and District Ludhiana, Punjab
	(x) Issuing Authority	SEIAA
	(xii) Applicability of General Conditions	no

3. State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for expansion of Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab for total land area of project @ 6,950.52 sq.m, having built-up area @ 25,270.56 sq.m.

yes

(xiii) Applicability of Specific Conditions

The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

4) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 based on mandatory documents enclosed with the online application viz Form-1, Environment Management Plan (EMP), conceptual plan, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of State Environment Impact Assessment Authority (SEIAA) and State Expert Appraisal Committee (SEAC).

5) The details of the project, as per the application and documents/ presentation submitted by the project proponent and also as informed during the meetings of SEAC/SEIAA are as under:

Sr. No.	Item	Details						
	Name and Location of the project	Expansion of Co Infratech located	Expansion of Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab.					
1.	Project/ acti <mark>vity</mark>	8 (a)						
	Category as per EIA Notification, 2006	Category B2						
2.	Nature of project	Expansion						
		Sr No.	Latitude		Longitude			
		A	30,53'7.	41" N	<mark>7</mark> 5,56'33.74	"Е		
		В	30,53'1	1.37" N	<mark>75</mark> ,56'33.74	"Е		
		C	30,53'1	1.37" N	7 <mark>5,</mark> 56'35.06	5" E		
3.	Latitude & Longitude	D	30,53'9.	07" N	7 <mark>5,</mark> 56'35.10)" E		
		Е 30,53'9.		03" N	<mark>75</mark> ,56'36.14	"Е		
		F 📃 🤎	30,53'6.	29" N	<mark>75</mark> ,56'36.20)" E		
		Center	30,53'8.	45" N	75,56'34.53	"Е		
4.	Change of Land Use	The project falls	s under Indust	rial zone as per Ma	ster Plan of Ludh	iana.		
5.	Cost of the project	Rs. 37.50 Crore	s	EN				
	· · · · · · · · · · · · · · · · · · ·	The details of the total area is as under						
						Area as per		
		Sr. No. Description		Area as per Earlier EC Proposed		revised conceptual		
	Total Plot Area, Built-					Layout		
6.	up Area, and Green	1. Plot Are	ea	6,950.52 sq.m.				
	area	2. Built-up area		25,119.980 sq.m.	n. 150.58 sq.m. 25,270 sq.m.			
		3.Green Area1,320 sqm.						
		Above details are as per the conceptual layout plan.						
7	Estimated Deputation	Population deta	ils	EC Accorded	Proposed	Total (After Expansion)		
1.	Estimated Population	L		3,153 persons	163 persons	3,316 Persons		

		The detail	s of the Bui	lt-up area a	re as under:			
			EC Accorded		Total (After Expansion)			
		Floors	FAR (in sq.m.)	Non FAR (in sq.m.)	Total Built- up Area (in sq.m.)	FAR (in sq.m.)	Non FAR (in sq.m.)	Total Built-up Area (in sq.m.)
		Basement 1	-	4206.190	4206.190	-	4,134.02	4,134.02
		Basement 2	-	3,310.310	3,310.310	-	2,521.68	2,521.68
		Ground Floor	3,039.38	42.62	3082.00	3457.50	-	3,457.50
		First Floor	2,876.46	<mark>20</mark> 5.53	3081.99	2831.93	250.05	3,081.98
8	Area Configuration	Second Floor	2,936.39	145.59	3081.98	2892.89	189.09	3,081.98
0.	Details	Third Floor	2468.45	137.14	2605.59	2317.87	174.53	2,492.40
		Fourth Floor	1189.23	143.9	1333.13	1156.27	176.90	1,333.17
		Fifth Floor	1178.14	154.97	1333.11	1156.27	176.90	1,333.17
		Sixth Floor	1031.89	111.52	1143.41	1100.48	169.78	1,270.26
		Seventh Floor	1031.89	111.52	1143.41	973.56	169.78	1,143.34
		Eighth Floor	687.34	111.52	798.86	973.56	169.78	1,143.34
		Mumty		-	- 5	-	277.72	277.72
			16,439.170	8,680.81	25,119.980	16,860.33	8,410.23	25,270.56
		S. No.	Description	REE			7	Total After Expansion
	Water Requirements	1.	Total Wate	r Demand			ç	92 KLD
9.	& source during	2.	Fresh Wate	r Demand			2	47 KLD
	Operation Phase	3.	Wastewater generated					77 KLD
		3.	STP capaci	tyents			8	80 KLD
		A total of 80 KLD c arrangeme given as u	77 KLD wa apacity base ent of treated nder:	stewater w ed on MBR d wastewate	ill be genera Technology er @75 KLD	ted which will . The details o) available at tl	be treated f the dispo he outlet of	in the STP of sal f STP are

10	Disposal Arrangement	t		Horticulture			
10.	of Wastewater	Sr. No.	Season	Flushing (KLD)	demand in an area of 1,320 sqm (KLD)	Into sewer	
		1.	Summer	45	7	23	

2.	Winter	45	2	26
3.	Rainy	45	1	29

11.	Rainwater recharging detail	Rainwater will be recharged by providing 2 no. of recharging pits.
12.	Solid waste generation and its disposal	 a) 725 Kg/day b) Solid waste management area has been provided and marked in conceptual layout submitted. Biodegradable waste will be composted by use of Mechanical Composters of capacity 1 composters of 300 kg. c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be disposed at approved dumping site or disposal site of MC. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.
13.	Hazardous Waste & E-waste	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments
14.	Energy Requirements & Saving	 a) 1,971 KW connected power load will be required which will be met from PSPCL. b) 2 DG sets of capacity 1× 1500 KVA & 1×750 KVA each will be installed equipped with canopy and adequate stack height. c) Solar panels have been proposed on the roof top of the building which will generate 43.225 KW of power generation. Energy will be saved by utilizing LED bulbs in common & street areas & other measures, etc.

6) As per the undertaking submitted by the project proponent, no forest land and wildlife sanctuary is located in the vicinity of the project and as such, no NBWL permission is required. Further, no litigation is pending in respect of the land on which the project is to be developed.

7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) on behalf of the project proponent in its 301st meeting held on 29.07.2024. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

8) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for expansion of Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab for total land area @ 6,950.52 sq.m, having built-up area @ 25,270.56 sq.m, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was considered by SEIAA in its 306th meeting held on 01.08.2024 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for expansion of Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab for total land area @ 6,950.52 sq.m, having built-up area @ 25,270.56 sq.m, as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

10) Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance with terms and conditions as per **Annexure-1**.

11) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.

12) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

13) This issues as per the decision taken by the Competent Authority.

Copy To

- 1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
- 2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
- 3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
- 4. The Deputy Commissioner, Ludhiana.
- 5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi.
- 6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001.
- 7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
- 8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.

9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003

10. Parivesh Portal/Record File.

⁻Payments

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Additional / Amended Conditions

S. No	EC Conditions
1.1	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance
1.2	The project proponent shall ensure that the natural drainage channels in the project site including

S. No	EC Conditions
	streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner
1.3	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises
1.4	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB
1.5	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with EC conditions.
1.6	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986
1.7	SEIAA reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions
1.8	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter
1.9	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area
1.10	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be

S. No	EC Conditions
	done in accordance with the local building bye laws
1.2	The project proponent shall obtain the approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc
1.3	The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board
1.6	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority
1.7	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project
1.8	The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities
1.9	The project proponent shall follow the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016
1.10	The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly
1.11	The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance
2.2	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site
2.3	The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period
2.4	Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site
2.6	No excavation of soil shall be carried out without adequate dust mitigation measures in place
2.7	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered
2.8	No uncovered vehicles carrying construction material and waste shall be permitted
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site
2.10	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
2.12	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016
2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per

S. No	EC Conditions
	CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms
2.15	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with
2.16	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used)
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing
2.18	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

3. Water Quality Monitoring And Preservation

3. Water Qualit	y Monitoring And Preservation
S. No	EC Conditions
3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water
3.2	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation
3.7	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required
3.8	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports

S. No	EC Conditions
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users
3.10	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc
3.12	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises
3.13	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction
3.14	The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:Sr. NoNature of the StreamColor codea)Fresh waterBlueb)Untreated wastewater from Toilets/ urinal and from KitchenBlackc)Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth WashingGrey (Washbasin / sinks) and from Cloth Washingd)Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.Green STP treating black waterf)Treated wastewater (for reuse for flushing purposes or any other Green with strips activity except plantation) from the STP treating greywaterOrange
3.15	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices
3.16	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total

S. No	EC Conditions
	freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority
3.17	All recharge should be limited to shallow aquifers
3.18	No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site
3.19	Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering
3.20	The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain
3.22	No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction

S. No	EC Conditions
	phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste

S. No	EC Conditions
6.3	Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers
6.7	Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board
6.8	Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials
6.9	Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction
6.10	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016

7. Green Cover

^{- P}ayments

S. No	EC Conditions
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably

S. No	EC Conditions
	having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines
7.3	The PP will undertake plantation of 112 tall saplings of minimum 8 feet height of indigenous tree species and complete the same within 1 year. The Project Proponent shall plant trees of indigenous specious preferably Chukrasia, Dek, Aam, Amaltas, Kachnar, Neem, Gulmohar, Jamun, Arjun, Tun by maintaining optimum distance from plant to plant
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area
7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report

8. Transport

Payments

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should

S. No	EC Conditions
	have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized

9.

