## Pure Infratech

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

Date:21.05.2025

To

The Additional Director,

Ministry of Environment, Forest and Climate Change,

Integrated Regional Office,

Bays Nos. 24-25, Sector 31 A,

Dakshin Marg,

Chandigarh - 160030

(Mail Ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in).

Subject: Submission of six monthly compliance report for period ending 31.03.2025 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 31.03.2025 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

france

Contact No.: 9855105088

Designation: Authorized Signatory

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

## SIX MONTHLY COMPLIANCE REPORT (Period ending 31.03.2025)

#### 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.

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

#### DATA SHEET

1.	Project Type	Commercial Project					
2.	Name of the Project	With Street and Middle Street	Commercial Project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech.				
3.	Clearance letter (s)/O.M No. & dates	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(a)</b> . Expansion in Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC24C3802PB5691037N & File No. 2024/EC/F/192 dated 09.08.2024. Copy of the same is attached as <b>Annexure 1(b)</b> .					
4.	Location	Village Mu	ındian Khur	d, Tehsil & Distri	ct Ludhiana, Punjab		
	a) District (s)	Ludhiana	Ludhiana				
	b) State (s)	Punjab	Punjab				
	c) Latitudes/	The co-ord	inates of pro	oject are:			
	Longitudes		Corners	Latitude	Longitude		
			Corner A	30°53'7.41"N	75°56'33.74"E		
			Comer B	30°53'11.37"N	75°56'33.74"E		
			Corner C	30°53'11.37"N	75°56'35.06"E		
			Comer D	30°53'9.07"N	75°56'35.10"E		
			Comer E	30°53'9.03"N	75°56'36.14"E		
			Comer F	30°53'6.29"N	75°56'36.20"E		
			Center	30°53'8.45"N	75°56'34.53"E		
5.	Address for correspondence		M/s Pure Infratech D-1, Phase -1, Focal Point, Ludhiana (Punjab) -141010				
6.	Salient features			325			
	a) of the project	sq.m. and	As per Environmental Clearance, total land area of the project is 6,950.52 sq.m. and built-up area of the project will be 25,270.56 sq.m. The estimated project cost is Rs. 37.50 Crores				
	b) of the environmental management plans	As per Env will be 92	estimated project cost is Rs. 37.50 Crores.  As per Environmental Clearance, total water requirement of the project will be 92 KLD. Out of which, fresh water requirement will be 47 KLD which will be fulfilled by borewell and remaining flushing water				

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

	carried out give details and year of survey)						
9.	Financial details:						
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	As per EC letter, estimated cost of the project is Rs. 37.50 Crore					
8 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	b) Allocations made for Environmental Management Plans	As per EMP, proposed expenditure on environment protection measures as below:					
	with item wise and year wise break up.			Construction Phase		Operation Phase	
		S. No.	Title	Cost (in	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	
		1.	Air & Noise Pollution Management (Provision of 1 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 1.7175 acre along periphery @ 1.5 Lacs per acre = Rs. 2.6 Lacs)	6	1	1	
		2.	Water Pollution Control (STP including civil work of 80 KLD based on MBR technology)	50	2	5	
		3.	Development of green belt and landscaping (No. of trees: 112 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	2	z <del>55</del> 6	3.5	
		4.	Solid Waste Management (Composter of 300 kg capacity)	103303	2	5	

		5. Rain water Harvesting (2 pits @ Rs. 3 lakhs per pit)	6	1	1	
		Energy Conservation (LED 6. lights in common areas, 43.225 KW solar panels, etc.)	30	2	2.5	
		7. Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	R	3	5	
		8. Additional Environmental Activities**	37.5	1.74	ā	
		Total	Rs. 159.5 Lakhs	Rs. 11 Lakhs	Rs. 23 Lakhs	
	ratio/internal rate of return and the year of assessment	Will be calculated and submitted.				
		Yes				
	e) Actual expenditure incurred on the project so far.	construction cost till 31.03.2025.				
	f) Actual expenditure incurred on environmental management plans so far.	Approximately Rs. 18.5 Lakhs Management Plan till 31.03.2025.		een spent on E	Invironmenta	
10.	Forest land requirement:	-				
	a) the status of approval for diversion of forest land for non-	Diversion of forest land of 0.0265 Ha. for approach access to the project is involved. Application has been filed to obtain forest NOC vide proposal no. FP/PB/ROAD/482433/2024 and is in process.				

