

# Pure Infratech

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

**GST No:- 03AASFP3617N1ZT**

Date:29.05.2024

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: [ecompliance-nro@gov.in](mailto:ecompliance-nro@gov.in) and [ronz.chd-mef@nic.in](mailto:ronz.chd-mef@nic.in)).

**Subject: Submission of six monthly compliance report for period ending 31.03.2024 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 31.03.2024 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

(Authorized Signatory)

Name: Mr. Dev Anand Sharma

Contact No.: 9855105088

Designation: Authorized Signatory

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

2024

**SIX MONTHLY COMPLIANCE  
REPORT  
(Period ending 31.03.2024)**

**For**  
**Commercial Project namely “Vardhman City  
Centre”**  
Village Mundian Khurd, Tehsil & District Ludhiana,  
Punjab

**Project by:**  
**M/s Pure Infratech**

**Prepared by:**

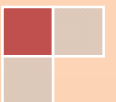


**Eco Paryavaran Laboratories and Consultants  
Private Limited**

E-207, Industrial Area, Phase-VIIIB (Sector-74), SAS Nagar (Mohali) Punjab.

[ems@ecoparyavaran.org](mailto:ems@ecoparyavaran.org), [www.ecoparyavaran.org](http://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.	<b>Project Type</b>	Commercial Project																							
2.	<b>Name of the Project</b>	Commercial Project namely “Vardhman City Centre” at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech.																							
3.	<b>Clearance letter (s)/O.M No. &amp; dates</b>	Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC24B038PB149695 & File No. SEIAA/PB/MIS/2023/EC/76 dated 14.02.2024. Copy of the same is attached as <b>Annexure 1</b> .																							
4.	<b>Location</b>	Village Mundian Khurd, Tehsil & District Ludhiana, Punjab																							
	<b>a) District (s)</b>	Ludhiana																							
	<b>b) State (s)</b>	Punjab																							
	<b>c) Latitudes/ Longitudes</b>	The co-ordinates of project are: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th><b>Corners</b></th> <th><b>Latitude</b></th> <th><b>Longitude</b></th> </tr> </thead> <tbody> <tr> <td>Corner A</td> <td>30°53'7.41"N</td> <td>75°56'33.74"E</td> </tr> <tr> <td>Corner B</td> <td>30°53'11.37"N</td> <td>75°56'33.74"E</td> </tr> <tr> <td>Corner C</td> <td>30°53'11.37"N</td> <td>75°56'35.06"E</td> </tr> <tr> <td>Corner D</td> <td>30°53'9.07"N</td> <td>75°56'35.10"E</td> </tr> <tr> <td>Corner E</td> <td>30°53'9.03"N</td> <td>75°56'36.14"E</td> </tr> <tr> <td>Corner F</td> <td>30°53'6.29"N</td> <td>75°56'36.20"E</td> </tr> <tr> <td>Center</td> <td>30°53'8.45"N</td> <td>75°56'34.53"E</td> </tr> </tbody> </table>	<b>Corners</b>	<b>Latitude</b>	<b>Longitude</b>	Corner A	30°53'7.41"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
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5.	<b>Address for correspondence</b>	M/s Pure Infratech D-1, Phase -1, Focal Point, Ludhiana (Punjab) -141010																							
6.	<b>Salient features</b>																								
	<b>a) of the project</b>	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 25,119.980 sq.m. The estimated project cost is Rs. 37.50 Crores.																							
	<b>b) of the environmental management plans</b>	As per Environmental Clearance, total water requirement of the project will be 157 KLD. Out of which, fresh water requirement will be 116 KLD which will be fulfilled by borewell and remaining flushing water requirement will be 41 KLD will be met through recycling of treated wastewater. Total 70 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. 692 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. 2,126 KW of power load will be required which will be met from PSPCL. 2 DG sets of capacity 1 x 1250 KVA and 1 x 1010 KVA will be equipped with acoustic enclosure and adequate stack height will be provided.
7.	<b>Break-up of the project area</b>	
	<b>a) Submergence area: Forest and Non-forest</b>	Not applicable
	<b>b) Others</b>	Not applicable
8.	<b>Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/ artisans.</b>	Not applicable
	<b>a) SC/ST/Adivasis</b>	Not applicable
	<b>b) Others</b> ( <i>Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey</i> )	Not applicable
9.	<b>Financial details:</b>	
	<b>a) Project cost as originally planned and subsequent revised estimates and the year of price reference.</b>	As per EC letter, estimated cost of the project is Rs. 37.50 Crores.

<b>b) Allocations made for Environmental Management Plans with item wise and year wise break up.</b>	As per EMP, proposed expenditure on environment protection measures as below:				
	S. No.	Title	Construction Phase		Operation Phase
			Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
	1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	15	0.5	0.5
	2.	Water Pollution Control (STP of 80 KLD based on MBR technology followed by UF)	110	2.5	8
	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	
<b>Total</b>		<b>Rs. 197 Lakhs</b>	<b>Rs. 11 Lakhs</b>	<b>Rs. 25 Lakhs</b>	
<b>c) Benefit cost ratio/internal rate of return and the year of assessment</b>	Will be calculated and submitted.				
<b>d) Whether (c) includes the cost of environmental</b>	Yes				

	<b>management as shown in b) above.</b>	
	<b>e) Actual expenditure incurred on the project so far.</b>	Total Expenditure of Rs. 6 Crores have been incurred on the project on land till 31.03.2024.
	<b>f) Actual expenditure incurred on environmental management plans so far.</b>	As construction of the project has not been started yet. Thus, no expenditure has been incurred on the EMP yet.
10.	<b>Forest land requirement:</b>	-
	<b>a) the status of approval for diversion of forest land for non-forestry use</b>	Diversion of forest land of 0 0.1591 Ha. for approach access to the project is involved. Application has been filed to obtain forest NOC vide proposal no. FP/PB/ROAD/464563/2024 and is in process.
	<b>b) the status of clear felling, if any</b>	Not Applicable.
	<b>c) the status of compensatory afforestation, if any.</b>	Not Applicable.
	<b>d) Comments on the viability &amp; sustainability of compensatory Afforestation programme in the light of actual field experience so far.</b>	Not Applicable.
11.	<b>The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information</b>	Not applicable

12.	<b>Status of construction:</b>	Approx. 90% demolition work has been completed at site and no construction work has been initiated till 31.03.2024. Photographs depicting the same is attached as <b>Annexure-2</b> .
	<b>a) Date of commencement</b> (actual and/or planned)	Actual date of commencement: May, 2024.
	<b>b) Date of completion</b> (actual and/or planned)	Planned date of completion: March, 2026
13.	<b>Reasons for the delay, if the project is yet to start</b>	Not applicable

**Compliance Report on conditions imposed in Environmental Clearance for Period ending  
31.03.2024**

**I. Specific Condition:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
i.	The basement area of the project will be used for storage purposes only and no other commercial activity will be carried out.	Noted. It is to ensure you that the basement area will be utilized only for storage purpose.
ii.	The Project Proponent shall submit sale deed in the name of M/s Pure Infratech for land measuring 3,537.20 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.	Sale deed of 3,537.20 sq.yds. of land in the name of M/s Pure Infratech is enclosed as <b>Annexure-3.</b>
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.	Noted.

**II. Statutory compliance:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
iv.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. Building plan has been approved by the competent authority. Copy of building plan along with approval letter is enclosed as <b>Annexure-4.</b> The construction shall be done as per approved building plan.
v.	The project proponent shall obtain the approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted. The building plans have been designed by Structural engineer as per the NBC guidelines and seismic zone IV. Copy of Structural safety certificate is enclosed as <b>Annexure-5.</b> Copy of provisional fire NOC is enclosed as <b>Annexure-6.</b>
vi.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Diversion of forest land of 0 0.1591 Ha. for approach access to the project is involved. Application has been filed to obtain forest NOC vide proposal no. FP/PB/ROAD/464563/2024 and is in process.



vii.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of any bird or wildlife sanctuary. Thus, NBWL clearance is not required.
viii.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.	No construction has been initiated yet. CTE will be obtained prior to start of construction.
ix.	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.	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 <b>Annexure-7</b> .
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 should be obtained.	Agreed. As the construction of the project has not been initiated yet. Thus, temporary power load connection from PSPCL will be obtained prior the start of construction.
xi.	The project proponent shall obtain all other 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.	The statutory clearances are being obtained as & when required. <ul style="list-style-type: none"> <li>• NOC has been obtained from Airport Authority of India; copy of the same is attached along as <b>Annexure-8</b>.</li> <li>• Provisional fire NOC is enclosed as <b>Annexure-6</b>.</li> </ul>
xii.	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.
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.	Noted. ECBC guidelines will be followed.
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	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

	Authority under whose jurisdiction, the site falls.	plan along with approval letter is enclosed as <b>Annexure-3.</b>
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.	The project is in line with siting criteria of PPCB.
xvi.	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance with the project proposal for which this environment clearance is being granted.	Agreed. The construction shall be done as per approved building plan.

### III. Air quality monitoring and preservation:

S. No.	Conditions	Reply
i)	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.	Agreed. The Dust Mitigation Measures will be complied with.
ii)	The project proponent shall draw up and implement a management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed. All necessary steps will be taken to reduce the air pollution and to improve the air quality.
iii)	The project proponent shall install 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.	Ambient air quality is being monitored. Test Reports for ambient air quality are attached along as <b>Annexure-9.</b>

iv)	Diesel power generating sets proposed as 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 with in consultation with State Pollution Control Board.	DG set with adequate stack height will be installed and run on low Sulphur diesel.
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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets for covering vehicles carrying construction materials, etc. will be followed to reduce the air pollution during construction phase.
vi)	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Adequate dust mitigation measures will be followed.
vii)	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. No uncovered vehicles carrying construction material and waste will be permitted.
viii)	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed. Vehicles carrying construction material will be covered with tarpaulin sheets.
ix)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Agreed. During construction activities, topsoil excavated will be stored & utilized for landscaping 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.	Noted.
xi)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Water sprinkling will be carried out at the construction site.
xii)	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and	Agreed. Demolition waste produced from the project site are being managed as per the provisions of the Construction 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.	Demolition Waste Rules 2016 by the contractor. Further, construction waste produced from the project site will be used within the project premises for road making, leveling purpose, etc.
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.	DG set shall run on low Sulphur diesel and confirm to the norms & regulations.
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.	DG set with adequate stack height will be installed and shall run on low Sulphur diesel.
xv)	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.	Agreed. National Building Code will be followed for ventilation provision.
xvi)	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed. Same will be complied.
xvii)	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed and same will be complied.
xviii)	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site.	Agreed. The same shall be taken care off.

#### IV. Water quality monitoring and preservation:

S. No.	Conditions	Reply
i)	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed. It will be made sure that no natural drainage will be altered during construction or operational phase.
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.	Agreed. No obstruction to natural drainage will be done.

iii)	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.
iv)	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 116 KLD.
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.	Agreed. Same will be complied.
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 effluent shall be utilized for green area/plantation.	Proper wastewater disposal arrangement will be provided.
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.	Agreed. Adequate facilities will be provided for safe drinking water to the construction labours.
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.	Agreed. The water meters will be installed for monitoring quantity of fresh water used as well as recycled water during operation phase.
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 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 <b>Annexure-7</b> .
x)	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.	Agreed. The same shall be taken care off.



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.	Agreed. Dual plumbing system will be provided for utilizing fresh water as well as treated wastewater within the project.															
xii)	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in 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.	Agreed. The same shall be taken care off.															
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.	Agreed. Low flow fixtures & faucets will be provided for water conservation.															
xiv)	<p>The project proponent will provide plumbing system for 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:</p> <table border="1" data-bbox="248 1263 868 1912"> <thead> <tr> <th data-bbox="248 1263 325 1339">Sr. No.</th> <th data-bbox="331 1263 686 1339">Nature of the Stream</th> <th data-bbox="692 1263 868 1339">Color code</th> </tr> </thead> <tbody> <tr> <td data-bbox="248 1339 325 1375">a)</td> <td data-bbox="331 1339 686 1375">Fresh water</td> <td data-bbox="692 1339 868 1375">Blue</td> </tr> <tr> <td data-bbox="248 1375 325 1482">b)</td> <td data-bbox="331 1375 686 1482">Untreated wastewater from Toilets/ urinal and from Kitchen</td> <td data-bbox="692 1375 868 1482">Black</td> </tr> <tr> <td data-bbox="248 1482 325 1666">c)</td> <td data-bbox="331 1482 686 1666">Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing</td> <td data-bbox="692 1482 868 1666">Grey</td> </tr> <tr> <td data-bbox="248 1666 325 1912">d)</td> <td data-bbox="331 1666 686 1912">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).</td> <td data-bbox="692 1666 868 1912">White</td> </tr> </tbody> </table>	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).	White	Agreed. The different colour coding pipelines will be done.
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).	White															

		Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.		
	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)	Storm water	Orange	
xv)		Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.		Agreed. Curing agents as well as other best practices will be used during construction work to reduce water demand.
xvi)		The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of 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. 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.		Agreed. 2 rain water recharging pits will be constructed within the project premises for ground water recharging.
xvii)		All recharge should be limited to shallow aquifers.		Agreed. It will be complied.
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.		Agreed. Only treated water will be used for construction purpose and records will be maintained.
xix)		Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal		Dewatering is not involved in the project. Water requirement will be met through borewell supply. Permission for ground

	approval shall be taken from the CGWA for any groundwater abstraction or dewatering.	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 <b>Annexure-7.</b>
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.	The records for fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.
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 storm water drain.	Sewage Treatment Plant (STP) of 80 KLD capacity will be installed within the project premises. Treated water will be utilized within the project for flushing & landscaping purposes.
xxii)	No sewage or untreated effluent would be discharged through storm water 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.	Agreed. STP will be installed for the treatment of sewage and only treated wastewater will be reused to maximum extent.
xxiii)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Agreed. Water quality is being regularly monitored. Test report in this regard is attached as <b>Annexure-9.</b>
xxiv)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of	Agreed. The same will be complied.

	Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	
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**V. Noise monitoring and prevention:**

S. No.	Conditions	Reply
i)	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 to conform to the stipulated standards by CPCB / SPCB.	Ambient noise levels are being monitored regularly. Test Reports for ambient air and noise level are attached along as <b>Annexure-9</b> .
ii)	A Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise level are being monitored. Test Reports are attached along as <b>Annexure-9</b> .
iii)	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.	Acoustic enclosure with DG set and ear plugs to construction labors will be provided to mitigate the noise impact.

**VI. Energy Conservation measures:**

S. No.	Conditions	Reply
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.	Agreed. The same will be complied.
ii)	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided in the project.

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 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.	Agreed. ECBC guidelines will be followed in the project to save energy.
iv)	Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. Adequate energy conservation measures will be followed in the project to conserve energy.
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-law's requirement, whichever is higher.	Solar panel of 43.225 KW will be installed on the roof top of the building.
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.	Solar panel of 43.225 KW will be installed on the roof top of the building.

#### VI. Waste Management:

S. No.	Conditions	Reply
i)	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.	It is proposed to handle the biodegradable waste internally. Recyclable waste will be sold to local recyclers and domestic hazardous waste in the form of used oil and E-waste will be given to authorized recycler. Inert waste will be dumped to authorized dumping site.
ii)	The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.	Agreed. Composter of 300 kg capacity to treat wet component of the solid waste will be installed once the project is in operational phase.



iii)	Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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 competent authority.	The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside the premises.
iv)	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. The same will be complied.
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.	Agreed. Composter of 300 kg capacity will be installed.
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.	Agreed. The same will be complied.
vii)	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.
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, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Ecofriendly materials will be used for construction purpose to the maximum extent possible.
ix)	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 <sup>th</sup> August, 2003 and 25 <sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Fly ash will be used for construction purpose to the maximum extent possible.
x)	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.

xi)	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.	Noted. Used CFLs will be disposed off to approved recyclers.
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.	Agreed. Solid waste will be managed as per SWM Rules, 2016.

### VII. Green Cover:

S. No.	Conditions	Reply
i)	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.	No tree cutting is involved in the project. Thus, tree cutting permission is not required.
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 the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 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.	Agreed. Adequate tree plantation will be done.

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	Agreed. The same will be compiled.
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 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.	Agreed. The same will be compiled.
v)	Where the trees need to be cut with prior permission from the concerned local authority, 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.	No tree cutting is involved, thus, no requirement of compensatory plantation is there.
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 plantation of the proposed vegetation on site.	The top soil excavated during construction activities will be stored and will be utilized for landscaping within the project premises to the maximum possible extent.
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.	Noted. No chemical fertilized/ pesticides will be used in 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.	Agreed. Adequate green area will be provided within the project premises.
ix)	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Agreed. The same will be compiled.

### VIII. Transport:

S. No.	Conditions	Reply
i)	<p>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.</p> <ul style="list-style-type: none"> <li>a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>b) Traffic calming measures.</li> <li>c) Proper design of entry and exit points.</li> <li>d) Parking norms as per local regulation.</li> </ul>	<p>Adequate parking space will be provided within the project premises. Wide roads for the entry and exit have been proposed.</p>
ii)	<p>Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.</p>	<p>Agreed. Vehicles used at the construction site for demolition are having valid PUC and monitored regularly. Copy of PUC certificate is enclosed as <b>Annexure-10</b>.</p>
iii)	<p>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 kms radius of the project is maintained and improved upon after the 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.</p>	<p>Adequate parking space has been proposed within the project premises. Wide roads for the entry and exit have been proposed. Parking areas will be fully internalized. Thus, there will be no traffic congestion.</p>
iv)	<p>Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should</p>	<p>Adequate parking area will be made available for the vehicles within the project premises.</p>

	be fully internalized and no public space should be utilized.	
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**IX. Human health issues:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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 mask.	Agreed. Personal Protection Equipment (PPEs) will be provided to workers for safety.
ii)	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.	NBC will be followed for construction of the project.
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.	Agreed. All the necessary facilities will be provided to labors site like fuel for cooking, Toilets, Fresh drinking water, temporary houses, etc. at the construction site.
iv)	Occupational health surveillance of the workers shall be done on a regular basis.	Health check-up of the workers will be done regularly.
v)	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid facility will be provided at the project site during construction phase and the same will be provided during operational phase also.

**X. Environmental Management Plan:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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	Agreed. The company has valid Environmental policy. Copy is enclosed as <b>Annexure-11.</b>

	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.	Agreed. Name of persons in Environment Management Cell are given below: <ul style="list-style-type: none"> <li>• Mr. Jagdish Bansal (General Manager)</li> <li>• Mr. Nitin Sharma General Manager)</li> <li>• Mr. Ajay Bhatia (Project Manager)</li> </ul>													
iii)	<p>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:</p> <p style="text-align: center;"><b><u>Table 1: Environment Management Plan</u></b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (in Lakhs)</th> <th>Recurring Cost (in Lakhs per Annum)</th> <th>Recurring Cost (in Lakhs per Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)</td> <td>15</td> <td>0.5</td> <td>0.5</td> </tr> </tbody> </table>	S. No.	Title	Construction Phase		Operation Phase	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	15	0.5	0.5	<p>As construction of the project has not been started yet. Thus, no expenditure has been incurred on the EMP yet.</p> <p>No amount has been spent on additional environment activities yet.</p>
S. No.	Title			Construction Phase		Operation Phase									
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)											
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	15	0.5	0.5											

2.	Water Pollution Control (STP of 80 KLD based on MBR technology followed by UF)	110	2.5	8
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
<b>Total</b>		<b>Rs. 197 Lakhs</b>	<b>Rs. 11 Lakhs</b>	<b>Rs. 25 Lakhs</b>

**Table 2: Additional Environment Activities**

<b>Sl. No.</b>	<b>Description of item</b>	<b>Amount (in lakhs)</b>
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	10
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
	<b>Total</b>	<b>Rs. 37.5 lakhs</b>

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 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 activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.



## XI. Validity:

S. No.	Conditions	Reply
i)	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.	Noted.

## XII. Miscellaneous:

S. No.	Conditions	Reply
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.	Agreed. The completion certificate will be obtained after the construction is over and the same will be submitted.
ii)	The project proponent shall comply with the conditions of CLU, if obtained.	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.
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 environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Agreed & Complied. Advertisement has been published in the newspaper. Copy of newspaper cutting stating the same is enclosed as <b>Annexure-12</b> .
iv)	The copies of the environmental clearance shall be submitted by the project proponents 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.	Copies of the environmental clearance has been submitted to concerned authorities. Acknowledgement regarding the same is enclosed as <b>Annexure-13</b> .
v)	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.	Being a first six monthly compliance report, EC compliance report will also be submitted on website after finalization.

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.	Agreed. EC compliance report is also being submitted on Parivesh portal.
vii)	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.	Agreed. The same will be submitted separately once construction activity has been initiated at site.
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.	Agreed. Same is being submitted in data sheet attached along with compliance report.
ix)	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted. Stipulations made by the State Pollution Control Board and the State Government is being strictly followed.
x)	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.	Agreed. The commitments made in the EMP report are being adhered.
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 add additional environmental protection measures required, if any.	Agreed. In case of expansion or modification, application for EC will be submitted accordingly.
xii)	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.

	the requisite data/ information/monitoring reports.	
xiii)	This Environmental Clearance is granted subject to final outcome of 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 this project.	Noted.

### XIII. Additional Conditions:

S. No.	Conditions	Reply
i)	The approval is based on the approved 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.	Agreed. Revised Environmental Clearance will also be obtained.
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	Agreed.
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 by-laws. Adequate measures should be taken to prevent any odour in and around the project premises	Agreed. Solid waste will be managed as per Solid Waste Management Rules, 2016.
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	Noted.

	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.	Agreed.
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.	Noted.
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	Agreed.
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.	Agreed.
ix)	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.	Agreed. Tree plantation of minimum 8 ft. will be planted.

ENVIRONMENTAL  
CLEARANCE

**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), PUNJAB)**

To,

The Authorized Signatory  
 PURE INFRATECH  
 D-1, Phase -1, Focal Point Ludhiana 141010 (Punjab) -141010

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/PB/INFRA2/455344/2023 dated 14 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. <b>EC Identification No.</b>                   | <b>EC24B038PB149695</b>   |
| 2. <b>File No.</b>                                | SEIAA/PB/MIS/2023/EC/76   |
| 3. <b>Project Type</b>                            | New   |
| 4. <b>Category</b>                                | B   |
| 5. <b>Project/Activity including Schedule No.</b> | 8(a) Building and Construction projects   |
| 6. <b>Name of Project</b>                         | Proposed Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech |
| 7. <b>Name of Company/Organization</b>            | PURE INFRATECH  |
| 8. <b>Location of Project</b>                     | PUNJAB  |
| 9. <b>TOR Date</b>                                | N/A   |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 14/02/2024

(e-signed)  
 Harjeet Singh Sandhu, PCS  
 Member Secretary  
 SEIAA - (PUNJAB)

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

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PARIVESH

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 and Virtuous Environmental Single-Window Hub)*



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.	Name and Location of the project	Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab		
	Project/ activity	8 (a)		
	Category as per EIA Notification, 2006	Category B2		
2.	Nature of project	Fresh		
3.	Latitude & Longitude	<b>Sr No.</b>	<b>Latitude</b>	<b>Longitude</b>
		A	30°53'7.41" E	75°56'33.74" N
		B	30°53'11.37" E	75°56'33.74" N
		C	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 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 Green area	The details of the total area is as under:			
		<b>Sr. No.</b>	<b>DESCRIPTION</b>	<b>TOTAL AREA IN SQM</b>	
		A	Total Land Area	6,950.52	
		B	Built-up area	25,119.980	
		C	Green Area	1320	
		Above details are as per the conceptual layout plan.			
7.	Estimated Population	<b>S. No.</b>	<b>Description</b>	<b>Area (in sq. m.)</b>	<b>No. of Persons</b>
		1	Ground Floor ➤ Retail • Visitors (@ 90%) • Staff (@ 10%)	3,039.38	<b>1,013</b> • 912 • 101
		2.	1 <sup>st</sup> Floor ➤ Retail • Visitors (@ 90%) • Staff (@ 10%)	2,876.46	<b>479</b> • 431 • 48
		3.	2 <sup>nd</sup> Floor ➤ Retail • Visitors (@ 90%) • Staff (@ 10%)	2,936.39	<b>489</b> • 440 • 49
		4.	3 <sup>rd</sup> Floor ➤ Retail • Visitors (@ 90%) • Staff (@ 10%)	1630	<b>272</b> • 245 • 27
			➤ Restaurant	608	<b>338</b>

			<ul style="list-style-type: none"> <li>• Visitors (@ 90%)</li> <li>• Staff (@ 10%)</li> </ul>		<ul style="list-style-type: none"> <li>• 304</li> <li>• 34</li> </ul>	
		5.	4 <sup>th</sup> -8 <sup>th</sup> Floors <ul style="list-style-type: none"> <li>• Offices</li> </ul>	5,118.49	512	
		6.	Maintenance Staff	-	50	
		<b>Total</b>			<b>3153 persons</b>	
8.	Area Configuration Details	<b>S. No.</b>	<b>Description</b>	<b>Area (in sq.m.)</b>		
		1.	Total site Area	6,950.52		
		2.	Permissible Ground Coverage (@ 50%)	3,475.260		
		3.	Proposed Ground coverage (@ 44.70%)	3,106.870		
		4.	Permissible F.A.R (@ 3)	20,851.560		
		5.	Proposed F.A.R (@ 2.37)	16,439.170		
		6.	Total Basement Area <ul style="list-style-type: none"> <li>• Basement 01</li> <li>• Basement 02</li> </ul>	7,516.500 <ul style="list-style-type: none"> <li>• 4,206.190</li> <li>• 3,310.310</li> </ul>		
		7.	Non FAR including basement	8,680.81		
		8.	<b>Built up Area (FAR+ Non FAR including Basement)</b>	<b>25,119.980</b>		
		9.	Proposed Green Area	1320		
9.	Water Requirements & source during Operation Phase	<b>Sr. No.</b>	<b>Description</b>	<b>Total</b>		
		1.	Total Water Demand	157 KLD		
		2.	Fresh Water Demand	116 KLD		
		3.	Wastewater generation	70 KLD		
		4.	STP capacity	Proposed overall STP of 80 KLD capacity based on MBR Technology followed by UF.		
10.	Disposal Arrangement of Wastewater	A total of 70 KLD wastewater will be generated which will be treated in the STP of 80 KLD capacity based on MBR Technology followed by UF. The details of the disposal arrangement of treated wastewater @69 KLD available at the outlet of STP are given as under:				
		<b>Sr. No.</b>	<b>Season</b>	<b>Flushing (KLD)</b>	<b>Horticulture demand in an area of 1320 sqm (KLD)</b>	<b>Into Sewer (KLD)</b>
		1.	Summer	41	7	21
		2.	Winter	41	2	26
		3.	Rainy	41	1	27
11.	Rainwater recharging detail	2 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises.				