S. No	EC Conditions				
9.1	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report				
9.2	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization				
	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below: Environment Management Plan (Table I)				
9.3	Construction Phase Operation Phase S. No. Title Capital Cost Recurring Cost Recurring Cost				
	(in Lakhs per (in Lakhs per Annum) Annum)				
	Air & Noise Pollution Management (Provision of 1 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 1 acre along periphery @ 1.5 Lacs per acre = Rs. 2.6				
S. No	EC Conditions				
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	2.	Lacs) Water Pollution Control (STP including civil work of 80 KLD based on MBR technology) Development of green belt and	50	2	5
	3.	landscaping (No. of trees: 112 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	2	-	3.5
	4.	Solid Waste Management (Composter of capacity 300 kg)	20	2	5
	5.	Rain water Harvesting (2 pits @ Rs. 3 lakhs per pit)	6	1	1
	6.	in common areas, 43.225 KW solar panels, etc.)	30	2	2.5
	7.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	8	3	5
	8.	Additional Environmental Activities**	37.5		-
	Total		Rs. 159.5 Lakhs	Rs. 11 Lakhs	Rs. 23 Lakhs
		Additional Envi	ronment Activ	vities (Table II)	
	Sr. No.	Description		Amo	ount (Rs in lakhs)
	1	Deposition of funds under Gree through concerned DFO	ening Punjab	Mission	37.5
	0	Total	000		37.5
	The pr project The en project plan sh compli The p certific underta subseq	oject proponent shall undertake rev proponent shall implement the activ tire cost of the Environmental Mar proponent for the lifetime of the pro- nall be reported to the Regional O ance report. roject proponent shall also subm ates and documentary evidence (inc aken in lieu of the additional envir uent six-monthly compliance reports	tised EMP & A ities mentioned nagement Plan oject. Year-wise ffice, MoEF& nit physical/fin cluding photog onmental activities till the complete	AEA as per the Ta d in AEA plan with (EMP) will contir e progress of imple cCC/ SEIAA along nancial progress a raphs and short vid vities by the project etion of these activi	able-I & II above. The in 18 months. nue to be borne by the mentation of the action with the six-monthly along with utilization deo clips) of the works ct proponent in all the ties

10. Human Health Issues

S. No	EC Conditions	
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.	

S. No	EC Conditions
10.3	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project
10.4	Occupational health surveillance of the workers shall be done on a regular basis.
10.5	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy
11.2	The project proponent shall comply with the conditions of CLU, if obtained
11.3	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed
11.4	The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt
11.5	The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis
11.6	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA
11.7	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company
11.8	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation
11.9	The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government
11.10	The project proponent shall abide by all the commitments and recommendations made in the

S. No	EC Conditions
	EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation
11.11	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any
11.12	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports
11.13	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project

12. Specific Conditions

12. Speci	fic Condi	itions
S.]	No	EC Conditions
12.1		The project proponent shall obtain NOCs from NHAI /concerned State Authorities /State Forest Department and any other relevant authorities for obtaining access to the project site and will be bound to comply with the conditions prescribed in the said NOCs

Annexure 2

SITE PHOTOGRAPHS









SEAFTY SIGNAGES DISPLAYED AT SITE



DUST MITIGATION MEASURES PROVIDED AT SITE











WATER SPRINKLING FOR DUST SUPPRESSION







DUST MITIGATION MEASURES DISPLAYED AT SITE



MOBILE TOILETS



FIRST AID FACILITY PROVIDED AT SITE



Annexure 3



PUNJAB POLLUTION CONTROL BOARD Invest Punjab, PBIP, Udyog Bhawan, Sector 17, Chandigarh

Website:- www.ppcb.gov.in

Office Dispatch No.: PBTP PPCB 2024/1466



To

KUNTAL GANGULY D.C.M SCHOOL JAMALPUR COLONY LUDHIANA, LUDHIANA-EAST - 141010

Subject:- Grant of "Consent to Establish"(NOC) for an industrial plants u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981.

With reference to your application for obtaining fresh 'Consent to Establish'(NOC) an industrial plants u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981, you are, hereby, permitted to establish the industrial plant to discharge the effluent(s) & emission(s) arising out of your premises subject to the Terms and Conditions as specified in this Certificate.

1. Particulars of Consent to Establish (NOC) granted to the Industry:

PIN	240327117
Application No.:	2405957304
Date of Issue:	27-Aug-2024
Date of Expiry:	27-Jun-2025
Certificate Type:	Fresh
Certificate No:	CTE/Fresh/PBIP/LDH/2024/240327117

2. Particulars of the Industry:

Name & Designation of the Applicant:	Kuntal Ganguly, (Authorized Signatory)
Name of Business Entity	M/s Pure Infratech
Name of the Project/Unit:	þÿCommercial Project Vardhman City Centre
Address of Project/Unit:	Village Mundian Khurd, Tehsil and District Ludhiana, Punjab , Ludhiana-East , Ludhiana
Capital Investment of the Industry(in lakhs):	3700
Category of Industry:	Orange
Type of Industry:	2021 - Building and construction project more than 20,000 sq. m built up area and having waste water generation less than 100 KLD
Scale of the Industry:	Medium - > Rs. 10 Crore but < = Rs.50 Crore
Office District:	Ludhiana
Consent Fee Details:	Rs. 42,500/- vide R. No. 581283112 dated 28.06.2024, against the project cost of Rs. 37.50 crore.
Raw Materials (Name with quantity per day):	Commercial project having total built up area of 25270.56 square meter, consisting of retail shops, kiosks, restaurants & offices as components, in an area of 1.717 acres (6950.52 square meter or 74814.75 square feet), only.
A STATE OF A	

Products (Name with quantity per day):	Commercial project having total built up area of 25270.56 square meter, consisting of retail shops, kiosks, restaurants & offices as components, in an area of 1.717 acres (6950.52 square meter or 74814.75 square feet), only.
By Products, if any (Name with quantity per day) :	
Details of the machinery and processes:	As per application form.
Details of Effluent Treatment Plant:	As per special condition no. 7.
Mode of disposal of Effluent:	As per special condition no. 8.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As prescribed by the CPCB/MoEF&CC/PPCB, from time to time.
Sources of emissions and type of pollutants:	2 no. DG Sets of capacity 750 KVA, 1500 KVA - SPM/SOx/NOx
Mode of disposal of emissions with stack height:	2 no. DG Sets of capacity 750 KVA, 1500 KVA - Stack of adequate height.
Quantity of fuel required in TPD:	2 no. DG Sets of capacity 750 KVA, 1500 KVA - HSD only.
Type of Air Pollution Control Devices to be installed:	2 no. DG Sets of capacity 750 KVA, 1500 KVA - Canopy to be provided with each DG Set.
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As prescribed by the CPCB/MoEF&CC/PPCB, from time to time.

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Senior Environmental Engineer (PBIP) for & on behalf of Chief Environmental Engineer (PBIP)

" " " and " Into the Minister

A copy of the above is forwarded to the following for information and necessary action please:

- 1. Senior Environmental Engineer, Zonal Office-II, Ludhiana.
- 2. Environmental Engineer, Regional Office-III, Ludhiana.

Senior Environmental Engineer (PBIP) for & on behalf of Chief Environmental Engineer (PBIP)

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1. The industry shall apply for consent of the Board as required under the provision of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 & Authorization under Hazardous and other Wastes (Management and Transboundary Movement) Rules, 2016, two months before the commissioning of the industry.

2. The industry shall provide adequate arrangements for fighting the accidental leakages/ discharge of any air pollutant/gas/liquids from the vessels, mechanical equipments etc. which are likely to cause environmental pollution.

3. The Industry shall apply for further extension in the validity of the CTE atleast two months before the expiry of this CTE, if applicable.

4. The industry shall comply with any other conditions laid down or directions issued by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 from time to time.

5. The project has been approved by the Board from pollution angle and the industry shall obtain the approval of site from other concerned departments, if need be.

6. The industry shall get its building plans approved under the provisions of section 3-A of Punjab Factory Rules, 1952

7. The industry shall put up display board indicating the Environment data in the prescribed format at the main entrance gate

8. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets

Specifications of the port-holes shall be as under:

i) The sampling ports shall be provided atleast 8 times chimney diameter downstream and 2 times upstream from the flow disturbance. For a rectangular cross section the equivalent diameter (De) shall be calculated from the following equation to determine upstream, downstream distance:-

De = 2 LW / (L+W)Where L= length in mts. W= Width in mts.

ii) The sampling port shall be 7 to 10 cm in diameter

9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

(i) Stack height for boiler plants

S.No,	Boller with Steam Generating Capacity	Stack heights
1	Less than 2 ton/hr	9 meters or 2.5 times the height of neighboring building which ever is more
2	More than 2 ton/hr to 5 ton/hr	12 meters
3	More than 5 ton/hr to 10 ton/hr	15 meters
4	More than 10 ton/hr to 15 ton/hr	18 meters
5	More than 15 ton/hr to 20 ton/hr	21 meters
6	More than 20 ton/hr to 25 ton/hr	24 meters

Invest Punjab - Business First

7 More than 25 ton/hr to 30 ton/hr

8 More than 30 ton/hr

30 meters or using the formula H = 14 Qg0.3or H = 74 (Qp)0.24 Where Qg = Quantity of SO2 in Kg/hr. Qp = Quantity of particulate matter in Ton/day.

Note : Minimum Stack height in all cases shall be 9.0 mtr. or as calculated from relevant formula whichever is more.

27 meters

(ii) For industrial furnaces and kilns, the criteria for selection of stack height would be based on fuel used for the corresponding steam generation.

(iii) Stack height for diesel generating sets:

Capacity of diesel generating set

0-50 KVA	Height of the building	+ 1.5 mt
50-100 KVA	-do-	+ 2.0 mt
100-150 KVA	-do-	+ 2.5 mt
150-200 KVA	-do-	+ 3.0 mt
200-250 KVA	-do-	+ 3.5 mt
250-300 KVA	-do-	+ 3.5 mt

For higher KVA rating stack height H (in meter) shall be worked out according to the formula:

H = h+0.2 (KVA)0.5

where h = height of the building in meters where the generator set is installed.

10. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.

11. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.

12. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-

(i) Once in Year for Small Scale Industries.

(ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries

13. The pollution control devices shall be interlocked with the manufacturing process of the industry.

14. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time

15. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.

16. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.

17. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.

18. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.

19. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.

(i) Where unavoidable to prevent loss of life or some property damage or

(ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.

20. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.

21. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06.

22. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.

23. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.

24. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable

25. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.

26. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified

27. Solids, studge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water

28. The industry shall submit a detailed plan showing therein, the distribution system for conveying wastewaters for application on land for irrigation along with the crop pattern to be adopted throughout the year

29. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.

30. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.

31. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.

32. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.

33. The industry shall maintain the following record to the satisfaction of the Board :-

(i) Log books for running of air pollution control devices or pumps/motors used for it.

(ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.

(iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.

34. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.

35. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.

36. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry

Senior Environmental Engineer (PBIP) for & on behalf of Chief Environmental Engineer (PBIP)

B. SPECIAL CONDITIONS

1. This CTE has been issued for establishment of a Commercial project having total built up area of 25270.56 square meter, consisting of retail shops, kiosks, restaurants & offices as components, in an area of 1.717 acres (6950.52 square meter or 74814.75 square feet) for which building permit/sanction issued by Department of Local Bodies, Punjab vide no. PB/LDH/LUDHI/209163 dated 30.04.2024, only.

2. The promoter company shall not carry out any construction activity at site without obtaining Environment Clearance under the EIA notification dated 14.09.2006 from the competent authority.