	forestry use	
	b) the status of clear felling, if any	Not Applicable.
	c) the status of compensatory afforestation, if any.	Not Applicable.
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information	Not applicable
12.	Status of construction:	Approx. 43% of construction work has been done within the project till 31.03.2025. Photographs depicting the same is attached as <b>Annexure 2</b> .
	a) Date of commencement (actual and/or planned)	Actual date of commencement: May, 2024.
	b) Date of completion (actual and/or planned)	Planned date of completion: March, 2026
13.	Reasons for the delay, if the project is yet to start	Not applicable

# Compliance Report on conditions imposed in Environmental Clearance for Period ending 31.03.2025

#### 1. Additional/ Amended Conditions:

S. No.	Conditions	Reply
1.1	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance.	EC expansion has been done based on approved drawing only. Copy of approved building plan is enclosed as <b>Annexure 4</b> . The same will be complied if needed.
1.2	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. No natural drainage will be disrupted.
1.3	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and bylaws. 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.
1.4	In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated	Noted.

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

#### 1. Statutory compliance:

S. No.	Conditions	Reply
1.1	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 approved building plan along with approval letter is enclosed as <b>Annexure 4</b> . The construction shall be done as per approved building plan.
1.2	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 Annexure 5. Copy of provisional fire NOC is enclosed as Annexure 6.
1.3	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 0.0265 Ha. for approach access to the project is involved. Application has been filed to obtain forest NOC vide proposal no. FP/PB/ROAD/482433/2024 and is in process.
1.4	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.
1.5	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.	Agreed. Consent to Establish has been obtained from Invest Punjab vide certificate no. CTE/Fresh/PBIP/LDH/2024/240327117 which is valid till 27.06.2025; copy of the same is attached as <b>Annexure 3</b> .
1.6	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.	Water requirement will be met through borewell supply. Permission for ground water abstraction has been obtained from PWRDA vide permission no. GW/PWRDA/04/2024/L2/122 dated 19.04.2024 which is valid till 18.04.2027. Copy of PWRDA approval is enclosed as Annexure 7.

1.7	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Agreed. Temporary power load connection of 39.98 KW has been obtained from PSPCL.
1.8	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.  NOC has been obtained from Airport Authority of India; copy of the same is attached along as Annexure 8.  Provisional fire NOC is enclosed as Annexure 6.
1.9	The project proponent shall follow the provisions of the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016.	All type of waste generated will be managed & disposed off as per the applicable Rules.
1.10	The project proponent shall follow the Energy Conservation Building Code (ECBC) /Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.	Noted. ECBC guidelines will be followed.
1.11	The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.	The project falls under Industrial zone as per Master Plan of Ludhiana. CLU is not applicable for this project. Although, overall project was regularized by MC, Ludhiana. Further, building plan has been approved by the competent authority, copy of building plan along with approval letter is enclosed as Annexure 4.
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.	The project is in line with siting criteria of PPCB.
1.13	The project proponent shall construct the buildings as per the layout plan approved by the	Agreed. The construction is being carried out as per approved building plan which is in

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

#### 2. Air quality monitoring and preservation:

S. No.	Conditions	Reply
2.1	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.	Dust mitigation measures like barricading around project boundary, tarpaulin sheets for covering top soil, construction area & vehicles carrying construction materials, water sprinkling, etc. has been followed during construction phase. Photographs showing the same are enclosed as Annexure 2.
2.2	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 are being taken to reduce the air pollution and to improve the air quality.
2.3	The project proponent shall install system to undertake Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PMI10 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> .
2.4	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.	Agreed. 2 DG sets of 65 KVA & 40 KVA capacity has been provided with adequate stack height for the construction purposes. Low Sulphur diesel is being used.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site.	Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets for covering vehicles carrying construction materials, etc. being followed

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

2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per 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 ControlBoard (CPCB) norms.	Agreed and complied. DG set with adequate stack height and low Sulphur diesel is being provided. Further, acoustic enclosure has been provided with DG sets as per CPCB norms.
2.15	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.	Agreed. NBC is being followed in the project.
2.16	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed. Pavement has been done.
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Dust mitigation measures has been displayed at site. Photograph showing the same is enclosed as <b>Annexure 2</b> .
2.18	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.