12.	Solid waste generation and its disposal	<ul style="list-style-type: none"> <li>a) 692 Kg/day</li> <li>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.</li> <li>c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</li> </ul>
13.	Hazardous Waste & E-waste	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
14.	Energy Requirements & Saving	<ul style="list-style-type: none"> <li>a) 2126 KW connected power load will be required which will be met from PSPCL.</li> <li>b) 1 x 1250 KVA and 1 x 1010 KVA DG sets will be installed equipped with canopy and adequate stack height.</li> <li>c) Solar panels have been proposed on roof tops and use of LEDs is proposed in all common areas.</li> </ul>

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 274<sup>th</sup> 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 280<sup>th</sup> 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**

- i) 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, murrum, 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.

- x) 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**

- i) 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.
- ix) 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**

- i) 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:

**Environment Management Plan (Table I)**

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



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
<b>Total</b>		<b>Rs. 197 Lakhs</b>	<b>Rs. 11 Lakhs</b>	<b>Rs. 25 Lakhs</b>

**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	10
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
<b>Total</b>		<b>Rs. 37.5 lakhs</b>

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 by-laws. 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**

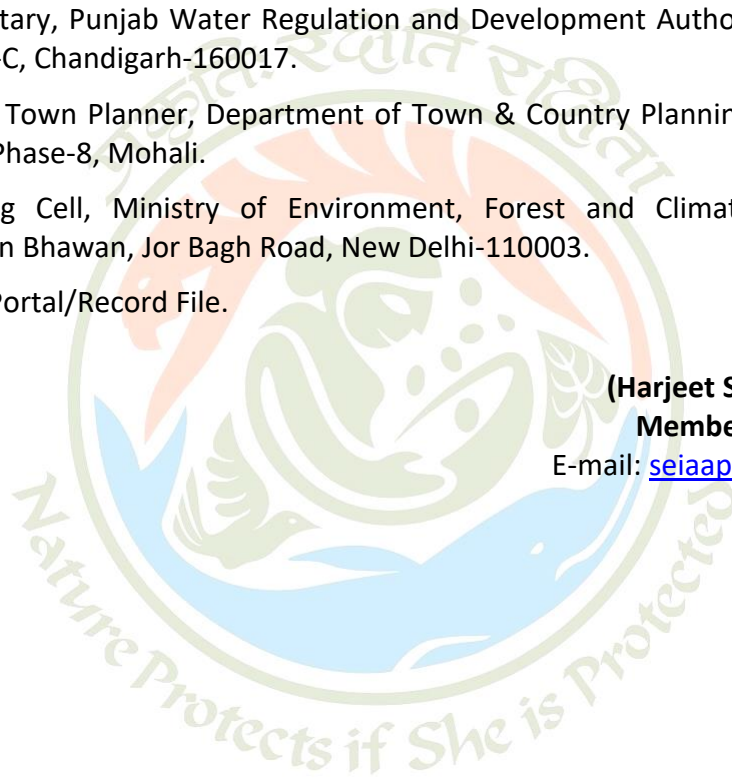
**Copy to: -**

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. : 9855105088
  - c) Email Id : [gurpreet.singh@vpl.in](mailto:gurpreet.singh@vpl.in)
  - d) Email ID of Env. Consultant : [md@ecoparyavaran.org](mailto: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, 6<sup>th</sup> 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: [seiaapb2017@gmail.com](mailto:seiaapb2017@gmail.com)



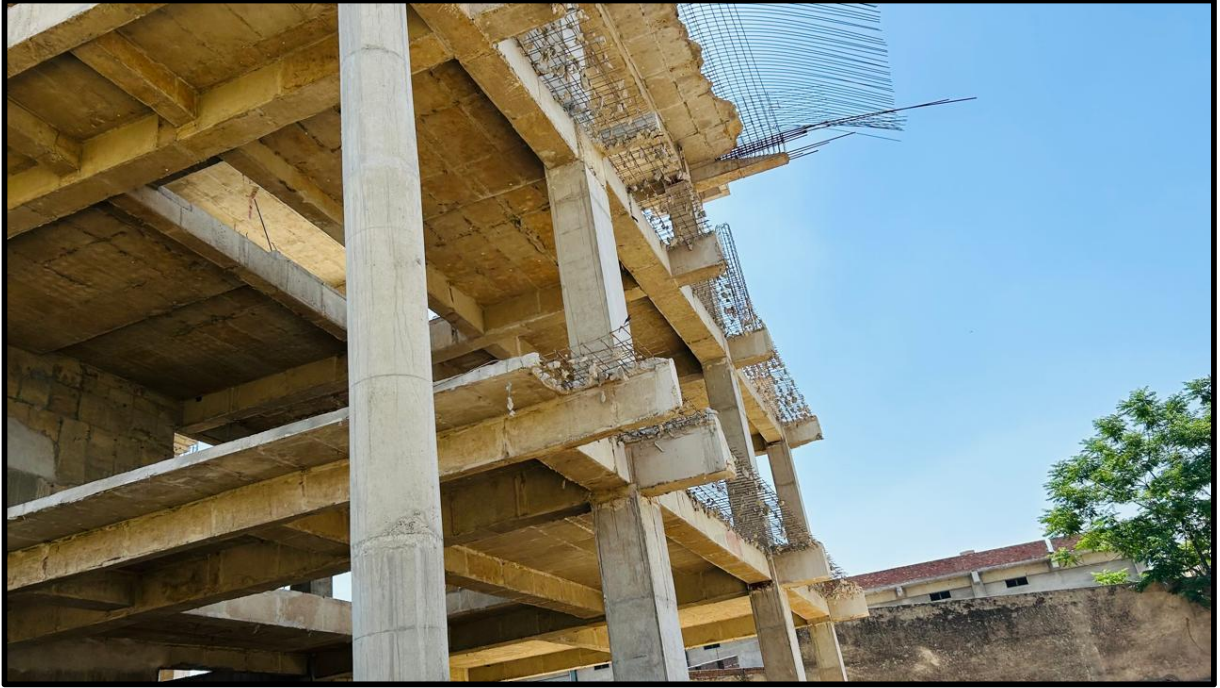
Signature Not Verified

Digitally signed by: Sh. Harjeet Singh Sandhu, PCS  
Designation: Member Secretary  
Date and Time: 2/14/2024 12:43:07 PM

**SITE PHOTOGRAPHS**











सत्यमेव जयते

## e-Stamp

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Certificate No. : IN-PB97848435917382W  
 Certificate Issued Date : 19-Mar-2024 03:32 PM  
 Certificate Issued By : pbamradas  
 Account Reference : NONACC (BK)/ pbcank02/ RAJPURA ROAD/ PB-LD  
 Unique Doc. Reference : SUBIN-PBPBCANBK0296465167461855W  
 Purchased by : SUNNY SEHGAL  
 Description of Document : Article 23 Conveyance  
 Property Description : PROPERTY SITUATED AT VARDHMAN CITY CENTRE VILLAGE  
 MUNDIAN KHURD CHANDIGARH ROAD LUDHIANA  
 Area of Property : 3537.2 Square Yard  
 Consideration Price (Rs.) : 3,67,87,000  
 (Three Crore Sixty Seven Lakh Eighty Seven Thousand only)  
 First Party : VARDHMAN POLYTEX LTD  
 Second Party : PURE INFRATECH  
 Stamp Duty Paid By : PURE INFRATECH  
 Stamp Duty Amount(Rs.) : 18,39,450  
 (Eighteen Lakh Thirty Nine Thousand Four Hundred And Fifty only)  
 Social Infrastructure Cess(Rs.) : 3,67,950  
 (Three Lakh Sixty Seven Thousand Nine Hundred And Fifty only)  
 Total Stamp Duty Amount(Rs.) : 22,07,400  
 (Twenty Two Lakh Seven Thousand Four Hundred only)



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## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