3. The project proponent shall be bound to comply with all the terms & conditions to be imposed by the Competent Authority, as & when the application filed by the project proponent for Environment Clearance vide application/Proposal No. SIA/PB/INFRA2/484216/2024 is decided by the SEIAA, Punjab.

4. In case, there is any change in components of the project such as total area, built-up area, water consumption, wastewater generation, solid waste generation etc. w.r.t. the Environment Clearance granted by the competent authority (if at any stage), then the project proponent shall obtain revised fresh Consent to Establish from the Board, for the said change.

5. The project proponent shall develop its project strictly in accordance with the layout plan approved by the Commissioner, Municipal Corporation, Ludhiana dated 30.04.2024. In case, there is variation in built-up area/green area/ any other details in layout plan approved by the competent authority (if at any stage), then the project proponent shall get its revised layout plan approved from the competent authority as well as obtain fresh Consent to Establish/ Operate from the Board, for the said change.

6. The project proponent shall obtain necessary clearance for abstraction of ground water from Punjab Water Regulation and Development Authority (PWRDA).

7. The project proponent shall install the proposed STP of capacity 80 KLD based on MBR technology, for the treatment of effluent generated from the project.

8. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 41 KLD and shall develop proposed green area measuring 1320 sqm for discharge of the treated effluent @ 07 KLD-02 KLD-01 KLD during the Summer-Winter-Monsoon seasons respectively and only the remaining treated effluent @ 21 KLD-26 KLD-27 KLD shall be allowed for discharge into the sewerage network of MCL in accordance with the permission accorded by the MCL authorities vide letter no. 718/XEN/B dated 05.12.2023.

9. The project proponent shall connect the sewer of its project (for discharge of its treated effluent after STP) to the main sewer line of MC, Ludhiana as per the condition of permission granted by the GLADA and/ or after obtaining NOC from respective departments. In case, the permission for discharge of effluent into the sewer line of MCL and/ or its disposal to the terminal STP of the concerned authority is denied or not allowed by the concerned authority/ respective department at any stage; then this Consent to Establish (NOC) from pollution angle shall be deemed cancelled and the Board shall not be responsible for any financial liability arising due to cancellation of this CTE (NOC). In such case, the project proponent shall apply for fresh Consent to Establish (NOC) from pollution angle alongwith concrete proof for alternate modes of disposal of treated effluent like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.

10. The project proponent shall not give physical possession of the flats/plots to the customers till the outlet of the project sewer is connected with the sewer line of MC, Ludhiana and till the same is connected with a fully operational and adequate capacity terminal STP, in accordance with the condition imposed in the EC granted to it.

11. During construction phase, it shall ensure that the waste water being generated from the labour quarters/ toilets shall be treated and disposed in environment friendly manner. In this regard, the project proponent shall provide septic tanks for the treatment of wastewater generated from the labour hutments and the treated effluent/ supernatant from the septic tanks shall be utilized in green area/ plantation only.

12. The project proponent will develop the project on its own risk & cost in regard to disposal arrangement. The project proponent shall be entirely responsible for the arrangement of additional land required for the disposal of treated domestic effluent, if any.

13. The project proponent shall obtain permission from MC Ludhiana/ GLADA authorities regarding disposal of the inert solid waste onto any authorized or upcoming dumping/ SLF site of MC Ludhiana/

GLADA authorities. In case, the permission for the same is denied or not allowed by the MC Ludhiana/ GLADA authorities at any stage; then this Consent to Establish (NOC) from pollution angle shall be deemed cancelled and the Board shall not be responsible for any financial liability arising due to cancellation of this CTE (NOC). In such case, the project proponent shall apply for fresh Consent to Establish (NOC) from pollution angle along with concrete proof for alternate modes of disposal of the inert solid waste. The project proponent will develop the project on its own risk & cost in regard to disposal arrangement of the solid wastes.

14. The project proponent shall not carry out any activity/ construction at site which obstructs the natural drainage through the site, in wetland and water bodies and the natural drainage system should be maintained for ensuring unrestricted flow of water. The project proponent shall carry out installation work of STP in commensuration with the construction work of project at the site.

15. The project proponent will not allow any occupancy in the project till it commissions the proposed STP alongwith adequate disposal arrangement as proposed & install composter for management of solid waste; and has obtained Consent to Operate of the Board under Water Act, 1974 and Air Act, 1981.

16. The entire responsibility of efficacy & adequacy of treatment & disposal scheme of effluent shall be of the project proponent and Board shall not be responsible for the same.

17. The promoter company shall install the mechanical composters of adequate capacity within its premises, for decomposition of bio-degradable waste. Further, the promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste (Management and Handling) Rules, 2000.

18. The promoter company shall provide adequate rain harvesting pits in its project (@ 1 recharge bore per 5000 sqm built up area) so as to achieve maximum ground water recharge.

19. The project proponent shall develop its project strictly in accordance with the layout plan as approved by the Competent Authority.

20. The project proponent shall not discharge the effluent into any drain/choe/nallah, in any case.

21. The project proponent shall ensure that due to operation of the project at the site, no nuisance for general public is created at any time and no public complaints are received.

22. The promoter shall not consume any fuel except HSD in DG set(s) without obtaining prior written permission from the Board.

23. The promoter company shall comply with the provisions of Solid Waste Management Rules, 2016.

24. The project proponent shall ensure at source segregation of the solid waste to be generated from its premises, at all times.

25. The project proponent shall dispose of its waste pertaining to non-eatable items to be generated, in an environmentally sound manner, as per the provisions of the Solid Waste Rules, 2016.

26. The project proponent shall get the non-biodegradable solid waste disposed of at authorised site only, after obtaining permission from the Competent Authority and shall maintain proper record of disposal of the same, at all times.

27. The project proponent shall comply with the provisions of Noise Pollution (Regulation & Control) Rules 2000.

28. The project proponent shall ensure compliance to the comprehensive guidelines for the regulation of noise/ sound pollution caused by use of loud speakers, public address system etc. issued vide Punjab Government, Deptt. Of Science, Technology & Environment notification no. 3/100/2013-STP (4)/145 dated 26.2.2014.

29. The project proponent shall obtain all the statuary approvals/clearances from the concerned departments.

30. The NOC is being issued to the project proponent based upon the documents/ information/ undertaking(s) submitted by it alongwith the online application form. The Board would be at liberty to take penal action against the industry/project proponent and its responsible/ concerned person(s) in case information/document is detected as incorrect/false/misleading at any point of time, without any opportunity of Personal Hearing.

31. In case, the project proponent fails to comply with the provision of the Wetm Metric Particle of Pollution) Act, 1981, Environment (Protection) Act, 1986 and/or any other environmental law applicable to the project and Rules, Circulars & Directions issued by the Board from time to time, action as deemed fit shall be taken against the project proponent.



Building Permit/Sanction

File/B.A. No. PB/LDH/LUDHI/209163 To: MS PURE INFRATECH THROUGH KUNTAL GANGULY, Ludhiana

Dated 30-04-2024

Subject: Sanction u/s 262(1) of PMC Act, 1976/PM Act, 1911.

Dear Sir or Madam,

With reference to your application dated **06-03-2024**. for the grant of sanction to erect/re-erect/add to/alteration of **Commercial** Building having Plot Size **74814.75**. Plot/Site No. **NA** Ward no. **27** situated in/at **(VARDHAMAN CITY CENTRE) SITUATED AT CHANDIGARH ROAD**, **VARDHMAN AMRANTE LUDHIANA**. I have to state that the Authority subject to the following conditions and corrections done in the plans has sanctioned the same on **30-04-2024**.

The plans are valid up to three year

1. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect/Professional engaged on the job will run the risk of being black listed.

2. Violation of building bye-laws will not be compounded.

3. It will be the duty of the owner of the plot and the Architect/Professional preparing the plans to ensure that the sanctioned plans are as per prevalent Master Plan/Zonal Plan/Building Bye-laws. If any infringement of bye-laws remain unnoticed, the concerned Authority reserves the right to amend the plans as and when infringement come to the notice and concerned Authority will stand indemnified against any claim on this account.

4. A notice in writing shall be sent to Authority before commencement of the construction of the building as per bye-laws. Similar notice will be sent to Authority when the building has reached up to plinth level.

5. The owner shall not occupy or permit to occupy the building or use or permit to use the building or any part thereof affected by any such work until occupancy certificate is issued by the concerned Authority.

6. Concerned Authority will stand indemnified and kept harmless from all proceedings in court and before other authorities of all expenses /claims which the concerned Authority may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.

8. The doors and window leaves shall be fixed in such a way that they shall not, when open project on any street.

9. The owner will not convert the house into more dwelling units on each floor then the sanctioned.

10. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage lines running on side of the site.

11. The land left open as a consequence of the enforcement of the setback rule shall form part of the public street.

12. The owner shall ensure that the public areas like road, parks and other public opens spaces are not used for stacking the building materials or machineries to avoid public inconvenience and nuisance.

13. The sanction will be void if auxiliary conditions mentioned above and other conditions whatsoever imposed are not

complied. 14. The owner will use the premises for the use, which has been sanctioned.

15. The owner will not proceed with the construction without having the supervision of an Architect/Professional as the case may be. If he\she changes his Architect/Professional, he\she shall inform the Authority about the appointment of new Architect/Professional within 48 hours, with a proper certificate from him.

Yours Faithfully.

Encl: A set of sanctioned plan.





Sandee p Rishi Digitally signed by Sandeep Rishi Date: 2024.04.30 20:29:14 +05'30'

REQUIRED ECS (Total Area Under ECS/FAR) = 16860.33 Sqm or 181483.07 Sq ft or 20164.78 Sq yds @ 60 Sq.yds = 336.08 ECS BASEMENT PARKING -1 =

 BASEMENT PARKING -1 =

 2966.24 Sqm or <u>31928.34 sq ft or 3547.59 Sq yds @ 38.5 = **92.14 ECS**

 BASEMENT PARKING -2 =

 2098.27 Sqm or <u>22577.38 sq ft or 2508.59 Sq yds @ 38.5 = **65.16 EC**S

</u></u>

- 2098.27 Sqm or <u>22577.38 sq ft or 2508.59 Sq yds @ 38.5 = **65.16 EC**S <u>FRONT OPEN PARKING</u> = 1404.37 Sqm or 15116.51 Sq ft or 1679.61 Sq yds @ 26.5 = **63.38 ECS**</u>
- 1404.37 Sqm or 15116.51 Sq ft or 1679.61 Sq yds @ 26.5 = 63.38 EC <u>REAR /SIDE OPEN PARKING</u> = 656.45 sqm or 7065.97 sq ft or 785.11 sq yds @ 26.5=29.63 ECS
- 656.45 sqm or 7065.97 sq ft MECHNICAL PARKING =
- PROVIDED TOTAL ECS (COVD.PARKING + OPEN) = 92.14+65.16+63.38+29.63 = 250.31 ECS

PROPOSED PLAN FOR COMMERCIAL BUILDING(VARDHAMAN CITY CENTRE) SITUATED AT CHANDIGARH ROAD, VARDHMAN A M R A N T E L U D H I A N A .