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

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

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

3.10	local be Grass p	t 20% of the open spaces as r uilding bye-laws shall be pe pavers, paver blocks with g, landscape, etc. would be as surface.	rvious. Use of at least 50%	Agreed. The same shall be taken care off.
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.		Agreed. Dual plumbing system will be provided for utilizing fresh water as well a treated wastewater within the project.	
3.12	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		Agreed. The same shall be complied.	
3.13	common place in the project premises.  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 cistems/ 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		Agreed. Low flow fixtures & faucets will be provided for water conservation.	
3.14	The pr system flushin the diff	reject proponent will prove for reuse of treated was g/other purposes etc. and was ferent pipelines carrying was different sources / treated was	ride plumbing vastewater for ill colour code ter/wastewater	Agreed. The different colour codin pipelines will be done.
	Sr. No.	Nature of the Stream	Color code	
	a)	Fresh water	Blue	
		Untreated wastewater from Toilets/ urinal and from Kitchen	Black	

	d)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system	Grey	
		and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.		
	e)	Treated wastewater (for 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	
3.15	reduce	demand during constructions dead by the use of pre-mixed costs, and adopting other best practices.	ncrete, curing	Agreed. Curing agents as well as other best practices are being used during construction work for reducing water demand.
3.16	should needs minim meters minim	CGWA provisions on rainward be followed. A rainwater he to be designed where the reclaim one recharge bore per softhe plot area and a storage num of one day of the totement shall be provided. In	arvesting plan harge bores of 5,000 square e capacity of a tal freshwater	Agreed. 2 rain water recharging pits will be constructed within the project premises for ground water recharging.

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

3.22	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 onsite 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.
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	monitored once the STP is installed and
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed. The same will be complied.

#### 4. Noise monitoring and prevention:

S. No.	Conditions	Reply
4.1	Ambient noise levels shall conform to commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as 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 Annexure 9.

4.2	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> .
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure for DG set has been provided.  The noise levels is being maintained by providing ear plugs to the construction labors.

#### 5. Energy Conservation measures:

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

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

#### 6. Waste Management:

S. No.	Conditions	Reply	
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	internally. Recyclable waste will be sold to local recyclers and domestic hazardous waste in the	
6.2	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.	
6.3	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 is being used for leveling and filling purpose within the project. No muck will be disposed outside the premises.	
6.4	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. Separate wet and dry bins will be provided for segregation of solid waste.	
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the	Agreed. Composter of 300 kg capacity will be installed for management of biodegradable waste within the project premises.	

	solid waste.	
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed. The same will be complied.
6.7	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed. The same shall be taken care off.
6.8 Use of environment friendly materials in Agreed Cement contain		Agreed. Cement containing Fly ash is being used in the construction of the project.
6.9	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Cement containing fly ash is being used for construction purpose to the maximum exten possible. 417 MT of fly ash has been used til 31.03.2025.
6.10 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and		Demolition waste produced from the project site are being managed as per the provisions of the Construction and Demolition Waste Rules 2016 by the contractor. Further, construction waste will be managed strictly conforming to the Construction and Demolition Rules, 2016.
6.11	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	No Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) will be used within the project. Thus, this point is no applicable.
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.	Agreed. Solid waste will be managed as per SWN Rules, 2016.

#### 7. Green Cover:

S. No.	Conditions	Reply
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project Thus, tree cutting permission is not required
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as 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.
7.3	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.
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy	Agreed. The same will be compiled.

7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Agreed. The same will be complied.
7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	provided within the project premises.
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.	Noted. No chemical fertilized/ pesticides will be used in green area.
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	The top soil excavated during construction activities is being stored and will be utilized for landscaping within the project premises to the maximum possible extent.
7.5	parked vehicles.  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.
	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	

#### 8. Transport:

S. No.	Conditions	Reply
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.  a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.	Adequate parking space will be provided within the project premises. Wide roads for the entry and exit have been proposed.
8.2	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.	Agreed. Vehicles used at the construction site are having valid PUC and are being monitored regularly during construction phase. PUC certificates of construction vehicles are enclosed as Annexure 11.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 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	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.