## ਵਿਕਰੀ ਨਾਮਾ/ਬੈਨਾਮਾ

	<ol style="list-style-type: none"> <li>1. ਸਬ ਰਜਿਸਟਰਾਰ ਦਫਤਰ :- ਸਾਹਨੇਵਾਲ</li> <li>2. ਪਿੰਡ ਦਾ ਨਾਂ :- ਮੁੰਡੀਆਂ ਖੁਰਦ</li> <li>3. ਪੇਂਡੂ/ਸ਼ਹਿਰੀ :- ਸ਼ਹਿਰੀ</li> <li>4. ਮਾਲੀਅਤ :- 3,67,87,000/-ਰੁਪੈ</li> </ol>
ਵੇਚਣ ਵਾਲੇ ਦਾ ਵੇਰਵਾ	<ol style="list-style-type: none"> <li>1. ਵੇਚਣ ਵਾਲੇ ਦਾ ਨਾਮ ਤੇ ਪਤਾ :- ਵਰਧਮਾਨ ਪੋਲੀਟੈਕਸ ਲਿਮਟਿਡ, ਰਜਿਸਟਰਡ ਪਤਾ- ਵਰਧਮਾਨ ਪਾਰਕ ਚੰਡੀਗੜ ਰੋਡ ਲੁਧਿਆਣਾ, (ਜਿਸਨੂੰ ਕੰਪਨੀ ਕਿਹਾ ਜਾਂਦਾ ਹੈ) ਰਾਹੀਂ ਸ਼ਿਵ ਮੋਗਲਾ, ਕੰਪਨੀ ਐਸੋਸੀਏਟ ਮੈਨੇਜਰ (ਲੀਗਲ) ਅਧਿਕਾਰਿਤ- ਬੋਰਡ ਮਤਾ ਮਿਤੀ 14-02-2018</li> <li>2. ਮੋਬਾਇਲ ਨੰਬਰ :- 99145-99918</li> <li>3. ਆਧਾਰ ਕਾਰਡ ਨੰਬਰ :- 3635 4135 7387</li> <li>4. ਕੰਪਨੀ ਦਾ ਪੈਨ ਕਾਰਡ ਨੰਬਰ :- AAACV5821H</li> </ol>
ਗਵਾਹ ਦਾ ਵੇਰਵਾ	<ol style="list-style-type: none"> <li>1. ਨਾਮ ਤੇ ਪਤਾ :- ਸਵਰਨ ਸਿੰਘ (ਨੰਬਰਦਾਰ) ਪੁੱਤਰ ਸ੍ਰ: ਸਾਇਆ ਸਿੰਘ ਵਾਸੀ :- ਮੰਗਲੀ ਨਿੱਚੀ ਲੁਧਿਆਣਾ-141123</li> <li>2. ਆਧਾਰ ਕਾਰਡ ਨੰਬਰ :- 9708 5654 9753</li> </ol>
ਖਰੀਦਣ ਵਾਲੇ ਦਾ ਵੇਰਵਾ	<ol style="list-style-type: none"> <li>1. ਖਰੀਦਣ ਵਾਲੇ ਦਾ ਨਾਮ ਤੇ ਪਤਾ:- ਪਿਉਰ ਇਨਫਰਾਟੈਕ ਪਤਾ-ਡੀ 1, ਫੇਸ-1, ਫੋਕਲ ਪੁਆਇੰਟ ਲੁਧਿਆਣਾ-141010 (ਜਿਸਨੂੰ ਫਰਮ ਕਿਹਾ ਜਾਂਦਾ ਹੈ) ਰਾਹੀਂ ਕੁੰਤਲ ਗਾਂਗੁਲੀ, ਅਧਿਕਾਰਿਤ- ਅਧਾਰਿਟੀ ਲੈਟਰ ਮਿਤੀ 28-02-2024</li> <li>2. ਮੋਬਾਇਲ ਨੰਬਰ :- 62806-15735</li> <li>3. ਆਧਾਰ ਕਾਰਡ ਨੰਬਰ :- 4187 7496 9452</li> <li>4. ਫਰਮ ਪੈਨ ਕਾਰਡ ਨੰਬਰ :- AASFP3617N</li> </ol>
ਗਵਾਹ ਦਾ ਵੇਰਵਾ	<ol style="list-style-type: none"> <li>1. ਨਾਮ ਤੇ ਪਤਾ :- ਮੁਖਤਿਆਰ ਸਿੰਘ (ਨੰਬਰਦਾਰ) ਪੁੱਤਰ ਸ੍ਰ: ਅਜੈਬ ਸਿੰਘ ਵਾਸੀ :- ਮਾਨਗੜ ਲੁਧਿਆਣਾ-141112</li> <li>2. ਆਧਾਰ ਕਾਰਡ ਨੰਬਰ :- 7633 0445 0528</li> </ol>
ਵੇਚਣ ਵਾਲੀ ਜ਼ਮੀਨ ਦਾ ਵੇਰਵਾ	<ol style="list-style-type: none"> <li>1. ਪਿੰਡ ਦਾ ਨਾਂ :- ਮੁੰਡੀਆਂ ਖੁਰਦ</li> <li>2. ਪਲਾਟ ਰਕਬਾ :- (3537.20 ਮੁਰੱਬਾ ਗਜ)</li> <li>3. ਅਬਾਦੀ :- ਵਰਧਮਾਨ ਸਿਟੀ ਸੈਂਟਰ - ਪਿੰਡ ਮੁੰਡੀਆਂ ਖੁਰਦ ਚੰਡੀਗੜ ਰੋਡ ਲੁਧਿਆਣਾ-141123</li> <li>4. ਨਗਰ ਨਿਗਮ ਐਨ.ਓ.ਸੀ. ਨੰਬਰ:- 5364/ATP/B/D, ਮਿਤੀ 15/3/2024, ਜਾਰੀ ਕਰਤਾ- ਨਗਰ ਨਿਗਮ ਯੋਜਨਾਕਾਰ, ਨਗਰ ਨਿਗਮ, ਲੁਧਿਆਣਾ।</li> <li>5. ਹਦਬਸਤ ਨੰਬਰ :-240.</li> <li>6. ਪੇਂਡੂ/ਸ਼ਹਿਰੀ :- ਸ਼ਹਿਰੀ</li> <li>7. ਜ਼ਮੀਨ ਦੀ ਸ਼੍ਰੇਣੀ (ਬਰਾਨੀ ਆਦਿ ਸਮੇਤ ਕਿਸਮ/ਚਾਹੀ) :- ਗੈਰ ਰਿਹਾਇਸ਼ੀ</li> <li>8. ਕੀ ਪਲਾਟ ਖਾਲੀ ਹੈ ਜਾਂ ਨਹੀਂ :- ਖਾਲੀ ਪਲਾਟ</li> <li>9. ਕਿੰਨਾ ਢਕਿਆ ਹੋਇਆ ਖੇਤਰ ਬਣਾਇਆ ਗਿਆ ਹੈ :- ਖਾਲੀ ਪਲਾਟ</li> <li>10. ਮੰਜ਼ਿਲਾ ਦੀ ਗਿਣਤੀ,-ਪਹਿਲਾ/ਦੂਜਾ/ਤੀਜਾ :- ਖਾਲੀ ਪਲਾਟ</li> <li>11. ਲਾਲ ਲਕੀਰ ਦੇ ਅੰਦਰ ਦਾ ਖੇਤਰ ਹੈ ਜਾਂ ਬਾਹਰ :- ਬਾਹਰ</li> <li>12. ਖੇਤੀ ਅਧੀਨ ਹੈ ਜਾਂ ਨਹੀਂ :- ਨਹੀਂ</li> <li>13. ਖੇਵਟ/ਖਤੌਣੀ/ਖਸਰਾ ਨੰ :- 24//12/2/3- 27//5/1- 23//14/2- 23//15/2/2- 23//15/3/3- 23//15/3/4- 23//16/1- 23//16/2- 23//25/1- 23//25/2- 24//11/3/4- 24//19/2- 24//20- 24//21- 26//1- 27//5/2- 26//2- 26//3- 26//8- 26//9- 24//19/3- 24//22- 24//23- 26//4 ਖਾਤਾ ਨੰਬਰ/ਖਤੌਣੀ ਨੰਬਰ :-173/185- 336/368- 361/393- 362/394 363/395 364/396 ਜਮਾਬੰਦੀ ਸਾਲ 2016-2017</li> <li>14. ਖੇਤਰ/ਹੱਦਾਂ :- (A) ਰਕਬਾ 2469.87 ਮੁਰੱਬਾ ਗਜ ਜਿਸਦੀਆਂ ਹਦਾਂ ਇਹ ਹਨ ਪੂਰਬ ਸੜਕ 74 ਫੁੱਟ ਚੋੜੀ ਬਕਦਰ 151 ਫੁੱਟ 2 ਇੰਚ ਜਮਾਂ ਕਰਬ ਪੱਛਮ ਵੱਲ 68 ਫੁੱਟ 5 ਇੰਚ ਜਮਾਂ 247 ਫੁੱਟ 8 ਇੰਚ ਪੱਛਮ ਖਰੀਦਾਰ ਫਰਮ ਬਕਦਰ 344 ਫੁੱਟ 4 ਇੰਚ ਉੱਤਰ ਵਿਲਾ ਪ੍ਰਾਪਰਟੀ ਬਕਦਰ 36 ਫੁੱਟ 2-1/2 ਇੰਚ ਦੱਖਣ ਖਰੀਦਾਰ ਫਰਮ ਬਕਦਰ 119 ਫੁੱਟ 10 ਇੰਚ.</li> </ol>



For Vardhman Polytex Ltd.

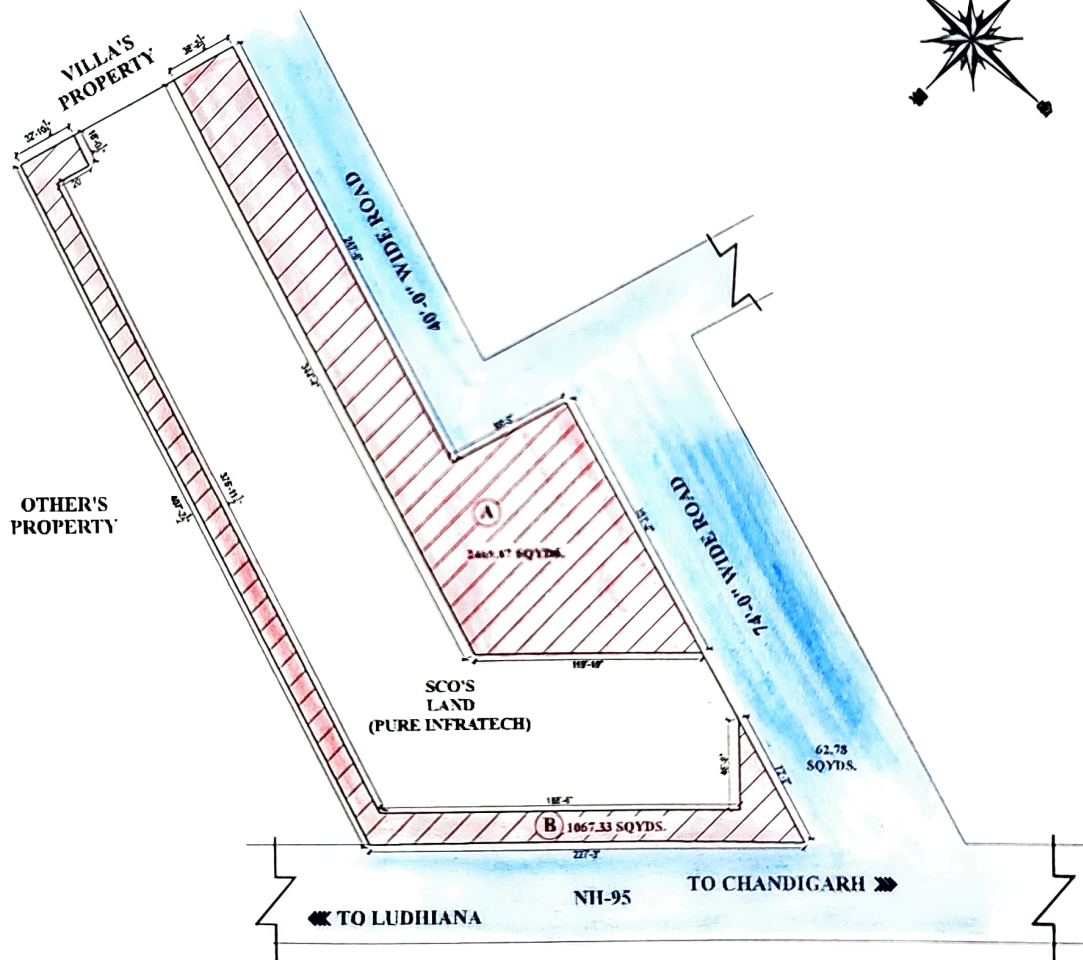
  
 Auth. Signatory



SITE PLAN OF PROPERTY SITUATED AT VARDHMAN CITY CENTRE  
 VILLAGE : MUNDIAN KHURD, CHANDIGARH ROAD LUDHIANA,

AREA 3537.20 SQYDS.

SALE   
 ROAD 



For Vardhman Polytex Ltd.