- NAME OF OWNERS:-
- M/S PURE INFRATECH THROUGH MR KUNTAL GANGULY

AREA CHART:-
TOTAL PLOT AREA = 74814.75 Sq.ft or 8312.75 Sq.yds 6950.52 Sq.

	AS F	PERBYE	E-LAV	vs		
FLOOF	RS		PERMI AREA	.BUILT UP	WITH IN (DEDUCTIO	FAR
BASEMENT-1			47.659	% 3312.28 S (Propos	qm (1167.78 sq ed) Shafts)	m Lifts ,Staircase &
			11.829	6 821.74 So (Existing	4134.02 sq	m -1167.78 sqm am (42 68%)
<i>z</i>	То	tal B-1 Area	59.47%	6 4134.02 S	qm	iqin (12.00 %)
BASEMENT-2	-		36.28	% 2521.68 Se	qm (423.41 sqm Shafts)	n Lifts ,Staircase &
					2521.68 sq =2098.27 s	ım -423.41 sqm Sqm (30.18%)
			29.569	% 2054.67 S	qm ed)	
GROUND FLOOR	50%	3475.26 Sqn	20.189	% 1402.82 So (Existing	49.74% g)	3457.50 Sqm
	То	tal G.F Area	49.74%	6 3457.50 S	qm	
			24.159	% 1679.16 S (Propos	qm (250.05 sqm ed) Shafts)	n Lifts ,Staircase &
FIRST FLOOR	50%	3475.26 Sqn	20.189	% 1402.82 So (Existing	am g) 3081.98 s	sqm -250.05 sqm Sam (40,74%)
	То	tal F.F Area	44.349	% 3081.98 So	am	- - (,
2			32.819	% 2280.73 S	qm (189.09 sqm ed) Shafts)	Lifts ,Staircase &
SECOND FLOOR	50%	3475.26 Sqr	11.53%	6 801.25 Sq (Existing	m 3081.98 s	qm -189.09 sqm
	то	tal S.F Area	44.349	% 3081.98 So		sqm (41.62%)
THIRD FLOOR	50%	3475 26 San	35.85	% 2492 40 S	(174.53 sqm Shafts)	n Lifts ,Staircase &
		0410.20 041	. 05.05	// 2452.40 5	2492.40 so =2317.87 s	qm -174.53 sqm Sqm (33.34%)
FOURTH FLOOR	50%	3475 26 Sam	19.189	6 1333.17 S	(176.90 sqm Shafts) gm 1333 17 sc	n Lifts ,Staircase &
		0470.20 041		-	=1156.27 \$	Sqm (16.64%)
FIFTH FLOOR	50%	3475.26 Sqn	1 19.189	6 1333.17 S	(176.90 Sqii Shafts) qm 1333.17 sc	qm -176.90 sqm
1			_		=1156.27 \$	Sqm (16.64%)
SIXTH FLOOR	50%	3475.26 Sqm	18.28	% 1270.26 S	qm (109.78 sqn Shafts) 1270.26 sc =1100.48 s	qm -169.78 sqm Sqm (15.83%)
SEVENTH FLOOR	50%	3475.26 Sqm	16.45%	6 1143.34 S	qm (169.78 sqm Shafts)	Lifts ,Staircase &
			_		=973.56 S	qm (14.00%)
EIGHTH FLOOR	50%	3475.26 Sqm	16.45%	% 1143.34 S	(169.78 sqm Shafts) 1143.34 sc =973.56 Sc	n Lifts ,Staircase & gm -169.78 sqm gm (14.00%)
MUMTY	,			277.72 Sqm	1	
FRONT OPEN	20%	1390.10 sqm	20.20	% 1404.37 S	qm	
REAR OPEN	200/	0005 15 000	30.069	6 2088 65 S	am	
SIDE OPEN	30%	2085.15 Sqm		(Side A+S	ide B+Side C+I	Rear Open)
TOTAL OPEN	50%	3475.25 Sq.F	t 50.29%	6 3493.02 S	q. Ft	
FAR		1:3.00		1:2.43 (Are	a in FAR 16860	.33 Sq m)
HEIGHT		40M		38.94 M		
GREEN AREA	5%	6 of Open Are	a 1	174.65 Sqm (5	i%)	
TOTAL BUILT UP	PAREA	:-25270.56 Sq i	m or 272	010.03 Sq ft		
GD- 2000mmx25 W-750 mm x 250 Glass Glazing W1-2000mmx250	00mm 0 mm 00 mm	Glass (W2-250	Glazing)0mmx25()0 mm		
PROPOSED COM	ISTRUC	TION SHOWN	AS			
EXISTING CONS	T SHO	WN AS		·		
SCALE:-				ORIE	NTATION:-	\bigcirc
						~
GANGUI	Y				Ar. Simranjit CA/2013/58 5—I Sarabha Ludhiana	Singh 732 Nagar
SIGN OF OWNE	R			8	SIGN OF ARCI	HITECT



DEPARTMENT OF CIVIL ENGINEERING INDIAN INSTITUTE OF TECHNOLOGY ROPAR NANGAL ROAD, RUPNAGAR - 140001, PUNJAB, INDIA

Dated: 01st March 2024

Ref. No.: IITRPR/VCC/010324/01

TO WHOM IT MAY CONCERN

Subject: - Proof checking of General Arrangement Submission Drawings and Structural Model for Proposed VCC Commercial building at Ludhiana, Punjab for M/s. Pure Infratech Private Limited.

This is to Certify herewith that the General Arrangement submission drawings and structural model of "**Proposed VCC Commercial building at Ludhiana**, **Punjab for M/s**. **Pure Infratech Private Limited**" have been checked. The design basis report, general arrangement submission drawings, and structural model provided were found to be conforming to relevant codes of practice as per the latest National Building Code of India and other relevant Codes (IS 875:1987; IS 1893 (Part-I):2016; IS 13920:2016). **Plot Area 6950.44 sq.mt**. The total built area of the proposed building mentioned above is 25081.85 sq.m. The total far area is 16425.48 sq.m., consisting of 2-Basement + Ground + 8 Storey + Terrace.

All stipulated combinations of loads (static & dynamic) in vertical and lateral directions have been incorporated into the analysis. The structural performance of the model has been checked and found to be satisfactory. Hence, the design basis report, general arrangement submission drawings, and structural model are approved and verified for seismic Zone IV. The opinion in this letter is the undersigned professional opinion and should not be considered the opinion of IIT Ropar as a whole.

The responsibilities of the undersigned shall be limited to checking the design basis report, general arrangement submission drawings, and structural model only. All the procedural/ legal/ operational matters and architectural/functional details will be the owner's responsibility. Any deviation in the architectural and/or structural drawings checked herewith or not conforming to the relevant codes of practice during construction shall cease the responsibilities of IIT Ropar and the undersigned. This certificate can not be used as a legal document in court.

Thank you

Yours Truly

Assistant Professor

Department of Gvil Engineering Indian Institute of Technology Ropar Nangal Road, Rupnagar - 140001, Panjab, India Dr. Mitesh Surana Email: msurana@iitrpr.ac.in

Va Singh Rajput Assistant Professor Department of Civil Engineering Indian Institute of Technology Repar Nangal Road, Rupnagar-140001, Punjab, India

Dr. Aditya Singh Rajput Email: aditya.rajput@iitrpr.ac.in



Punjab Fire Services Annexure 6

(Samrala)



<u>APPROVAL OF FIRE SAFETY ARRANGEMENTS</u> ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. 1210-87051-Fire/64728 2024 Dated 11-Mar-

Certified that the **PROPOSED PLAN FOR COMMERCIAL BUILDING OF PURE INFRATECH** at **SITUATED AT VARDHMAN PARK**, **CHANDIGARH ROAD**, **LUDHIANA** has been inspected by the fire officer. This site is vacant/under-construction and is aaccessible to fire brigade. As per proposed drawing, building is to be constructed with 2 basements and 9 (Upper floor). Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group **GROUP-E** subdivision **E-1** (as per National Building Code of India/ Building bye Laws).

Issued on 11-Mar-2024 at Samrala

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ PROPOSED PLAN FOR COMMERCIAL BUILDING OF PURE INFRATECH ਪਤਾ SITUATED AT VARDHMAN PARK, CHANDIGARH ROAD, LUDHIANA ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗ੍ਹਾ ਖਾਲੀ/ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬ੍ਰਿਗੇਡ ਦੀ ਪਹੁੰਚ ਸਕਦੀ ਹੈ। ਲੇ-ਆਊਟ ਪਲਾਨ/ ਡਰਾਇੰਗ ਮੁਤਾਬਿਕ 2 ਬੇਸਮੈਂਟ ਅਤੇ 9 ਮੰਜਿਲ ਹਨ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੇਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਇੰਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ GROUP-E ਸਬਡਵੀਜਨ E-1 ਵਿੱਚ ਪੈਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ <u>11-Mar-2024</u> ਕਿੱਥੇ Samrala .

Approval of Fire Safety arraangements is issued subject to following conditions:

ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀਆ ਸ਼ਰਤਾਂ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

 Occupant/Owner must install/provide fire safety arrangements as per submitted fire layout plan/drawing during construction.

ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਜਮਾਂ ਕਰਵਾਏ ਗਏ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਇੰਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਲਾਜਮੀ ਹੋਣਗੇ।

Occupant/Owner must obtain the final NOC from fire department on completion of building construction before occupancy.

ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਇਸ ਪ੍ਰੋਜੈਕਟ ਦੀ ਉਸਾਰੀ ਉਪਰੰਤ ਫਾਇਰ ਸੇਫਟੀ ਸਬੰਧੀ ਫਾਇਰ ਐਨ.ਓ.ਸੀ ਲੈਣਾ ਹੋਵੇਗਾ।

 Fire department may ask for additional arrangements (if necessary) after the completion of construction of building.

ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਮੁਕੰਮਲ ਹੋਣ ਤੇ ਫਾਇਰ ਸੇਫਟੀ ਦਾ ਵਾਧੂ ਪ੍ਰਬੰਧ (ਜੇਕਰ ਲੋੜ ਹੋਵੇ) ਕਰਨ ਲਈ ਕਿਹਾ ਜਾ ਸਕਦਾ ਹੈ।

 During construction, fire safety arrangements should be provided as per requirements of NBC and concerned fire officer can check the site any time.