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

#### 9. Environmental Management Plan:

S. No.	Conditions	Reply	
9.1	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/ deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.	Agreed. The company has valid Environmental policy. Copy is enclosed as Annexure 12.	
9.2	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.	Agreed. Name of persons in Environment Management Cell are given below:  • Mr. Jagdish Bansal (General Manager)  • Mr. Nitin Sharma General Manager)  • Mr. Ajay Bhatia (Project Manager)	
9.3	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental	Approximately Rs. 18.5 Lakhs have been spent on Environmental Management Plan till 31.03.2025.  As project is in initial phase of construction; thus, no amount has been spent on AEA yet. Further, it is to ensure you that amount will be deposited in the account of Greening	

additional environmental activities are given in the | within given timeframe. tables given below:

activities proposed in environmental plan and Punjab Mission through concerned DFO

Table I: Environment Management Plan

			Construction Phase	
S. No.	Title	Capital Cost (in Lakhs)	Cost	Recurring Cost (in Lakhs per Annum)
The second secon	Air & Noise Pollution Management (Provision of 1 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 1.7175 acre along periphery @ 1.5 Lacs per acre = Rs. 2.6 Lacs)	6	1	1
	Water Pollution Control (STP including civil work of 80 KLD based on MBR technology)	50	2	5
-	Development of green belt and	2	(a)	3.5

То	tal	Rs. 159.5 Lakhs	Rs. 11 Lakhs	Rs. 23 Lakhs
8.	Additional Environmental Activities**	37.5	8 <b>2</b> 8	928
7.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	8	3	5
6.	Energy Conservation (LED lights in common areas, 43.225 KW solar panels, etc.)	30	2	2.5
5.	Rain water Harvesting (2 pits @ Rs. 3 lakhs per pit)	6	1	1
4.	Solid Waste Management (Composter of 300 kg capacity)	20	2	5
	landscaping (No. of trees: 112 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)			

Table 2: Additional Environment Activities

Sr. Description No.		Amount (Rs in lakhs)
1.	Deposition of funds under Greening Punjab Mission through concerned DFO	37.5
	Total	37.5

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.

#### 10. Human health issues:

S. No.	Conditions	Reply	
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) are provided to construction workers for safety.	
10.2 For indoor air quality the ventilation N			

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

#### 11. Miscellaneous:

S. No.	Conditions	Reply
11.1	The project proponent shall obtain a 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.
11.2	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.
11.3	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded 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 Annexure 13.
11.4	The copies of the environmental clearance shall be submitted by the	Copy of Environmental Clearance letter has been submitted to concerned authorities.

	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.	Acknowledgement regarding the same is enclosed as Annexure 14.
11.5	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.	Compliance of the stipulated Environmental clearance conditions, including results of monitored data have been uploaded on company's website <a href="https://www.vardhmanamrante.com/compliance">https://www.vardhmanamrante.com/compliance</a> . Snapshot of company's website showing the same is enclosed as <b>Annexure 15</b> .
11.6	The project proponent shall submit six- monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	Agreed. The six-monthly compliance reports are being submitted. Copy of snapshot on Parivesh portal is enclosed as Annexure 16.
11.7	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. Copy of Form V for financial year 2023- 24 has been submitted. Acknowledgment of submission of Form-V is attached as <b>Annexure</b> 17.
11.8	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation.	Agreed. Same is being submitted in data sheet attached along with compliance report.
11.9	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.

11.10	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.
11.11	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Agreed. No changes will be made without prior permission from SEIAA.
11.12	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 the requisite data/ information/monitoring reports.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.
11.13	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.

#### 12. Specific Condition:

S. No.	Conditions	Reply
12.1	The project proponent shall obtain NOCs from NHAI /concerned State Authorities /State Forest Department and any other relevant authorities for obtaining access to the project site and will be bound to comply with the conditions prescribed in the said NOCs	letter no. NHAI/PIU/CHD/11172 /NOC/665 dated 11.07.2022. Copy of the

# ENVIRONMENTAL CLEARANCE

# Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub



#### 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,

4.

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. EC Identification No. EC24B038PB149695 2. File No. SEIAA/PB/MIS/2023/EC/76

3. Project Type New

Category

5. Project/Activity including 8(a) Building and Construction projects Schedule No.

6. Name of Project Proposed Commercial Project namely Vardhman City Centre" by M/s Pure Infratech

Name of Company/Organization PURE INFRATECH 7.

**PUNJAB** 8. Location of Project 9. TOR Date N/A

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

(e-signed) Harjeet Singh Sandhu, PCS Member Secretary Date: 14/02/2024 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.

This is a computer generated cover page.