*S.M. Singh*  
 Auth. Signatory

COPY TRACED ON  
 14.03.2024

SIGN. OF OWNER

	<p>(B) ਰਕਬਾ 1067.33 ਮੁਰੱਬਾ ਗਜ਼ ਜਿਸਦੀਆਂ ਹਦਾਂ ਇਹ ਹਨ ਪੂਰਬ ਸੜਕ 74 ਫੁੱਟ ਚੌੜੀ ਬਕਦਰ 72 ਫੁੱਟ 2 ਇੰਚ ਜਮਾਂ ਕਰਬ ਨੀਚੇ ਦੱਖਣ ਵੱਲ 46 ਫੁੱਟ 9 ਇੰਚ ਜਮਾਂ ਕਰਬ ਪੱਛਮ ਵੱਲ 188 ਫੁੱਟ 6 ਇੰਚ ਜਮਾਂ 376 ਫੁੱਟ 11-1/2 ਇੰਚ ਜਮਾਂ ਕਰਬ 20 ਫੁੱਟ ਜਮਾਂ 18 ਫੁੱਟ 0-1/2 ਇੰਚ ਪੱਛਮ ਗੁਆਂਢੀ 407 ਫੁੱਟ 2-1/2 ਇੰਚ ਉੱਤਰ ਵਿਲਾ ਪ੍ਰਾਪਰਟੀ 32 ਫੁੱਟ 10-1/2 ਇੰਚ ਦੱਖਣ ਮੇਨ ਚੰਡੀਗੜ ਰੋਡ ਬਕਦਰ 227 ਫੁੱਟ 3 ਇੰਚ.</p> <p>(A) ਰਕਬਾ 2469.87 ਮੁਰੱਬਾ ਗਜ਼ (+) (B) ਰਕਬਾ 1067.33 ਮੁਰੱਬਾ ਗਜ਼ = (ਕੁੱਲ ਰਕਬਾ) 3537.20 ਮੁਰੱਬਾ ਗਜ਼ (ਸਾਇਟ ਮੈਪ ਨਾਲ ਨੱਥੀ ਹੈ, ਜੋ ਇਸ ਬੈਨਾਮਾ ਦਾ ਹਿੱਸਾ ਹੈ)</p>
ਅਦਾਇਗੀ ਦਾ ਵੇਰਵਾ	ਕੁੱਲ ਰਕਮ :- 3,67,87,000/-ਰੁਪੈ (ਅੱਖਰੀ ਤਿੰਨ ਕਰੋੜ ਸਤਾਹੁਟ ਲੱਖ ਸਤਾਸੀ ਹਜ਼ਾਰ ਰੁਪੈ)
ਭੂਗਤਾਨ ਦਾ ਵੰਗ	ਓਨਲਾਇਨ ਟਰਾਂਸਐਕਸ਼ਨ/ਰੈਫਰੈਂਸ/ਯੂ.ਟੀ.ਆਰ ਨੰਬਰ :- ਹੈਂ
	<p>➤ (1) ਬੈਂਕ ਦਾ ਨਾਮ :- ਇੰਡੀਅਨ ਬੈਂਕ, ਵਰਧਮਾਨ ਬਰਾਂਚ ਸਮਰਾਲਾ ਚੌਕ ਲੁਧਿਆਣਾ  (2) ਆਰ.ਟੀ.ਜੀ.ਐਸ ਯੂ.ਟੀ.ਆਰ ਨੰਬਰ :- RTGS/AUBL/IDIBR52024031838077832  (3) ਤਾਰੀਖ :- 18-03-2024  (4) ਰਕਮ :- 95,00,000/-ਰੁਪੈ</p> <p>➤ (1) ਬੈਂਕ ਦਾ ਨਾਮ :- ਇੰਡੀਅਨ ਬੈਂਕ, ਵਰਧਮਾਨ ਬਰਾਂਚ ਸਮਰਾਲਾ ਚੌਕ ਲੁਧਿਆਣਾ  (2) ਆਰ.ਟੀ.ਜੀ.ਐਸ ਯੂ.ਟੀ.ਆਰ ਨੰਬਰ :- RTGS/AUBL/IDIBR52024031838077867  (3) ਤਾਰੀਖ :- 18-03-2024  (4) ਰਕਮ :- 95,00,000/-ਰੁਪੈ</p> <p>➤ (1) ਬੈਂਕ ਦਾ ਨਾਮ :- ਇੰਡੀਅਨ ਬੈਂਕ, ਵਰਧਮਾਨ ਬਰਾਂਚ ਸਮਰਾਲਾ ਚੌਕ ਲੁਧਿਆਣਾ  (2) ਆਰ.ਟੀ.ਜੀ.ਐਸ ਯੂ.ਟੀ.ਆਰ ਨੰਬਰ :- RTGS/AUBL/IDIBR52024031838077952  (3) ਤਾਰੀਖ :- 18-03-2024  (4) ਰਕਮ :- 79,19,130/-ਰੁਪੈ</p> <p>➤ (1) ਬੈਂਕ ਦਾ ਨਾਮ :- ਇੰਡੀਅਨ ਬੈਂਕ, ਵਰਧਮਾਨ ਬਰਾਂਚ ਸਮਰਾਲਾ ਚੌਕ ਲੁਧਿਆਣਾ  (2) ਆਰ.ਟੀ.ਜੀ.ਐਸ ਯੂ.ਟੀ.ਆਰ ਨੰਬਰ :- RTGS/AUBL/IDIBR52024031838077976  (3) ਤਾਰੀਖ :- 18-03-2024  (4) ਰਕਮ :- 95,00,000/-ਰੁਪੈ</p> <p>ਨੋਟ:- ਕੁੱਲ ਰਕਮ 3,67,87,000/-ਰੁਪੈ ਵਿੱਚੋਂ 1 ਪ੍ਰਤੀਸ਼ਤ ਟੀ.ਡੀ.ਐਸ.ਕੱਟਣ ਤੇ ਬਾਅਦ 3,64,19,130/-ਰੁਪੈ ਖਰੀਦਦਾਰਾ ਫਰਮ ਪਾਸੇ ਵਰਧਮਾਨ ਅਮਰਾਂਤੇ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਿਡ ਨੇ ਵਸੂਲ ਪਾ ਲਏ ਹਨ। ਹੁਣ ਕੋਈ ਵੀ ਬਕਾਇਆ ਖਰੀਦਦਾਰਾ ਫਰਮ ਵੱਲ ਨਹੀਂ ਰਿਹਾ ਹੈ। ਖਰੀਦਦਾਰਾ ਫਰਮ ਨੇ ਜੋ ਟੀ.ਡੀ.ਐਸ ਦੀ ਰਕਮ 3,67,870/-ਰੁਪੈ ਕੱਟੀ ਹੈ, ਉਹ ਵਰਧਮਾਨ ਅਮਰਾਂਤੇ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਿਡ ਦੇ ਪੈਨ ਕਾਰਡ ਵਿੱਚ ਜਮਾਂ ਕਰਵਾਉਣ ਦੀ ਪਾਬੰਧ ਹੋਵੇਗੀ।</p> <p>ਉਪਰੋਕਤ ਜਮੀਨ ਦਾ ਰਕਬਾ ਜਿੱਥੇ ਪੱਦਾ ਹੈ, ਉਹ ਅਬਾਦੀ ਵਰਧਮਾਨ ਪਾਰਕ ਸੀ। ਇਸ ਅਬਾਦੀ ਦੀ ਮਾਲਕੀ ਮਾਲ ਮਹਿਕਮੇ ਰਿਕਾਰਡ ਵਿੱਚ ਵਰਧਮਾਨ ਪੋਲੀਟੈਕਸ ਲਿਮਿਟਿਡ ਦੇ ਨਾਮ ਤੇ ਦਰਜ ਹੈ। ਵਰਧਮਾਨ ਪੋਲੀਟੈਕਸ ਲਿਮਿਟਿਡ ਨੇ ਉਪਰੋਕਤ ਅਬਾਦੀ, ਬਿਜ਼ਨਸ ਟਰਾਂਸਫਰ ਐਗਰੀਮੈਂਟ ਮਿਤੀ 26-02-2016 ਰਾਹੀਂ ਮੈਸਰਜ਼ ਸਿੰਘ ਬੁਦਰਜ਼ ਨੂੰ ਟਰਾਂਸਫਰ ਕਰ ਦਿੱਤੀ ਸੀ ਅਤੇ ਬਾਅਦ ਵਿੱਚ ਮੈਸਰਜ਼ ਸਿੰਘ ਬੁਦਰਜ਼ ਨੇ ਬਿਜ਼ਨਸ ਟਰਾਂਸਫਰ ਐਗਰੀਮੈਂਟ ਮਿਤੀ 10-04-2016 ਰਾਹੀਂ ਅਬਾਦੀ ਵਰਧਮਾਨ ਪਾਰਕ, ਵਰਧਮਾਨ ਅਮਰਾਂਤੇ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਿਡ ਨੂੰ ਟਰਾਂਸਫਰ ਕਰ ਦਿੱਤੀ ਹੈ। ਅਦਾਇਗੀ ਦੀ ਕੁੱਲ ਰਕਮ 3,67,87,000/-ਰੁਪੈ ਖਰੀਦਦਾਰਾ ਪਿਉਰ ਇਨਫਰਾਟੈਕ ਨੇ ਵਰਧਮਾਨ ਅਮਰਾਂਤੇ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਿਡ ਨੂੰ ਦਿੱਤੀ ਹੈ ਅਤੇ ਵਰਧਮਾਨ ਅਮਰਾਂਤੇ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਿਡ ਨੇ ਇਹ ਰਕਮ ਵਸੂਲ ਪਾ ਲਈ ਹੈ। ਵਰਧਮਾਨ ਪੋਲੀਟੈਕਸ ਲਿਮਿਟਿਡ ਅੱਜ ਸਿਰਫ ਰਜਿਸਟਰੀ ਕਰਵਾ ਰਹੀ ਹੈ, ਉਸਨੇ ਕੋਈ ਵੀ ਰਕਮ ਵਸੂਲ ਨਹੀਂ ਕੀਤੀ ਹੈ।</p>

For Vardhman Polytex Ltd.

  
Auth. Signatory



ਦਸਤਾਵੇਜ਼ ਦੀ ਕਿਸਮ :- ਬੈਨਾਮਾ ,ਮਾਲੀਅਤ :- Rs.36786880/-, ਮਾਲੀਅਤ :- Rs.36787000/-  
 ਸਟੈਂਪ ਡਿਊਟੀ :- Rs. 1839400, ਰਜਿਸਟਰੇਸ਼ਨ ਫੀਸ :- Rs. 200000, ਸ਼ੈਸ਼ਲ ਇਨਫਰਾਸਟਰਕਚਰ ਸੈਸ :- Rs. 367870, ਪੀ. ਐਲ. ਆਰ. ਐਸ.  
 ਫੈਸੀਲੀਟੇਸ਼ਨ ਚਾਰਜਿਜ਼ :- Rs. 5000, ਇੰਤਕਾਲ ਫੀਸ :- Rs. 600, ਪੇਸਟਿੰਗ ਫੀਸ ਪੰਜਾਬੀ :- Rs. 200, :- Rs. 91968, :-Rs. 500,  
 ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਫੀਸ :- Rs. 367870,  
 ਜ਼ਮੀਨ ਦਾ ਪ੍ਰਕਾਰ :- ਵਪਾਰਕ , ਜ਼ਮੀਨ ਦਾ ਖੇਤਰ :- 3537.20  
 ਸੈਗਮੈਂਟ ਦਾ ਨਾਮ :- ਮੁੰਡੀਆ ਖੁਰਦ ,ਸੈਕਸ਼ਨ ਕਲੈਕਟਰ ਰੋਟ :-Rs. 10400 /-  
 ਭਾਗ ਵੇਰਵਾ :- Vardhman Park

ਸ੍ਰੀ/ਸ੍ਰੀਮਤੀ VARDHMAN POLYTEX LTD TH SHIV MOGLA s/o/d/o/w/o ਨੇ ਇਸ ਦਫਤਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਰਜਿਸਟਰੇਸ਼ਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਅੱਜ ਮਿਤੀ :- 26-Mar-2024 ਦਿਨ :- Tuesday ਸਮਾਂ :- 01:57:20 pm

*Signature*

ਪੇਸ਼ਕਰਤਾ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ

*Signature*

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ



VARDHMAN POLYTEX LTD TH SHIV MOGLA(Colonization Owner)

ਸ੍ਰੀ/ਸ੍ਰੀਮਤੀ VARDHMAN POLYTEX LTD TH SHIV MOGLA s/o/d/o/w/o ਪੇਸ਼ਕਰਤਾ ਨੂੰ ਦਸਤਾਵੇਜ਼ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ। ਜੇ ਉਸਨੇ ਠੀਕ ਮੰਨ ਕੇ ਪੇਸ਼ ਕੀਤਾ। ਬੈਨਾਮਾ ਦੀ ਕੁੱਲ ਕੀਮਤ ਵਿੱਚੋਂ - ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਪ੍ਰਾਪਤ ਕੀਤੇ। ਬਾਕੀ ਰਾਸ਼ੀ ਨਕਦ/ਚੈਕ /ਡਰਾਫਟ/ਆਰ. ਟੀ.ਜੀ.ਐਸ ਰਾਹੀ ਪਹਿਲਾ ਵਸੂਲ ਕੀਤੇ। ਦੋਨਾਂ ਧਿਰਾਂ ਦੀ ਸ਼ਨਾਖਤ ਗਵਾਹ ਨੰਬਰ 1 SAWARN SINGH ਅਤੇ ਗਵਾਹ ਨੰਬਰ 2 MUKTIAR SINGH . ਤਸਦੀਕ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ਅਤੇ/ਜਾਂ ਧਿਰਾਂ ਨੇ ਆਪਣੀ ਸਵੈ ਪਹਿਚਾਣ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੇਸ਼ ਕੀਤੀ। .

ਧਿਰ ਦਾ ਨਾਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦੀ ਕਿਸਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦਾ ਨੰਬਰ	ਇਨਕਮ ਟੈਕਸ ਪੈਨ ਕਾਰਡ
VARDHMAN POLYTEX LTD TH SHIV MOGLA			

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ:- 26-Mar-2024

*Signature*  
ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਗਵਾਹ

1. \_\_\_\_\_  
*Signature*

(ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)

2. \_\_\_\_\_  
*Signature*

(ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)



PURE INFRATECH (Colonization Owner)

*Signature*  
*Signature*  
ਉਪਰੋਕਤ ਹਸਤਾਖਰ ਅਤੇ ਅੰਗੂਠੇ ਦੇ ਨਿਸ਼ਾਨ ਮੇਰੀ ਹਾਜ਼ਰੀ ਵਿੱਚ ਲਗਾਏ ਗਏ

ਮਿਤੀ:- 26-Mar-2024

*Signature*  
ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਦਸਤਾਵੇਜ਼ ਨੰਬਰ :- 2023-24/102/1/4555

ਬੁੱਕ ਨੰਬਰ :- 1

ਜਿਲਦ ਨੰਬਰ :-

ਪੰਨਾ ਨੰਬਰ :-

ਪਰ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਚਸਪਾ ਕੀਤਾ ਗਿਆ

( Manveer Kaur Sidhu )

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਸਾਹਨੇਵਾਲ

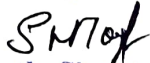


ਸਟੈਂਪ ਡਿਊਟੀ ਦੇ ਭੁਗਤਾਨ ਦਾ ਵੇਰਵਾ	ਬੈਂਕ ਦੁਆਰਾ		
	ਸਬ ਰਜਿਸਟਰਾਰ ਦਫਤਰ ਦਾ ਨਾਮ/ਬੈਂਕ ਦਾ ਨਾਮ	ਸਟੈਂਪ ਪੇਪਰ ਦਾ ਕੁੱਲ ਮੁੱਲ	ਸਟੈਂਪ ਪੇਪਰ ਨੰ. ਅਤੇ ਮਿਤੀ
	ਸਬ ਰਜਿਸਟਰਾਰ ਸਾਹਨੇਵਾਲ/ ਕੋਨਰਾ ਬੈਂਕ ਰਾਜਪੁਰਾ ਰੋਡ ਲੁਧਿਆਣਾ	22,07,400/-ਰੁਪੈ	IN-PB97848435917382W Dated:- 19-March-2024