ਐਨ.ਬੀ.ਸੀ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਲੋੜੀਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਜਰੂਰੀ ਹੋਣਗੇ।

 In case of any change/alteration in the building plan, owner/occupant must re-apply for the provisional certificate.

ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਕੋਈ ਵੀ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਦੁਬਾਰਾ ਤੋ ਪ੍ਰੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ ਲਈ ਅਪਲਾਈ ਕਰਨਾ ਪਵੇਗਾ।

Fire department reserves the right to withdraw this issued certificate, if any change in fire/building layout plan is made without notice to fire department.

ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਬਿਨਾ ਫਾਇਰ ਵਿਭਾਗ ਦੀ ਮੰਨਜੂਰੀ ਤੋਂ ਲੇਆਊਟ ਪਲਾਨ ਵਿਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਵਾਪਸ ਲੈਣ ਦਾ ਹੱਕ ਰਾਖਵਾਂ ਹੋਵੇਗਾ।

* Above Details cannot be used as ownership proof.

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਜਾਣਕਾਰੀ ਨੂੰ ਮਾਲਕਾਨਾ ਦੇ ਸਬੂਤ ਵਜੋਂ ਨਹੀਂ ਵਰਤਿਆ ਜਾਵੇਗਾ।

* This is digitaly created cerificate, no signatue are needed

ਇਹ ਡਿਜੀਟਲੀ (ਕੰਪਿਊਟਰਾਈਜ਼ਡ) ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਹੈ, ਜਿਸ ਵਿੱਚ ਦਸਤਖਤ ਦੀ ਕੋਈ ਲੋੜ ਨਹੀਂ ਹੈ।



PUNJAB WATER REGULATION AND DEVELOPMENT AUTHORITY SCO 149-152, SECTOR 17, CHANDIGARH – 160017

PERMISSION FOR EXTRACTION OF GROUNDWATER

(Under The Punjab Groundwater Extraction And Conservation Directions, 2023)

Unit ID	Permission Number	Date of Grant of Permission	Valid up to
20230200746	GW/PWRDA/04/2024/L2/122	19-Apr-2024	18-Apr-2027

1	Name of Unit	Vardhman City Centre by M/s Pure Infratech	
2	Activity of Unit	Commercial	
3	Address/Location of Unit	Village Mundian Khurd, Tehsil and District Ludhiana, Punjab, Village Mundian Khurd	
		Mundian Khurd (240)	PIN: 141015
4	Assessment Area(Block)	LUDHIANA-2	Status: ORANGE
5	District	LUDHIANA	
6	Head Office Address	D-1, Focal Point Unit III, Ludhiana	
		LUDHIANA, PUNJAB	PIN: 141010
	Email	gurpreet.singh@vpl.in	
	Phone/Mobile No.	9855105088	
7	Project Status	New : 31-12-2025	
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted
	0	1	1
9	Volume of Ground Water Permitted to be	Fresh	Brackish/Saline
		3480	0

Note: This permission is granted in terms of the Punjab Groundwater Extraction and Conservation Directions, 2023 notified on 27th January, 2023 under section 15 of the Punjab Water Resources (Management and Regulation) Act, 2020 and is subject to the conditions given overleaf.

Terms and Conditions

1. User shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, The Punjab Groundwater Extraction and Conservation Directions, 2023 and other Regulations, Directions and instructions issued by the Authority from time to time.

2. The User shall install a water meter of required Specifications at each extraction structure and inform PWRDA along with a Calibration Certificate. The water meter shall conform to the technical specifications, performance parameters and connectivity standards, etc. as required by the Authority. The timeline for installation of water meters of required specifications shall be: The unit having existing extraction structure/(s), shall install required water meter on each existing extraction structure within six months of the date of permission or by 31st July, 2024, whichever is later. The unit proposing to construct extraction structure/(s), shall install required water meter on each of the proposed extraction structure within six months from the date of installation of the extraction structure/(s).

- 3. The User (if required to install piezometer as per Directions) shall install the piezometer of the required specifications within six months of the date of permission or the date of commencement of groundwater extraction, whichever is later. (refer para 5.2 of the Directions).
- 4. Payment Cycle and Schedule shall be as per para 4.8 of the Directions.
- 5. In case of proposed water extraction structure which is yet to be commissioned, the user will intimate the Authority regarding all the details of the structure within 15 days of energizing of structure.
- 6. This Permission does not absolve the Unit of its obligations to obtain other required statutory and administrative clearances from appropriate Authorities.
- 7. The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted to the unit by the concerned Authorities.
- 8. This Permission is being issued without any prejudice to the orders of any court of law in cases related to groundwater or any other related matters.
- 9. The Authority may inspect the Unit and original documents at any time. In case it is found that any material facts have been concealed or misreported or any material difference is found in the information submitted and the site conditions or documents, the Authority may suspend the permission granted immediately and may cancel or alter the permission after giving a notice to the Unit. This will be without prejudice to any other action that may be taken under the law for supply of wrong information.
- 10. The User is advised to keep on checking the website of the Authority for updates on Directions and instructions on matters related to extraction of groundwater.
- 11. The User shall obtain revised/varied/fresh permission as the case may be, in case there is any change in ground water extraction structure, volume etc, before the aforesaid change is affected or within the time permitted under the Directions.
- 12. A user shall apply for renewal of permission in the required format three months prior to the expiry of permission.

LUDH/NORTH/B/120523/845269

セモる町を月311モーチャスノモヨアレノモをモアノモチショスシー2023/856/3499-3561

Name and address of owner Pure Infratech DATE: 14-12-2023 OWNERS Name & Address Phase - I, D-1, Focal Point, Ludhiana, Punjab-141010 Validity/ Valid Up to: 13-12-2031

No Objection Certificate for Height Clearance

1) This No Objection Certificate is issued by the Airports Authority of India (ABI) in compliance with the obligations and safe and regular flight operations of the Government of India (Ministry of Civil Aviation) Notification G. S. R. 751 (E) dated September 30, 2015, g. S. R. 770 (e) dated 17th December 2020, as amended, is granted under the provisions of 1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and regular aircraft operations.

2). This office has no objection to the construction of the proposed structure as per the following details. 2. This office has no objection to the construction of the proposed structure as per the following details:

No Objection Certificate ID / NOC ID	LUDH/NORTH/B/120523/845269
Applicant Name*	Prabhat Kamboj
Site Address*	Vardhman City Centre, Vardhman Park, Chandigarh Road, Khasra No. 24//12/2/3, 27//5/1, 23//14/2, 15/3/3, 15/3/4, 16/1, 16/2, 25/1, 25/2, 23//15/2/2, 24//11/3/4, 19//2, 20, 21, 26//1, 27//5/2, 26//2, 3, 8, 9, 4, 24//19/3, 22, 23 Village Mundian Khurd, District Ludhiana, Punjab,Ludhiana,Ludhiana,Punjab
Site Coordinates*	30 53 7.36N 75 56 33.57E, 30 53 11.39N 75 56 33.62E, 30 53 08.93N 75 56 35.09E, 30 53 11.37N 75 56 35.10E, 30 53 6.33N 75 56 35.89E, 30 53 8.93N 75 56 36.03E
Site Elevation in mtrs AMSL as submitted by Applicant*	253.97 M
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	299.21 M (Restricted)

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037) दूरभाष संख्या - 91-11-25653566 Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566 - 4 ...

Annexure 8





LUDH/NORTH/B/120523/845269

* As provided by applicant / As provided by applicant*

This NOC is subject to the following terms and conditions: This NOC is subject to the terms and conditions as given below:

a) The site elevation and coordinates provided by the applicant have been used to issue the maximum permissible height for the proposed structure. Airports Authority of India neither takes responsibility nor verifies the correctness of the elevation and coordinates of the site provided by the applicant. If at any stage it is found that the actual details are different from the details provided by the applicant, then this No Objection Certificate will be considered invalid and legal action will be taken. Action will be taken under the Aircraft Rules, 1994 (Demolition of Obstructions due to Buildings, Trees etc.) by the Officer-in-Charge of the concerned airfield.

Officer-in-Charge of the concerned anneal. a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

b) The site coordinates provided by the applicant in the application for No Objection Certificate are marked on street view map and satellite map as shown in Annexure. The applicant/owner shall ensure that the coordinates entered correspond to his site. In case of any discrepancy, the No Objection Certificate will be requested to cancel the No Objection Certificate. b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates correspond to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c) The Airport Manager or his designated representative may visit the site (with prior coordination with the applicant or owner) to ensure compliance with the No Objection Certificate terms and conditions.

owner) to ensure compliance with the No Objection Certificate terms and conditions. c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

ध) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी | अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई |

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।

आधरीचनाए तथा एयरक्राफट नियम (1994 मवन, युदा जात के कार्य के प्रारंग जाय के मार्टिंग विकास के कार्य के मार्टिंग के कार्य के कार्

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग औरस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।

सलग्नक उपस्कर परा 2 म उल्लाखत अनुमन्य आयकतम छ यह त छपर पर कि आग पाएर । f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.



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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी |

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरूद्ध कोई शिकायत/दावा नहीं किया जाएगा ।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।

1. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Ludhiana विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।

m. This NOC ID has been assessed with respect to theLudhiana Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

LUDH/NORTH/B/120523/845269



त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा। o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी। p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.





LUDH/NORTH/B/120523/845269

क्षेत्र का नाम / Region Name:	उत्तर/NORTH
पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	कराल द्वस्ती बरुआ/UTPAL DUTTA BARUAH माग्नबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपतन, प्रधिकरप/Airports Authority of India
द्वारा तैयार Prepared by	ver. v. El. ver. on under 1/5. TI. Si Rent Sag. 75 Rentl-37 NATS Complex/IGI Airport, New Delhi-37 Narencia Dev Asid 19/2023 AGM (ATM)
द्वारा जांचा गया Verified by	Janen 14/12/2023 Yashwart Charan Tam CATAN)
ईमेल आईडी / EMAIL ID : noc_nr@aai.aero	
9/17/ Pn: 011-25653551	

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री	
Ludhiana	3324.09	347.31	
NOCID	LUDH/NORTH	LUDH/NORTH/B/120523/845269	

LUDH/NORTH/B/120523/845269







Satellite View



(apy to! - Airport Director, AAI, Sahneurad Airport Ludhiana (Aungob)

(1) Guard Ale.


Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TEST REPORT





Annexure 9

ULR No : TC1181824000009978F Test Report No : NGWL071124EM007 Type of Sample : Water- Ground Water Reference Type : Email Reference No : Dt.: 01/10/2024 **Customer Name** Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech. Address Located at Village Mundian Khurd, Tehsil Period of Sampling 07/11/2024 - 07/11/2024 & District Ludhiana, Punjab. Sampling Protocol IS 17614 (Part 1), EL-MSP-7.3 Date of Receipt of Sample 07/11/2024 Sample Collection Mode Sample collected by Laboratory Period of Analysis 07/11/2024 - 11/11/2024 **Testing Location** Permanent Facility Date of reporting 11/11/2024 Sampling Location Borewell (Project Site) Sample Description Clear, colourless liquid. Standard/Specifications NA PE Bottle-1 litre (M/07/04A) Glass Bottle-1 litre (M/07/04B), Glass Bottle-500ml (M/07/04C) & PE Bottle-500ml Packing, Markings, Seal & Qty. (M/07/04D)

RESULTS

1. Chemical Testing

I. Water (Water- Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL	5	15	IS 3025 (Part 4) CI 2.0
2	Odour	Ξ.	Agreeable	Agreeable	Agreeable	IS 3025 (Part 5)
3	pH @ 25°C	-	7.72	-	-	IS 3025 (Part 11)
4	Taste	-	Agreeable	-	-	IS 3025 (Part 8)
5	Turbidity	NTU	BDL	1	5	IS 3025 (Part 10)
6	Chloride as Cl	mg/l	25	250	1000	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.11	1.0	No relaxation	USEPA 3015A
8	Total Hardness as CaCO3	mg/l	246	200	600	IS 3025 (Part 21)

Mr. Mukesh Chand Agarwal Authorized Signatory- Chemical

EL-FMT-7.8.2-W



Authorized Signatory - Biological

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E-207, Industrial Area, Phase VIII-B (Sector-74), Mohali (Punjab) 160071 ECO BHAWAN

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TEST REPORT





ULR No : TC1181824000009978F

Test Report No : NGWL071124EM007

Type of Sample : Water- Ground Water

2. Biological Testing

II. Water (Water- Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total coliform	Present or Absent/10 0ml	Absent	-	-	IS 15185
2	Escherichia coli	Present or Absent/10 0ml	Absent	-	-	IS 15185

Remarks : NA

End of Report

OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

- 1. The results relate only to the items tested.
- 2. Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
- 3. The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
- 4. Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: <u>quality@ecoparyavaran.org</u> 5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved
- samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification. 6. All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
- 7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr. Mukes hand Agarwal Authorized Signatory- Chemical

EL-FMT-7.8.2-W



Mr. Mukes Chand Agarwal Authorized Signatory - Biological

Page No.2/2



Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TEST REPORT





ULR No : TC1181824000 Type of Sample : Soil	009977F	Test Report No : NSL071124EM008				
Reference Type : Email		Reference No : Dt.: 01/10/2	024			
Customer Name	Commercial Project namely "Vardhman C	an City Centre" by M/s Pure Infratech				
Address	Located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab.	Period of Sampling	07/11/2024 - 07/11/2024			
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	07/11/2024			
Sample Collection Mode	Sample collected by Laboratory	Period of Analysis	07/11/2024 - 11/11/2024			
Testing Location	Permanent Facility	Date of reporting	11/11/2024			
Sampling Location	Project Site					
Sample Description	Brown coloured soil.					
Standard/Specifications	Manual- Dept. of Agriculture (Gol); 2011					
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked M/07/04					

RESULTS

1. Chemical Testing

I. Pollution & Environment (Soil)

Sr.No	Test Parameter	Unit	Result	Test Method	
1	Conductivity	mS/cm	0.325	IS 14767	
2	Organic Matter	%	1.75	IS 2720 (Part 22) Sec 1	
3	pH @ 25°C		7.99	IS 2720 (Part 26) Cl 2	
4	Texture	-	Sandy Loam	IS 2720 (Part-4)	
5	Sand	%	77	IS 2720 (Part-4)	
6	Clay	%	13	IS 2720 (Part-4)	
7	Silt	%	10	IS 2720 (Part-4)	
8	Moisture Content	%	7.6	IS 2720 PART-2	
9	Bulk Density	g/cc	1.46	IS : 2386:1963 (Part 3)	
17				A A AND SHE STOCKY ROMAN AN ARREST AND	

Remarks : NA



EL-FMT-7.8.2-S

End of Report

Page No.1/2

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Test Report No : NSL071124EM008

Type of Sample : Soil

OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable Terms & Conditions :

1. The results relate only to the items tested.

- The reduct reduct only to the tested in the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
 The Test Device tested in the tested product by laboratory.
- The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
 Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 2135. Phone 01 478 4945 095 Emethemether and the time of submission.
- Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: <u>quality@ecoparyavaran.org</u>
 The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
- All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.

7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr Mukesh Chand Agarwal

Authorized Signatory- Chemical

EL-FMT-7.8.2-S

Page No.2/2



Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TEST REPORT





ULR No : TC1181824000009980F		Test Report No : NAAL081124EM001			
Type of Sample : Ambien	t Air	Date of reporting : 11/11/2024			
Reference Type : Email Reference No : Dt.: 01/1			024		
Customer	Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech., Located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab.				
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory		
Period of Sampling	07/11/2024 - 08/11/2024	Date of Receipt of Sample	08/11/2024		
Sampling Location	Project Site	Period of Analysis	08/11/2024 - 11/11/2024		
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B- 29016/20/19/PCI-L dated 18 Nov, 2009	Environmental Condition	Clear sky		
Testing Location	On Site & Permanent Facility				

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Ambient Air)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter as PM10	µg/m3	91	100	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m3	52	60	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	13	80	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m <mark>3</mark>	30	80	IS 5182 (Part 6)
5	Ammonia as NH3	µg/m3	24	400	IS 5182 (Part 25)
6	Ozone as O3	µg/m3	22	180	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.73	4	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report



EL-FMT-7.8.2 -AA

Page No.1/2

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TEST REPORT





ULR No : TC1181824000009980F

Type of Sample : Ambient Air

Test Report No : NAAL081124EM001

Date of reporting : 11/11/2024

OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable Terms & Conditions :

- 1. The results relate only to the items tested.
- Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by
- use or misuse of Test Report. 3. The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of
- the least restriction of the reproduced except in full of part of used as adventisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
 Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: <u>quality@ecoparyavaran.org</u>
- 5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
- All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.

7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr. Umesh Kumar Authorized Signatory- Chemical

EL-FMT-7.8.2 -AA

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TEST REPORT





ULR No : TC1181824000009979F Type of Sample : Ambient Noise		Test Report No : NANL081	Test Report No : NANL081124EM002				
		Date of reporting : 11/11/2	024				
Reference Type : Email		Reference No : Dt.: 01/10/2	Reference No : Dt.: 01/10/2024				
Customer Name	Commercial Project namely "Varc	Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech					
Address	Located at Village Mundian Khurd	_ocated at Village Mundian Khurd, Tehsil & District Ludhiana, Puniab.					
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory				
Period of Sampling	07/11/2024 - 07/11/2024	Date of Receipt of Sample	08/11/2024				
Sampling Location	Refer below^	Period of Analysis	08/11/2024 - 09/11/2024				
Standard/Specifications	EPA 1986 Schedule-III	Environmental Condition					
Testing Location On Site & Permanent Facility							

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

Sr.No	Location ^	Unit	Result (Day)	Test Method	
1	At Project Site	dB(A)	60.8	EL/SOP/AN/01	

Ambient Noise Quality Standards as per Noise Pollution (Regulation and Control) Rules, 2000

Area Code	Category of Area/Zone	Limits in dB(A) Leq* Day Time	Limits in dB(A) Leq* Night Time
A	Industrial Area	75	70
В	Commercial Area	65	55
С	Residential Area	55	45
D	Silence Zone	50	40

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean from 10.00 p.m. to 6.00 a.m., Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority, Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority. *dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale 'A' which is relatable to human hearing

Remarks : NA

End of Report

Mr. Umesh Kumar Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

Page No.1/2

ECO BHAWAN E-207, Industrial Area, Phase VIII-B (Sector-74), Mohali (Punjab) 160071

🞯 0172-4616225 🌘 9781303109 💿 contact@ecoparyavaran.org | md@ecoparyavaran.org 🎯 www.ecoparyavaran.org

110

TEST REPORT





ULR No : TC1181824000009979F

Type of Sample : Ambient Noise

Test Report No : NANL081124EM002

Date of reporting : 11/11/2024

OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

1. The results relate only to the items tested.

- Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
- The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
 Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: <u>quality@ecoparyavaran.org</u>
- Complaining book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: <u>quality@ecoparyavaran.org</u>
 The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
- All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
- 7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr. Umesh Kumar Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

Page No.2/2

		Water Re						
	-	Data	Vehicle	Details		1		
	SrNo	Date	Type of vehicle	Vehicle No	In time	Qty (Ltrs)	Signature	Remarks
	DI	07-06-024	Tractor	PRIOR 6023	10:17AM	4,000	0/2	
	02	11-06-2024	Tractor	PB10B6023	11:04AH	4,000	40	
1000	03	14-06-2094	Tractor	PB10R6023	09:18AM	4,000	Ce	
-	04	19-06-2.24	Tractor	PB10B6023	11: OOAH	6,000	n	
1	pS	22-06-2094	Tractor	PB10B-6023	10: 57A14	4:000	AN	
	56	23 -06-2.24	Tractor	PB10B6023	09:10A14	41000	ar	
	57	24-06-2.24	Tractor	PB10B 6033	\$30AM	4,000	P	
H	08	25-06-2.24	Tractor	PB10B6023	10:15 PM	41000	Q	
	09	27-06-2.94	Tractor	PB10B 6023	09:10AH	41000	Q	
1	10	28-06-2024	Tractor	PB/0B6023	08:40 AH	41000	a	
	11	30-06-2094	Tractor	PB10B6023	10:04AM	4,000	and	
	12	01-07-2024	Tractor	PB10B6093	09:40AH	4,000	a	
	13	03-07-2024	Tractor	PB10B6023	08:0 SAH	4,000	ĸ	
	14	04-07-2024	Tractor	PB10B6093	09:10AH	4,000	Ki	
I	15	05-07-2094	Tractor	PB10B6023	08:00AM	41000	Kr	
	16	06-07-2.94	Tractor	PB16B6093	08,44AH	41000	K	
l	11	07-07-9024	Tractor	PB10B6093	09:53AH	4,000	K	
I	18	10-07-2094	Tractor	PB10B6023	08,48AH	41000	Ki	
I	19	11-07-2.94	Tractor	PB10B6023	08:19AH	4,000	Kz	
l	20	19-07-2.94	Tractor	PB10B6023	ogiloAH	4,600	K	
	21	14-07-2.94	Tractor	PB10B6093	10:00AM	4,000	R	
	22	16-07-2.94	Tractor	PB10B1023	08.19AH	4,000	po-	
	23	17-07-9.94	Tractor	PB10B6093	09:19 AM	4,000	A	
	24	19-07-2024	Tractor	PB10B6093	11:04AM	4,000	- Aro	
	25	24-01-2024	Tractor	PB10B6-93	09:00AH	4,000	A-	
	26	29-07-9-94	Tractor	PB10B6093	10:00AH	4,000	An	
	27	31-07-2.24	Tractor	PB10B6093	08:54AH	4,000	A-	
	28	02-08-2.94	Tractor	PB10B6093	09,1074	41000	A	
	24	05-08-2024	Tractor	PB16B6093	08:10AM	41000	5	
1	30	06-08-9024	tractor	PB10B6.93	09:00AM	4,000	K	
L	31	07-08-2-94	Tracton	PB10B6023	08:40AM	4,000	152	