### ਨਿਯਮ ਅਤੇ ਸ਼ਰਤਾਂ

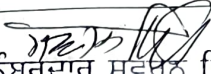

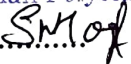



- ਦੱਸੇ ਗਏ ਵੇਰਵਿਆਂ ਅਨੁਸਾਰ ਉਪਰੋਕਤ ਸੰਪਤੀ ਫਰਮ ਨੂੰ ਪ੍ਰਾਪਤ ਹੋਈ ਹੈ, ਬਿਨਾਂ ਕਿਸੇ ਬੋਝ ਦੇ ਹੈ ਅਤੇ ਇਹ ਫਰਮ ਦੀ ਮਲਕੀਅਤ ਹੈ।
- ਕੰਪਨੀ ਨੇ ਸਾਰੇ ਅਧਿਕਾਰਾਂ ਸਮੇਤ ਜਾਇਦਾਦ ਨੂੰ ਰੁਪਏ ਦੇ ਬਦਲੇ ਵੇਚ ਦਿੱਤਾ ਹੈ। 3,67,87,000/-ਰੁਪਏ (ਅੱਖਰੀ ਤਿੰਨ ਕਰੋੜ ਸਤਾਚੁਟ ਲੱਖ ਸਤਾਸੀ ਹਜ਼ਾਰ ਰੁਪਏ) ਜਿਸਦਾ ਅੱਧਾ ਹੈ 1,83,93,500/-ਰੁਪਏ (ਅੱਖਰੀ ਇੱਕ ਕਰੋੜ ਤਿਰਾਸੀ ਲੱਖ ਤਿਰਾਨਵੇ ਹਜ਼ਾਰ ਪੰਜ ਸੌ ਰੁਪਏ) ਉਪਰੋਕਤ ਖਰੀਦਦਾਰਾ ਫਰਮ ਨੂੰ.
- ਵਿਕਰੀ ਦੀ ਕੁੱਲ ਰਕਮ, ਜਿਵੇਂ ਉੱਪਰ ਦਿਖਾਇਆ ਗਿਆ ਹੈ ਜਾਂ ਪਹਿਲਾ ਹੀ ਪ੍ਰਾਪਤ ਕੀਤਾ ਹੈ :-  
(ੳ) ਪਹਿਲਾ ਪ੍ਰਾਪਤ ਹੋ ਗਿਆ ਹੈ। :- (ਪਹਿਲਾ ਪ੍ਰਾਪਤ ਹੋ ਗਿਆ ਹੈ)  
(ਅ) ਪ੍ਰਾਪਤ ਹੋਵੇਗਾ। :- (X)
- ਮੇਕੇ ਤੇ ਕਬਜ਼ਾ ਖਰੀਦਦਾਰਾ ਫਰਮ ਨੂੰ ਦੇ ਦਿੱਤਾ ਹੈ।
- ਹੁਣ ਖਰੀਦਦਾਰਾ ਫਰਮ ਸਾਡੇ ਵਾਂਗ ਮਾਲਕ ਬਣ ਗਈ ਹੈ।
- ਖਰੀਦਦਾਰਾ ਫਰਮ ਆਪਣੀ ਮਰਜ਼ੀ ਅਨੁਸਾਰ ਜਾਇਦਾਦ ਦੀ ਵਰਤੋਂ ਕਰ ਸਕਦੀ ਹੈ।
- ਜੇਕਰ ਬਾਅਦ ਵਿੱਚ ਮਾਲਕੀ ਦੇ ਸੰਬੰਧ ਵਿੱਚ ਕੋਈ ਮਤਭੇਦ ਸਾਹਮਣੇ ਆਉਂਦਾ ਹੈ ਤਾਂ ਵੇਚਣ ਵਾਲੀ ਕੰਪਨੀ ਜਿੰਮੇਵਾਰ ਹੋਵੇਗੀ ਅਤੇ ਉਸਦੀ ਜਾਇਦਾਦ ਤੋਂ ਨੁਕਸਾਨ ਨੂੰ ਪੂਰਾ ਕੀਤਾ ਜਾਵੇਗਾ।
- ਵਿਕਰੀ ਡੀਡ ਦੇ ਖਰਚੇ ਖਰੀਦਦਾਰਾ ਫਰਮ ਦੁਆਰਾ ਕੀਤੇ ਗਏ ਹਨ।
- ਇਸ ਜਾਇਦਾਦ ਦਾ ਕਿਸੇ ਅਦਾਲਤ ਦਾ ਕੋਈ ਸਟੇਅ ਆਦਿ ਨਹੀਂ ਹੈ ਅਤੇ ਇਸ ਜਾਇਦਾਦ ਦੀ ਵਿਕਰੀ ਤੇ ਸਰਕਾਰ ਦੇ ਕਿਸੇ ਐਕਟ ਜਾਂ ਨਿਯਮ ਦੀ ਉਲੰਘਣਾ ਨਹੀਂ ਕੀਤੀ ਹੈ।
- ਇਹ ਖੇਤਰ ਕਿਸੇ ਵੀ ਧਾਰਮਿਕ ਸੰਸਥਾ ਜਿਵੇਂ ਕਿ ਡੇਰੇ/ਮੱਠ/ਅਖਾੜੇ ਅਤੇ ਕਿਸੇ ਚੈਰੀਟੇਬਲ ਸੰਸਥਾ ਨਾਲ ਸੰਬੰਧਿਤ ਨਹੀਂ ਹੈ।
- ਇਹ ਜਾਇਦਾਦ ਕਿਸੇ ਧੋਖੇ ਨਾਲ ਨਹੀਂ ਵੇਚੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ ਨਾ ਹੀ ਲੋਕ ਹਿੱਤਾਂ ਦੇ ਵਿਰੁੱਧ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਅਜਿਹੀ ਗੱਲ ਛੁਪਾਈ ਹੈ ਜੋ ਬਾਅਦ ਵਿੱਚ ਗਲਤ, ਸਾਬਤ ਹੋਵੇ। ਮੈਂ ਰਜਿਸਟ੍ਰੇਸ਼ਨ ਐਕਟ ਦੀ ਧਾਰਾ 82 ਦੇ ਤਹਿਤ ਗਲਤ ਬਿਆਨ ਦੇਣ ਤੇ, ਲੈਣ-ਦੇਣ ਦਿਆਂ ਝੁਠੀਆਂ ਕਾਪਿਆ, ਝੁਠੀ ਸ਼ਖਸੀਅਤ ਅਤੇ ਉਕਸਾਉਣ ਦੇ ਨਤੀਜਿਆਂ ਤੋਂ ਜਾਣੂ ਹਾਂ, ਜੋ ਅਜਿਹੀਆਂ ਕਾਰਵਾਇਆ ਨੂੰ ਸੱਤ ਸਾਲ ਤੱਕ ਦੀ ਕੈਦ ਜਾਂ ਜੁਰਮਾਨੇ ਦੇ ਨਾਲ ਸਜ਼ਾ ਯੋਗ ਬਣਾਉਂਦੇ ਹਨ ਜਾਂ ਦੋਵਾ ਨਾਲ।
- ਜੇਕਰ ਕੋਈ ਤੱਥ ਬਾਅਦ ਵਿੱਚ ਗਲਤ ਸਾਬਤ ਹੁੰਦਾ ਹੈ ਤਾਂ ਵੇਚਣ ਵਾਲੀ ਕੰਪਨੀ ਕਾਨੂੰਨੀ ਤੌਰ ਤੇ ਇਸਦੇ ਲਈ ਜਵਾਬਦੇਹ ਹੋਵੇਗੀ।

For Vardhman Polytex Ltd.

  
Auth. Signatory

13. ਫਾਰਮ ਨੰਬਰ 1 ਦੇ ਅਨੁਸਾਰ ਹਰ ਤਰ੍ਹਾਂ ਨਾਲ ਪੂਰੀ ਜਾਣਕਾਰੀ ਨੱਥੀ ਕੀਤੀ ਗਈ ਹੈ। ਜੋ ਕਿ ਪੰਜਾਬ ਸਟੈੱਪ ਘੱਟ ਮੁੱਲ ਵਾਲੇ ਯੰਤਰਾ ਦੀ ਡੀਲਿੰਗ ਨਿਯਮ, 1983 ਨਿਯਮ 3 ਦੇ ਅਨੁਸਾਰ ਹੈ।

ਬੈ-ਨਾਮੇ ਦੇ ਸਬੂਤ ਦੀ ਮਿਤੀ ਦੇ ਉਦੇਸ਼ ਲਈ ਲਿਖੀ ਗਈ ਹੈ।

ਦਸਤਾਵੇਜ਼ ਲੇਖਕ ਦਾ ਵੇਰਵਾ	ਕੀ ਐਗਜ਼ੀਕਿਊਟਿਵ ਨੇ ਡੀਡ ਨੂੰ ਖੁਦ ਲਿਖਿਆ ਹੈ :- ਨਹੀਂ
ਪਹਿਲੇ ਗਵਾਹ ਦਾ ਨਾਂ :- ਸਵਰਨ ਸਿੰਘ ਦਸਤਖਤ .....	 ਨੰਬਰਦਾਰ ਸਵਰਨ ਸਿੰਘ ਪਿੰਡ ਮੰਗਲੀ ਨੀਚੀ, (ਲੁਧਿਆਣਾ)
ਦੂਜੇ ਗਵਾਹ ਦਾ ਨਾਂ :- ਮੁਖਤਿਆਰ ਸਿੰਘ ਦਸਤਖਤ .....	 Namberdar MUKHTIAR SINGH Village Mangarh, LDH.
ਪਹਿਲੀ ਧਿਰ ਦਾ ਨਾਮ ਤੇ ਦਸਤਖਤ :- ਵਰਧਮਾਨ ਪੋਲੀਟੈਕਸ ਲਿਮਟਿਡ ਅਧਿਕਾਰਿਤ ਸਿਵ ਮੋਗਲਾ, ਬੋਰਡ ਮਤਾ ਮਿਤੀ 14-02-2018 ਦਸਤਖਤ .....	 For Vardhman Polytex Ltd. Auth. Signatory
ਸਾਰੀਆ ਪੰਜਾ ਉਗਲਾ ਦੇ ਨਿਸ਼ਾਨ :-LH	
 ਦੂਜੀ ਧਿਰ ਦਾ ਨਾਮ ਦੇ ਦਸਤਖਤ :- ਪਿਉਰ ਬਿਨਵਰਾ ਟੈਕ ਅਧਿਕਾਰਿਤ ਕੁੰਤਲ ਗਾਂਗੂਲੀ, ਅਧਿਕਾਰਿਤ ਲੈਟਰ ਮਿਤੀ 28-02-2024 ਦਸਤਖਤ .....	
ਸਾਰੀਆ ਪੰਜਾ ਉਗਲਾ ਦੇ ਨਿਸ਼ਾਨ :- LH	
	



## Government of Punjab e-Registration Fee Receipt

Receipt No	PB1326190762394
Issue Date	16-MAR-2024 13:49
ACC Reference	NONSH/HARMOHAN PREET SINGH/LUDHIANA
Purchased By	PURE INFRATECH THROUGH KUNTAL GANGULY
Registration Fees Paid By	PURE INFRATECH THROUGH KUNTAL GANGULY
Property Description	PROPERTY
Purpose	23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	₹ 200000
Mutation Fees	₹ 600
Pasting Fees - English	₹ 0
Pasting Fees - Punjabi	₹ 200
PLRS Facilitation Charges	₹ 5000
Infrastructure Development Fees	₹ 367870
Special Infra Dev Fee	₹ 91968
Service Charges	₹ 30
CGST @ 9 % *	₹ 3
SGST @ 9 % *	₹ 3
<b>Total Amount</b>	<b>₹ 665674</b>

( Rupees Six Lakh Sixty-Five Thousand Six Hundred Seventy-Four Only )

**Statutory Alert :** This is a receipt of fees collected and should not be treated as receipt of Registration.  
The authenticity of e-Registration Fee Receipt can be verified at website i.e.  
<https://www.shcilestamp.com/Registration/> .





### Building Permit/Sanction

**File/B.A. No. PB/LDH/LUDHI/209163**

**Dated 30-04-2024**

To: **MS PURE INFRA TECH THROUGH KUNTAL GANGULY, Ludhiana**

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 than 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

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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.





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

Dated: 01<sup>st</sup> 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

*Mitesh*  
01.03.2024  
Dr. Mitesh Surana

Assistant Professor  
Department of Civil Engineering

Indian Institute of Technology Ropar  
Nangal Road, Rupnagar – 140001, Punjab, India

Dr. Mitesh Surana

Email: msurana@iitrpr.ac.in

*Aditya Singh Rajput*  
01.03.2024  
Assistant Professor  
Department of Civil Engineering  
Indian Institute of Technology Ropar  
Nangal Road, Rupnagar-140001, Punjab, India

Dr. Aditya Singh Rajput

Email: aditya.rajput@iitrpr.ac.in



# Punjab Fire Services Annexure 6 (Samrala)



## APPROVAL OF FIRE SAFETY ARRANGEMENTS 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 accessible 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/ ਡਰਾਈਂਗ ਮੁਤਾਬਿਕ 2 ਬੇਸਮੈਂਟ ਅਤੇ 9 ਮੰਜਿਲ ਹਨ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੈਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇ-ਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ **GROUP-E** ਸਬਡਵੀਜ਼ਨ E-1 ਵਿੱਚ ਪੈਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ **11-Mar-2024** ਕਿੱਥੇ **Samrala** .