			Water R	ecord			
-	Data	Vehicl	e Details	1			
NO	Date	Type of vehicle	Vehicle No	- In time	Qty (Ltrs)	Signature	Remarks
32	08-08-2024	Tracton	PB10B6023	08.11AH	41000	R	
33	09-08-2024	Tractor	PB10B6093	08:50 AM	4,000	S.	
34	11-08-2-24	Tractor	PB10B6093	10: SOAH	4,000	S	
35	14-08-2.94	Tracton	PB10B6093	09:10AH	4,000	5	
36	19-08-2094	Tractor	PB10B6023	08:30 AM	4,000	Z	
31	22-08-2024	Tractor	PB10B6-23	09:46 AM	4,000	K	
38	23-08-2-94	Tractor	PB10B6023	11:40AH	4,000	K	
39	27-08-2.24	Tracton	PB16B6-23	08:40 AH	4,000	43	
40	29-08-9284	Tractor	PBIOB 6023	08:59Ah	4,000	F-3	
-11	30-08-2.94	Tractor	TB 10B 60.93	11: 48Ah	4,000	E S	
42	02-09-2094	Tractor	PB10B6023	08105AH	4,000	B	
43	04-09-2.24	Tractor	PB10 B6093	09:00AH	4,000	43	
44	05-09-2024	Tractor	PB10B6-23	11:09AM	4,000	R	
45	09-09-2.24	Tractor	PB10B6093	12:40AT	4,000		
-16	10-09-2024	Tractor	PB10B6023	8:40AM	4,000	The	
47	14-09-2-24	Tractor	PB10B6-23	08:10 AM	4,000	¥	
18	15,09-2.94	Tractor	PB10B6023	09:10AM	4/660	PB	
49	18-09-224	Tractos	PB10:B6023	08:55AH	4,000		
50	20-09-2-24	Tractor	PB10B6093	09:10AH	4,000	The second	
51	21-09-2024	Tractor	PB10B6023	08,15AM	4,000	t	
52	24-09-224	Teactor	PB10B6093	08:24AM	4,000	A	
53	28-09-2-24	Tigeton	PB10B6.23	08:20AH	4,000	10-	
4	30-09-2094	Tractor	PB10B6093	09:10 AM	4,000	+	
3	01-10-224	Tigeton	PB10B 6023	08.40 AM	4,000	A-	
4	62-10-2-94	Tractor	PB10B6023	09:00A17	4,000	4	
5	03-16-2094	Tractor	PB1036-93	09:00AH	4,000	A	
6	06-10-9.94	Tegeton	PB10B6023	08:55AM	4,000	A	
7	10-10-2-24	Tractor	PB10B6023	01:00AH	41000	4	
8	11-10-2024	Tractor	PB/0B6033	OB. 25AM	4,000	to	
9	14-10-2024	Tractor	PB10B6023	o8: SPAn	4,000	A	
6	17-10-2024	Tractor	PB10B6-23	09:ISAM	4,000	A	

			Water Re	ecord			
No	Date	Vehicle	e Details	In time	Qty (Ltrs)	Signature	Remarks
1	10 10-9034	Type of venicle	Vehicle No	alush	(1-000)	12	
10	9-10-994	Tractor	PB10136023	OFTIGATI	47000	200	
62	20-10-2014	Tractor	PB1036093	09114AM	41000	10th	
53	29-10-2029	Tractor	PB10B6032	10:10AM	4,000	- Mari	
.4	27-10-2024	Tractor	PB10B6023	09:10AH	41000	Ma	
55	30-10-2024	Tractor	PB10B6093	04:10 PM	4,000	phi-	
6	09-11- 2024	Tractor	PB10B6-33	11:00AM	4,000	+	
57	04-11-2024	Tractor	PB10736093	10:40 AM	4,000	to	
68	05-11-2.94	Tractor	PB10B6093	09:10 PT	4,000	A-	
59	07-11-2-24	Tractor	PB10B6023	08.18AH	4,000	A	
70	08-11-2-24	Tractor	PB10B6093	07:40AH	41000	A	
11	11-11-2-24	Tractor	PB10B6-93	of wat	4,000	A	
12	12-11-2-94	Tractor	PB10736093	08:10AH	4,000	A	
13	14-11-2.97	Tractor	PB10B6-93	08:30 At	4,000	A	
14	15-12 2-94	Tractor	PB10B1-93	08.45 AM	41000	A	
TS	19-11-2-90	Tractor	PB10B6033	09:WAH	4,000	A	
76	29-11-2094	Tractor	PB1086-23	11:00AH	91000	407	
77	-24-11-2094	Tractor	PB10B6093	11:40 AB	4,000	P-	
78	28.11.2094	Tracter	B10 73 6023	·P:55AM	4,000	p	
70	29-11-2024	Tractors	PB10B6023	09:40AH	4,000	AD	
25	30-11- 2027	Tractor	PBIOBGOZJ	08:55Ah	4,000	p2	
BI	01-12-2024	Tractor	PB12 B6.93	08:40AM	4/000	\$	
82	02-19-2024	Tracter	PB10 B 6093	09:40 AH	4,000	402	
83	04-12-2.27	Tractor	PB10B6093	08:10AH	4,000.	\$	
30.							
1							
3							

Vehicle search

<

Vehicle Number	PB10HV4608
Owner Name	*V*A* *I*G*
Registering Authority	RTO LUDHIANA, Punjab
Vehicle Class	Goods Carrier(HGV)
Fuel Type	DIESEL
Emission Norm	BHARAT STAGE III
Vehicle Age	7 Years & 10 months
Hypothecated	No
Vehicle Status	ACTIVE
Tap to Check the Vehicl	e Impound and Seizure

Document Status

Registration Date	13-Dec-2016
Fitness Valid UpTo	28-Feb-2026
Tax Valid UpTo	31-Mar-2025
Insurance Valid UpTo	25-Feb-2025
PUCC Valid Upto	24-Apr-2025
Permit Valid UpTo	13-Sep-2027

Create Virtual RC

<

Vehicle Number Owner Name Registering Authority Vehicle Class Fuel Type Emission Norm Vehicle Age Hypothecated Vehicle Status PB10HC2683 *.* *N*E*P*I*E* RTO LUDHIANA, Punjab Goods Carrier(HGV) DIESEL BHARAT STAGE IV 5 Years & 5 months Yes ACTIVE

Tap to Check the Vehicle Impound and Seizure Document Status

Registration Date	06-Jun-2019
Fitness Valid UpTo	06-Jun-2025
Tax Valid UpTo	31-Mar-2025
Insurance Valid UpTo	21-May-2025
PUCC Valid Upto	07-Jan-2025
Permit Valid UpTo	08-Aug-2029

Create Virtual RC

<

Vehicle Number	PB10EH5097
Owner Name	*O*A* *I*G*
Registering Authority	RTO LUDHIANA, Punjab
Vehicle Class	Goods Carrier(HGV)
Fuel Type	DIESEL
Emission Norm	Not Available
Vehicle Age	10 Years & 9 months
Hypothecated	No
Vehicle Status	ACTIVE

Tap to Check the Vehicle Impound and Seizure Document Status

Registration Date	02-Feb-2014
Fitness Valid UpTo	04-Dec-2024
Tax Valid UpTo	31-Mar-2025
Insurance Valid UpTo	16-Aug-2025
PUCC Valid Upto	07-Jan-2025
Permit Valid UpTo	26-Jan-2029

Create Virtual RC

<

Vehicle Number	PB11AP6265
Owner Name	*V*A* *I*G*
Registering Authority	RTO LUDHIANA, Punjab
Vehicle Class	Goods Carrier(HGV)
Fuel Type	DIESEL
Emission Norm	Not Available
Vehicle Age	14 Years & 9 months
Hypothecated	No
Vehicle Status	ACTIVE

Tap to Check the Vehicle Impound and Seizure Document Status

Registration Date	02-Feb-2010
Fitness Valid UpTo	04-May-2025
Tax Valid UpTo	31-Mar-2025
Insurance Valid UpTo	14-Mar-2025
PUCC Valid Upto	24-Apr-2025
Permit Valid UpTo	02-Nov-2027

Create Virtual RC

<

Vehicle Number	PB10HW0780
Owner Name	*A*D*V* *I*G* * *O*
Registering Authority	RTO LUDHIANA, Punjab
Vehicle Class	Goods Carrier(HGV)
Fuel Type	DIESEL
Emission Norm	BHARAT STAGE VI
Vehicle Age	2 Years & 2 months
Hypothecated	Yes
Vehicle Status	ACTIVE

Tap to Check the Vehicle Impound and Seizure **Document Status**

Registration Date	10-Aug-2022
Fitness Valid UpTo	28-Aug-2026
Tax Valid UpTo	31-Mar-2025
Insurance Valid UpTo	06-Jul-2025
PUCC Valid Upto	07-Jan-2025
Permit Valid UpTo	13-Sep-2027

Create Virtual RC

Pure Infratech

Address: D-1, Phase-1, Focal Point Ludhiana 141010(Punjab) GST No: - 03AASFP3617N1ZT

ENVIRONMENT POLICY OF THE COMPANY

Date: 29.05.2024

M/s Pure Infratech is committed to ensure an eco-friendly environment by establishing, maintaining and continually improving an Environmental Management System (EMS) with emphasis on below mentioned:

- We will involve our customers, suppliers, vendors and contractors in environmental sustainability endeavors by sharing our expectations to collaboratively achieve our environmental objectives and adopting the '3-R' (Reduce, Reuse and Recycle) concept.
- We are strived to comply with all applicable environmental and related legal and other requirements.
- To implement all these measures, we are devised an Environment Management Plan (EMP) which consist of all mitigation measures for each activity to be undertaken to minimizing environmental impacts if any.
- We have communicated our environmental policy to all the employees, customers, business associates and other stakeholders and ensure that the reporting of the environmental related compliance is done through appropriate communication channels.
- We are reviewing the environmental policy and allied management systems periodically to ensure continuing applicability and relevance to our operations.
- Preserve and enhance biodiversity in our unit and ardently promote 'green procurement for our all upcoming projects'.