**Approval of Fire Safety arrangements** is issued subject to following conditions:

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

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

ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਜਮਾਂ ਕਰਵਾਏ ਗਏ ਲੇ-ਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਲਾਜ਼ਮੀ ਹੋਣਗੇ।

2. 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।

3. 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।

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

ਐਨ.ਓ.ਸੀ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਲੋੜੀਂਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਜ਼ਰੂਰੀ ਹੋਣਗੇ।

5. 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 ਤੇ ਪ੍ਰੋਵੀਜ਼ਨਲ ਐਨ.ਓ.ਸੀ ਲਈ ਅਪਲਾਈ ਕਰਨਾ ਪਵੇਗਾ।

6. 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 ਮੰਨਜ਼ੂਰੀ ਤੋਂ ਲੇ-ਆਊਟ ਪਲਾਨ ਵਿੱਚ 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 digitally created certificate, no signature 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 Extracted (m3/month)	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.

Designation : A.O.L-2

## 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 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 Calibration Certificate. The water meter shall conform to the technical specifications, performance parameters and connection 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 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 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 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.

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सदर आई/आएन नं./एआय/एवीएम/एओसी/2023/856/3499-3501

Annexure 8

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 (AAI) 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)





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

LUDH/NORTH/B/120523/845269

\* As provided by applicant / As provided by applicant\*

3) This NOC is subject to the following terms and conditions:-

3. 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.

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.

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.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, 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 एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढिया, 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।

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.



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 लाइटों 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 विरुद्ध 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](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I। 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](http://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।

l. 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 विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, 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 the Ludhiana 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)





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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 है, 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.

क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	<p>U. D. Baruah 14/12/23 कल्पद्रुम बरुआ/UTPAL DUTTA BARUAH महानिदेशक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.एस.कॉम्प्लेक्स/इ.गा.अं हवाई अड्डा, नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37</p>
द्वारा तैयार Prepared by	<p>14/12/2023 Naren Dev AGM (ATM)</p>
द्वारा जांचा गया Verified by	<p>14/12/2023 Yashwant Charan JGM (ATM)</p>

ईमेल आईडी / EMAIL ID : noc\_nr@aai.aero

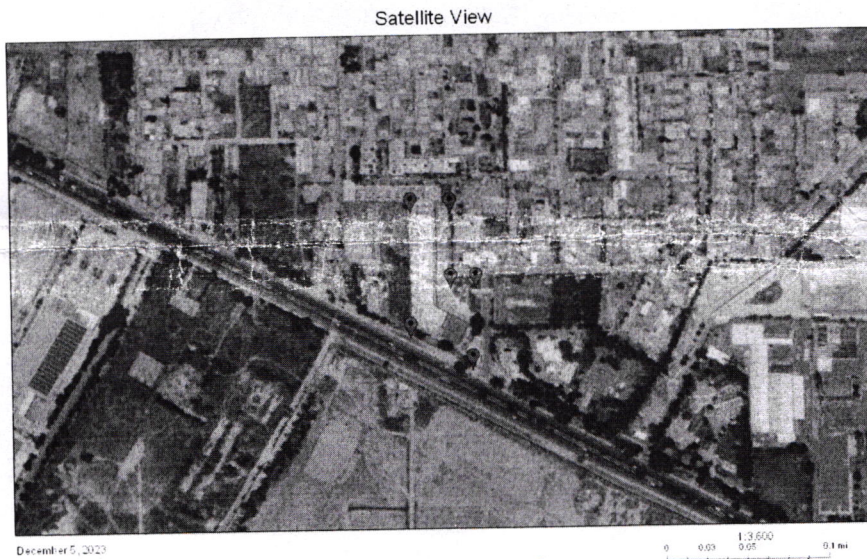
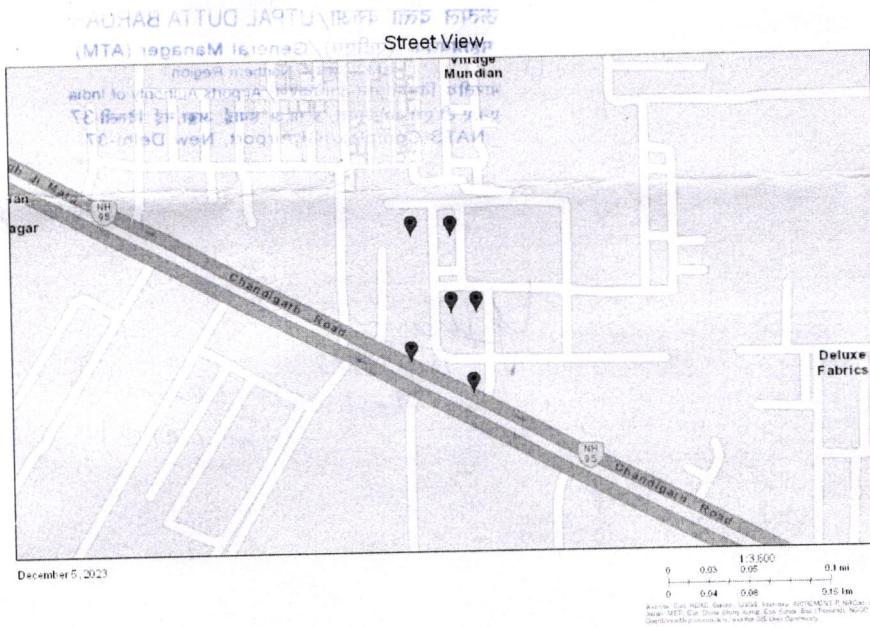
फोन/ Ph: 011-25653551

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 में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Ludhiana	3324.09	347.31
NOCID	LUDH/NORTH/B/120523/845269	





Copy to:- Airport Director, AAI, Sahnewal Airport Ludhiana ( Punjab )

(ii) Guard File.





# Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

(Formerly known as Eco Laboratories & Consultants Pvt. Ltd.)

## TEST REPORT



ULR No. : TC1181824000004789F		Test Report No. : NWAM150524NA085	
Type of Sample : Water- Ground Water			
Customer Name	Commercial Project "Vardhman City Centre"	Work Order No. & Date	Email Confirmation DT: 10.05.2024
Address	by M/s Pure Infratech at Village Mundian Khurd, Tehsil and District Ludhiana Punjab	Customer reference No. (If any)	NA
		Date of Sampling	15/05/2024
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Sample Receipt	15/05/2024
Sample Collection Mode	Mr. Honey (Eco Rep.)	Period of Analysis	15/05/2024 To 20/05/2024
Testing Location	Permanent Facility	Date of Reporting	20/05/2024
Sampling Location	Borewell (Near Sales Office)		
Sample Description	Clear, colourless liquid.		
Standard/Specification	NA		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre(V/15/01A), Glass Bottle-1 litre(V/15/01B), Glass Bottle-500ml(V/15/01C) & PE Bottle-500ml(V/15/01D)		

## RESULTS

### I. Chemical Testing

#### 1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Detection Limit	Test Method
1	Colour	CU	BDL	1	IS 3025 (Part 4) Cl 2.0
2	Odour	-	Agreeable	-	IS 3025 (Part 5)
3	pH @ 25 °C	-	7.28	0.5	IS 3025 (Part 11)
4	Taste	-	Agreeable	-	IS 3025 (Part 8)
5	Turbidity	NTU	BDL	0.1	IS 3025 (Part 10)
6	Chloride as Cl	mg/l	16	1	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.09	0.001	USEPA 3015A
8	Total Hardness as CaCO <sub>3</sub>	mg/l	216	1	IS 3025 (Part 21)

### II. Biological Testing

#### 2. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Detection Limit	Test Method
1	Total Coliform	Present or Absent/100 ml	Absent	-	IS 15185
2	E. coli	Present or Absent/100 ml	Absent	-	IS 15185

Mr. Mukesh Chand Agarwal

Authorized Signatory-Chemical & Biological



ULR No. : TC1181824000004789F	Test Report No. : NWAM150524NA085
Type of Sample : Water- Ground Water	

Remarks : NA

**OTHER INFORMATION**

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

Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

**\*\*End of Report\*\***



Mr. Mukesh Chand Agarwal  
Authorized Signatory-Chemical & Biological

## TEST REPORT



ULR No. : TC1181824000004790F		Test Report No. : NSOM150524NA086	
Type of Sample : Soil			
Customer Name	Commercial Project "Vardhman City Centre"	Work Order No. & Date	Email Confirmation DT: 10.05.2024
Address	by M/s Pure Infratech at Village Mundian Khurd, Tehsil and District Ludhiana Punjab	Customer reference No. (If any)	NA
		Date of Sampling	15/05/2024
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Sample Receipt	15/05/2024
Sample Collection Mode	Mr. Honey (Eco Rep.)	Period of Analysis	15/05/2024 To 20/05/2024
Testing Location	Permanent Facility	Date of Reporting	20/05/2024
Sampling Location	At Project Site		
Sample Description	Brown coloured soil.		
Standard/Specification	Soil Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	5 Kg Poly Bag Marked V/15/02		

## RESULTS

### I. Chemical Testing

#### 1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Detection Limit	Test Method
1	Conductivity	mS/cm	0.313	0.01	IS 14767
2	Organic Matter	%	1.61	0.1	IS 2720 (Part 22) Sec 1
3	pH	-	7.89	0.5	IS 2720 (Part 26) Cl 2
4	Texture	-	Sandy loam	-	IS 2720 (Part 4) Cl 2.4
5	Sand	%	75	-	IS 2720 (Part 4) Cl 2.4
6	Clay	%	14	-	IS 2720 (Part 4) Cl 2.4
7	Silt	%	11	-	IS 2720 (Part 4) Cl 2.4
8	Moisture Content	%	5.9	0.1	IS 2720 (Part 2), Sec-1
9	Bulk Density	gm/cc	1.39	1	IS 2720 (Part 7)

Remarks : NA

### OTHER INFORMATION

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

Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

\*\*End of Report\*\*



Umesh Kumar

Authorized Signatory-Chemical



## TEST REPORT



<b>ULR No. :</b> TC1181824000004799F		<b>Test Report No. :</b> NAIM160524NA028	
<b>Type of Sample :</b> Ambient Air		<b>Date of Reporting :</b> 20/05/2024	
<b>Customer</b>	Commercial Project "Vardhman City Centre" by M/s Pure Infratech at Village Mundian Khurd, Tehsil and District Ludhiana Punjab	<b>Work Order No. &amp; Date</b>	Email Confirmation DT: 10.05.2024
		<b>Customer reference No. (If any)</b>	NA
<b>Sampling Protocol</b>	IS 5182, EL-MSP-7.3	<b>Mode of Collection of Sample</b>	Mr. Honey (Eco Rep.)
<b>Date of Sampling</b>	15/05/2024 To 16/05/2024	<b>Date of Receipt of Sample</b>	16/05/2024
<b>Sampling Location</b>	At Project Site	<b>Period of Analysis</b>	16/05/2024 To 20/05/2024
<b>Standard/ Specification</b>	National Ambient Air Quality: G.S.R.No.B-29016/20/19/PCI-L dated 18 Nov, 2009	<b>Environmental Conditions</b>	Clear sky
<b>Testing Location</b>	On Site & Permanent Facility		

## RESULTS

### I. Chemical Testing

#### 1. Atmospheric Pollution (Ambient Air)

S.No.	Test Parameter	Unit	Result	Standard	Detection Limit	Test Method
1	Respirable Suspended Particulate Matter as PM10	µg/m <sup>3</sup>	85	100	5	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m <sup>3</sup>	48	60	5	IS 5182 (Part 24)
3	Sulphur Dioxide as SO <sub>2</sub>	µg/m <sup>3</sup>	13	80	5	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m <sup>3</sup>	27	80	7	IS 5182 (Part 6)
5	Ammonia as NH <sub>3</sub>	µg/m <sup>3</sup>	16	400	5	IS 5182 (Part 25)
6	Ozone as O <sub>3</sub>	µg/m <sup>3</sup>	38	180	5	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m <sup>3</sup>	0.77	4	0.1	IS 5182 (Part 10) NDIR method

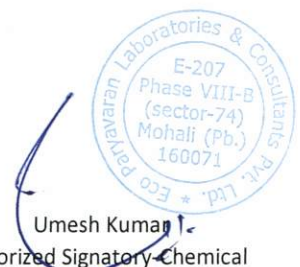
Remarks : NA

#### OTHER INFORMATION

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

**Terms & Conditions :** Please refer terms and conditions on backside of Test Report (Page-1)

\*\*End of Report\*\*


  
 E-207  
 Phase VIII-B  
 (Sector-74)  
 Mohali (Pb.)  
 160071  
 Umesh Kumar  
 Authorized Signatory - Chemical