Thanking you, Sincerely, For M/s Pure Infratech

(Authorized Signatory)

NEWSPAPER PUBLICATIONS







Pure Infratech

Address: D-1, Phase-1, Focal Point Ludhiana 141010(Punjab)

GST No:- 03AASFP3617N1ZT

Date: 19.02.2024

To,

Chief Administrator, Greater Ludhiana Area Development Authority (GLADA), GLADA Complex, Near Rajguru Nagar, Ferozepur Road, Ludhiana, Punjab.



Subject: Grant of Environmental Clearance (EC)

Respected Sir/Madam,

We are pleased to inform you that Environmental Clearance has been granted to our proposed Commercial Project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab vide EC Identification No. EC24B038PB149695 and File No. SEIAA/PB/MIS/2023/EC/76 dated 14.02.2024 and copy of the same is attached along.

We request you to kindly acknowledge the same.

Thanking you,

Sincerely,

For M/s Pure Infratech

Encl: As Above

Pure Infratech

Address: D-1, Phase-1, Focal Point Ludhiana 141010(Punjab)

GST No:- 03AASFP3617N1ZT

Date: 19.02.2024

To,

The Regional Office-3, Punjab Pollution Control Board, Savitri Complex-1, Dada Motors, Third Floor, Dholewal Chowk, G.T. Road, Distt. Ludhiana, Punjab.

Subject: Grant of Environmental Clearance (EC)

Respected Sir/Madam,

We are pleased to inform you that Environmental Clearance has been granted to our proposed Commercial project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab vide EC Identification No. EC24B038PB149695 and File No. SEIAA/PB/MIS/2023/EC/76 dated 14.02.2024 and copy of the same is attached along.

We request you to kindly acknowledge the same.

Thanking you,

Sincerely,





Encl: As Above



COMPLIANCES

S. No.	Title	Date	Documents
1	VCC Environmental Clearance Letter	14.02.2023	201
2	VCC Six Monthly Compliance Report	31.03.2024	
2	EC Expansion Letter for VCC	09.08.2024	-

T&C* Last updated on (19.11.2024)

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CALL NOW

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State Environment Impact Assessment Authority UserID: [gurpreet.singh@vpl.in] Logout

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-C |



FW: Environment Audit Report (Form V) for the financial year 2023-2024 for the Commercial Project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech.

From Jasbir Singh <jasbir.singh@vpl.in>

Date Sat 21-Sep-24 10:59 AM

- To ppcbro3@yahoo.com <ppcbro3@yahoo.com>; eeroldh3.ppcb@punjab.gov.in <eeroldh3.ppcb@punjab.gov.in>
- Cc EMS <ems@ecoparyavaran.org>; Green Buildings <greenbuildings@ecoparyavaran.org>

1 attachment (6 MB)

VCC EA Report.pdf;

Respected Sir,

We are hereby submitting the Environment Audit Report (Form V) for the financial year 2023-2024 for the Commercial Project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech.

Kindly acknowledge the receipt of same.

Thanks & Regards

M/s Pure Infratech



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण National Highways Authority of India

सड़क परिवहन एवम् राजमार्ग मंत्रालय ,भारत सरकार

(Ministry of Road Transport and Highways, Govt. of India) परियोजना कार्यान्वयन इकाई, चंडीगढ़, बेज़ न. 35-38 सैक्टर-4 पंचकुला | Project Implementation Unit, Chandigarh, Bays No. 35-38, Sector-4, Panchkula दूरमाष :0172-2587446, 2587447 ई-मेल: <u>piuchd@gmail.com</u>, <u>Chandigarh@nhai.org</u>

NHAI/PIU/CHD/11172/NOC/ 665 То

Dated: || July, 2022

Sh. Dev Anand Sharma S/o Sh. Surendra Prasad Sharma HL-87, Lovely Sweets Jamalpur colony Focal Point Ludhiana, Punjab(141010)

Sub:- NOC proposal for access to proposed Real Estate Project "Vardhman City Centre" of M/s Pure infratech at Vardhman Park on NH-05 (Kharar Ludhiana Section) at Ch. 79.492 (RHS) Village Mundian Khurd, Tehsil & District Ludhiana in the state of Punjab.

Ref: RO, Chandigarh letter No. NHAI/RO/CHD/11011/PD-CHD/KHR-LUD/NOC/212-1627 dated 07.07.2022. (Copy enclosed)

Sir,

1. Please find enclosed herewith letter cited under reference vide which it has been intimated that the subject cited NOC proposal has been accepted Provisionally by the Highway Administration (HA) subject to fulfillment of conditions mentioned in License Deed and MoRT&H circular dated 26.06.2020 and its subsequent amendments.

2. Development of National Highway is a continuous process and therefore the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus the permission being granted hereby is Temporary in Nature. The Provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (Plot of Private Property), if required for future development of National Highway.

3. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:-

- (i) If any document/ information/ license fee / processing fee / Provisional Fee furnished by the applicant proves to be false or if license/ processing fee is not credited in Bharat Kosh portal/ NHAI account for any reasons or if the applicant is found to have willfully suppressed any information.
- (ii) Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
- (iii) If at any later stage, any dispute arises in respect of the ownership of the land on which the Private Property is located or regarding the permission for change of land use.
- (iv) The applicant is found to make any alteration in the construction in future leading to direct entry/ exit from main carriage way.
- (v) If the subject property is declared a violation/ encroachment by State Govt. Authority/ Competent Authority.
- (vi) If the applicant displays any advertisement board in the ROW which is hindrance to the safety of road users/ restricted visibility.

प्रधान कार्यालय जी-5&6, सेक्टर-10, द्वारका, नई दिल्ली - 110075 Head Office: G-5&6, Sector-10, Dwarka, New Delhi – 110075

----- OA-V

4 In addition to above, applicant of the subject Private Property shall also comply with the following conditions:-

- i. The owner of the Property may construct or develop the Private Property along with its access as per approved drawings at their own cost within 12 months from the date of issue of Provisional permission for access. The provisional approval shall be deemed to be cancelled, unless renewed by the Highway Administration.
- ii. That the Applicant will submit the proposal for Final Permission/ NOC within stipulated time period.
- iii. That the Applicant shall arrange all the clearance required (if any) for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.
- iv. The issue of final formal permission including issuance of signed license deed should be duly certified by NHAI that the construction have been carried out by the Applicant of Private Property in accordance with the drawing approved by the Highway Administration.
- v. That Applicant shall do necessary alteration including complete removal/ shifting of the approach roads at its own cost if so required by Ministry/ NHAI, for the development of National Highway or in the interest of safety in this section.
- vi. The Project Director, NHAI, PIU-Chandigarh shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- vii. That the Applicant shall not do or cause to be done in pursuance of the access permission any acts which may cause any damage to Highway.
- viii. That the Applicant shall not do or cause to be done, in pursuance of access permission, any act by which safety and convenience of traffic on the Highway shall be disturbed.
- ix. That the Applicant shall ensure that proposed service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.
- x. That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per the statuary requirements and IRC guidelines.
- xi. That the Applicant shall install all the requisite road signs as per IRC:67 & provide road marking as per IRC:35 & in accordance with the Ministry's guidelines dated 24.07.2013 and its subsequent amendments to the satisfaction of NHAI.
- xii. That the Applicant shall furnish two sets of fresh license deeds (duly indicating chainages of both new & old NH no.) in two originals drawn on new stamp papers as per Ministry's/ NHAI standard norms and duly signed by authorized signatory along with his Power of Attorney at the time of issue of final permission.
- xiii. That the Applicant shall while utilizing permission shall observe guideline relating to safety and connivance of traffic of the Highway, hygiene (in accordance with the requirement of Swachh Bharat Abhiyan), prevention of nuisance and pollution on the Highway.
- xiv. Drinking water and toilet facilities shall be provided & maintained in hygienic condition within the premise of the Private property as per Ministry's guidelines and it should be accessible to the public round the clock. A display board showing availability of such facility shall be installed before entry to the Private Property.
- xv. That Applicant shall arrange all the clearances including forest clearance (if any) required for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.

- xvi. Regarding traffic safety, all safety features shall be as per the approved plan to the satisfaction of NHAI or its authorized representative.
- xvii. That there shall be adequate drainage system on the access to the Private Property and inside its area so as to ensure that surface water doesn't flow over the highway or any water logging takes place.
- xviii. That the provisional approval/ NOC shall be deemed to be cancelled if there will be any violation of the any applicable law (s).
 - xix. The receipt of approved layout plan may kindly be acknowledged.
 - xx. The given provisional permission for access should not be used for any other purpose including for changing the land use pattern.
- xxi. This NOC is being issued based on the technical specifications as per MORTH circular and basic data provided by the applicant from other departments/self. This NOC shall deemed to be cancelled if any document is found to be false or if any legal orders of a competent court comes to the notice which have been issued prior to issuance of this NOC and have not been informed by the applicant to NHAI.
- xxii. In case any Gas / Oil /Water/ Sewerage Pipe line/ OFC comes within the proposed alignment / access then the applicant will coordinate and obtain consent from utility owing agency / department.
- xxiii. BGs bearing Number (*Bearing No. 05908IG22000009*) amounting to Rs. 2,75,625/valid upto 08.06.2025 submitted against said NOC proposal will be encashed if the construction not completed within stipulated time period.
- xxiv. Applicant will adopt / follow all the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration w.r.t the COVID-19 and will followed the same strictly.
- xxv. Necessary arrangement for measures to contain the spread of COIVID-19 to be made for the workers/labour/technician/ staff as per the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration.
- 5. This is for your information and necessary actions.

Yours faithfully

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(Pardeep Atri) GM (Tech.)-cum-Project Director NHAI, PIU-Chandigarb

Encl: Layout Plan

Copy to:-

1. M/s Ashoka Kharar Ludhiana Road Ltd.:- For information and necessary actions. 2. M/s SMEC India Pvt. Ltd.:-For information, please.