## TEST REPORT



ULR No. : TC1181824000004800F		Test Report No. : NNOM160524NA035	
Type of Sample : Noise- Ambient Air			
Customer Name	Commercial Project "Vardhman City Centre"	Work Order No. & Date	Email Confirmation DT:10.05.2024
Address	by M/s Pure Infratech at Village Mundian Khurd, Tehsil and District Ludhiana Punjab	Customer reference No. (If any)	NA
		Date of Sampling	15/05/2024
Sampling Protocol	IS 9989, EL-MSP-7.3	Date of Sample Receipt	16/05/2024
Sample Collection Mode	Mr. Honey (Eco Rep.)	Period of Analysis	16/05/2024 To 16/05/2024
Testing Location	On Site & Permanent Facility	Date of Reporting	20/05/2024
Sampling Location	Refer below^		
Standard/Specification	Noise- Ambient Air: EPA 1986 Schedule III		
Environment conditions	--		

## RESULTS

### I. Chemical Testing

#### 1. Atmospheric Pollution (Ambient Noise Levels)

S.No.	Location ^	Units	Result (Day)	Detection Limit	Test Method
1	At Project Site	dB(A)	57.9	30	EL/SOP/AN/01

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

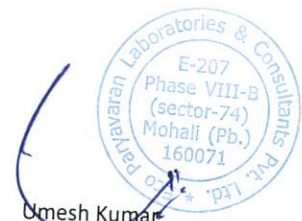
Area Code	Category of Area/Zone	Limits in dB(A) Leq*	
		Day Time	Night Time
A	Industrial area	75	70
B	Commercial area	65	55
C	Residential area	55	45
D	Silence Zone	50	40

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

### OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable  
Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)  
\*\*End of Report\*\*



Authorized Signatory-Chemical

Noise- EL-FMT-7.8.2-AN



[See rules 115 (2)]

**Pollution Under Control Certificate**

Authorised By  
Government of Uttar Pradesh

Date : 28/11/2023  
Time : 13:14:18 PM  
Validity upto : 27/05/2024



Certificate Sl. No. : UP01502060005618  
Registration No. : UP17AT8610  
Date of Registration : 22/Oct/2019  
Month & Year of Manufacturing : September-2019  
Veh. Mobile Number : \*\*\*\*\*5555  
Emission Norms : Bharat Stage III (CEV)  
Fuel : DIESEL  
PUC Code : UP0150206  
GSTIN :  
Fees : Rs.105.00  
(GST to be paid extra as applicable)  
Mtl. observation : No

Vehicle Photo with Registration plate  
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
Smoke Density	Lambda		1 ± 0.03	
	Light absorption coefficient	1/metre	2.45	0.23

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <http://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator  
60mm x 20 mm

SHR RAM PARYAVARAN  
M/s. SIDH BALI FUEL  
M.L. JASRA PUR SARDH  
JTT MEEIOW



# Pure Infratech

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

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## 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)



**ESPEL**  
**Regd. Office.: PSEB H.O. Building, The Mall, Patiala**  
**CIN: U40109PB2010SGC033813; (Website: www.psecl.in)**  
**(Contact No. 96461-17604, 96461-17650)**  
**Tender Enquiry No. 1626/MAMC/O&M/PC-2515 Dated: 15.02.2024**  
**Chief Engineer/O&M (P&P Cell-II), GHTP, Lehra Mohabbat, invites E-tender for the Procurement of MS ERW PIPES AND FITTINGS ETC. Quantity as per NIT. For detailed NIT & Tender Specifications please refer to https://eproc.punjab.gov.in from 15.02.2024, from 17.00 hrs. onwards.**  
**NOTE: Corrigendum and Addendum, if any will be published online at https://eproc.punjab.gov.in**  
 GHTP-1474 2206/24

**BHAKRA BEAS MANAGEMENT BOARD**  
 (IRRIGATION WING)  
**CORRIGENDUM-III NOTICE INVITING E-TENDERING**  
**NIT No.: 146/2023/ND**  
**Name of Office :** The Addl. Superintending Engineer, Nangal Dam Division, Nangal Township, Distt. Ropar-140124 (PB)  
**Name of the Work :** Providing 600mm Dia Hume Pipe for storm water on right side of Sutlej River near 26 Nos. gate at Nangal Dam.  
**Last date/time of sale/availability of documents**  
**Last date & time of Online Bid submission:** Extension in due date upto **26/02/2024** at 1500 hrs.  
**Date & time of online Bid opening :** Extension in due date upto **27/02/2024** at 1500 hrs.  
 For detailed NIT/terms & conditions etc., please visit/download from BBMB website [www.tenders.gov.in](http://www.tenders.gov.in) & [www.bbmb.gov.in](http://www.bbmb.gov.in)  
**1760-PR-BHAKRA-DAM-1** For your Better Tomorrow Save Energy Today

**BHAKRA BEAS MANAGEMENT BOARD**  
 (Power Wing)  
**NOTICE INVITING e-TENDER**  
**E-NIT No. : 03/2023-24/POD-35 Dated 16.02.2024**  
**Name of Authority Inviting Tender :** Sr. Executive Engineer O&M Division BBMB, Jagadhri-135003 (Haryana)  
**Name of Work:** Renewal & Replacement of Existing terrazzo/PCC flooring with glazed tile in Residential accommodation at 220 KV sub station BBMB Jagadhri.  

Last date of issue of Tender documents	19.03.2024 upto 13.00 Hrs.
Due date/time for submission of Tenders	19.03.2024 upto 15.00 Hrs.
Date/time of opening of Tenders	21.03.2024 upto 11.00 Hrs.
Total Cost of the work	Rs. 12.97 Lacs
Earnest Money to be deposited	Rs.13,000/-

 Detailed NIT & Terms & condition may be seen/downloaded, please visit website <https://tenders.gov.in> and [www.bbmb.gov.in](http://www.bbmb.gov.in).  
**1513-PR-TB-4** For Your Better Tomorrow Save Energy Today

**GOVERNMENT OF ODISHA**  
 Department Of Water Resources  
**OFFICE OF THE ADDITIONAL CHIEF ENGINEER,**  
**NORTHERN MINOR IRRIGATION CIRCLE,**  
**SAMBALPUR.**  
 E-Mail Id. [seamnicbpr@yahoo.co.in](mailto:seamnicbpr@yahoo.co.in)  
 No. 232/Dated-15.02.2024  
**2nd Corrigendum of Bid Identification No: ACENMIC, SRP - 03/2023-24**  
 Due to unavoidable circumstances as well technical deficiencies the following changes are made to Bid ref No. ACENMIC, SRP - 03/2023-24  
**Name of Work:** Improvement to Distribution system of Girischandrapur MIP in Nakhtideul block of Sambalpur District under ERM 2023-24  
 The date are changed as follows.

Sr. No.	Original tender Call Notice	Modification to original Tender Call Notices in 1st Corrigendum	Modification to original Tender Call Notices
1	Date & Time of Availability of Bid Document in the Portal: From 11.00 A.M. of Dt. 09.02.2024 Up to 5.30 P.M. of Dt. 19.02.2024	Date & Time of Availability of Bid Document in the Portal: From 11.00 A.M. of Dt. 16.02.2024 to 5.30 P.M. of Dt. 26.02.2024	Date & Time of Availability of Bid Document in the Portal: From 11.00 A.M. of Dt. 20.02.2024 to 5.30 P.M. of Dt. 29.02.2024
2	Last Date & Time for Receipt of Bids in the Portal: Up to 05.30 P.M. of Dt. 19.02.2024	Last Date & Time for Receipt of Bids in the Portal: Up to 05.30 P.M. of Dt. 26.02.2024	Last Date & Time for Receipt of Bids in the Portal: Up to 05.30 P.M. of Dt. 29.02.2024
3	Date of Opening of Technical Bid (Cover-I): Dt. 20.02.2024 at 11.00 A.M. onwards	Date of Opening of Technical Bid (Cover-I): Dt. 27.02.2024 at 11.00 A.M. onwards	Date of Opening of Technical Bid (Cover-I): Dt. 01.03.2024 at 11.00 A.M. onwards

**PUBLIC NOTICE**  
 It is for the information of General Public that "M/s Pure Infratech" has been granted Environmental Clearance by SEIAA, Punjab for proposed Commercial Project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil and District Ludhiana, Punjab vide EC Identification No. EC24B038PB140696 & File No. SEIAA/PB/MIS/2023/EC/76 dated 14.02.2024 through our Environmental Consultant "M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd., Mohali". Copy of Environmental Clearance along with the conditions to be complied is available with the Project proponent and may also be seen on Parivesh portal (<https://parivesh.nic.in>). The interested person can contact either of the two M/s Pure Infratech, D-1, Phase-1, Focal Point, Ludhiana-141010 (Punjab) M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd., E-207, Industrial Area, Phase VIII-B, Sector-74, Mohali, Punjab Contact: - +91- 9915946784 [www.ecoparyavaran.org](http://www.ecoparyavaran.org)

**BANGALORE ELECTRICITY SUPPLY CORPORATION**  
 (Wholly Owned by Government of Karnataka)  
 (CIN U04010KA200100010000)  
**BESCOM invites tenders through e-tendering for eligible Bidders for "Conversion of Cable system/11kV Covered Conduits" at various locations. The tenders are left out during execution of Jalahalli Division, Bengaluru North Division, for a period of 2 years under TTK on per...**  

Division	
N9 Sub Division	BESCOM/2024
C3 Sub Division	BESCOM/2024

**Bid documents available on 20.02.2024 for Bid submission on 05.03.2024. Bid Document on 06.03.2024 at 11.00 hrs. The Tenders can be obtained through the website <https://kppp.karnataka.gov.in>. register on KPP portal. Bidders should register on KPP helpdesk contact number +91-8068948777) or email at [kpp@bescom.org](mailto:kpp@bescom.org)**  
 For electricity related complaints Call 1012 Download BESCOM Mitra Mobile APP

**POOMPUHAR SHIPPING CORPORAION**  
 (A Government of Tamil Nadu Enterprise)  
 C-92 Anna Salai, IV Floor, Nandanam, Chennai.  
 Telephone No. 044-24330505/2607, Fax: 01413343  
 E-mail: [psscshipping@gmail.com](mailto:psscshipping@gmail.com) CIN: U63096TN19970001  
**GLOBAL E-TENDER INVITING NOTICE**  
**NOTICE INVITING E-TENDER FOR LONG TERM TIME CHARTER/PANAMAX/KAMSARMAX GEARLESS (OR WITH GEARS CONSIDERED) CAPACITY OF ABOUT 65,000 TO 86,000 DWT ON ACCOUNT OF NTECL.**  
**E-tenders are invited from the Ship owners / disponent owners for the**

Tender Number	Lay Days	Period	Tender Download start date
PSC/CHARTERING/006/2023-24, Dt. 15.02.2024	20.05.2024 to 05.06.2024	6 month+ 3 month +/-10 days choption	20.02.2024 at 1600 hours

Tender document is available in e-tendering web portal <https://www.tamilship.com> at free of cost. Prospective bidders should register on <https://tenders.gov.in/nicppp/app> specific important details and up to requirement mentioned in the website shall be met out by the bidders. The details given in the website are comprehensive. Tendering is through PSC Shipping Corporation Limited, Head Office, No. 692, Anna Salai, MHU Chennai - 600 035.  
 Further, all communications / corrigendums will be through <https://tenders.gov.in/nicppp/app> only.  
**DIPR/1062/TENDER/2024**

**HIMACHAL PRADESH PUBLIC WORK DEPARTMENT**  
**NOTICE INVITING TENDER**  
 Sealed items rates tender on form No. 6 and 8 are hereby invited on behalf of Government of Himachal Pradesh and eligible contractor enlisted in HPPWD so as to reach in this office shall be opened on the same day at 11:00 AM in the presence of intending contractor who may link to be present. The tender form be had from his office against cash working hours.  
 The earnest money in the shape of FDR/TDR in HP duly pledged in favour of Ex. HPPWD Rajgarh must be accompanied with the each tender. Conditional tender money will be rejected. The undersigned reserves the right to reject any or all tenders. The offer of the tender will be kept opened for 75 days.

Sr. No.	Tender Schedule
1	Last date for tender receipt of application for tender form
2	Last date of sale of tender forms.
3	Date of receipt of tender forms
4	Date of opening of tenders

Sr. No.	Name of Work	Estimated cost	Earnest Money
1	Restoration of, damages on Solar Absorber road line		







# 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,  
Ferozpur Road, Ludhiana, Punjab.**



ਡਾਕ ਪ੍ਰਾਪਤੀ  
ਮੁ:ਪ੍ਰ:/ਵ:ਮੁ:ਪ੍ਰ:  
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।

**Subject: Grant of Environmental Clearance (EC)**

ਡਾਇਰੀ ਨੰ: 611  
ਮਿਤੀ: 23/02/2024

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**



**DEV ANAND SHARMA  
(Authorized Signatory)**

**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,

**For M/s Pure Infratech**



**DEV ANAND SHARMA  
(Authorized Signatory)**



**Encl: As Above**