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

- 2) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for establishment of commercial project namely "Vardhman City Centre" located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab. The total land area of the project is 6950.52 sqm having built-up area as 25,119.980 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.
- 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	100	282					
1.	Name and Location of the project			nn City Centre" by M/s Pure Infratech nsil & District Ludhiana, Punjab					
	Project/ activity	8 (a)	8 (a)						
	Category as per EIA Notificati on, 2006	Category B2							
2.	Nature of project	Fresh							
3.	Latitude & Longitude	Sr No.	Latitude	Longitude					
		А	30°53′7.41″ E	75°56′33.74′′ N					
		В	30°53′11.37″ E	75°56′33.74″ N					
		С	30°53′11.37″ E	75°56′35.06′′ N					
		D	30°53′9.07′′ E	75°56′35.10″ N					
		E	30°53′9.03″ E	75°56′36.14″ N					

		Cente	er 30°53′8.45″ E		75°56′34.	53" N
4. 5.	Change of Land Use Cost of the	The Pro in the from N	oject falls under Industria oject Proponent has regist name of company and co 1/s Vardhman Polytex Lim 50 Crores	try for lan	d measu sale of 3	ring 4775.55 sc 3537.20 sqyard
	project		and the second s	B. District		
ŝ.	Total Plot Area, Built-up Area, and Green	Sr. No.	tails of the total area is as un	ider:	TOTAL	AREA IN SQM
	area	A	Total Land Area	5,950.52		
		В	Built-up area	5,119.980		
		С	Green Area		1320	
		Above	details are as per the concep	tual layou	ıt plan.	
	Estimated Populatio	S. No.	Description	Area (in	sq. m.)	No. of Person
	n	1	Ground Floor  Retail  Visitors (@ 90%)  Staff (@ 10%)	3,03	39,38	1,013 • 912 • 101
		2.	1st Floor  ➤ Retail  • Visitors (@ 90%)  • Staff (@ 10%)	2,87	76.46	<b>479</b> • 431 • 48
		3.	2 <sup>nd</sup> Floor  ➤ Retail  • Visitors (@ 90%)  • Staff (@ 10%)	2,93	36.39	<b>489</b> • 440 • 49
		4.	3 <sup>rd</sup> Floor  ➤ Retail  • Visitors (@ 90%)  • Staff (@ 10%)	16	530	<b>272</b> • 245 • 27
		1.1		1		1

	(1)			<ul><li>Visitors (@ 90%)</li><li>Staff (@ 10%)</li></ul>			304 34	
		5.	4 <sup>th</sup>	-8 <sup>th</sup> Floors • Offices	5,118.49		512	
		6.	Ma	intenance Staff	<u>22</u>		50	
				Total		315	3 persons	
8.	Area	S. No	о.	Description		Are	ea (in sq.m.)	
	Configura	1	Ŀ.	Total site Area			6,950.52	
	tion Details	2	2.	Permissible Ground Co 50%)	overage (@		3,475.260	
		3	3.	Proposed Ground cov 44.70%)	erage (@		3,106.870	
		4	1.	Permissible F.A.R (@ 3	3)	2	0,851.560	
		5	5.	Proposed F.A.R (@ 2.3	37)	1	6,439.170	
		6	5.	Total Basement Area			7,516.500	
		7	1	Basement 01			4,206.190	
		1	1	Basement 02			3,310.310	
		1	7.	Non FAR including bas	sement		8,680.81	
		8	3.	Built up Area (FAR+ Non FAR including Basement)		2	5,119.980	
		9	).	Proposed Green Area			1320	
).	Water Sr. No Requirem			Description	Total	×0		
	ents &	1.		Total Water Demand	157 KLD	CT		
	source during	2. 3.		Fresh Water Demand Wastewater generation	116 KLD 70 KLD	4		
	Operation Phase	4.	2	STP capacity	city Proposed overa		on MBR Technology	
10.	Disposal Arrangem ent of Wastewat	STP of a of the coutlet of	80 K dispo of ST	O KLD wastewater will b LD capacity based on MB csal arrangement of treat P are given as under: Flushing	e generated whic R Technology folk ted wastewater @	owed b	y UF. The deta available at t	
	er	Sr. No.	36	(KLD)	demand in area of 132 (KLD)	an	Into Sewer (KLD)	
		1.	Su	ımmer 41	7		21	
		2.	W	inter 41	2		26	
		3.	Ra	ainy 41	1		27	
11.	Rainwater rechargin g detail	0.65		er recharging pits have within the project pre	(e) ell (f)	for arti	ficial rain wat	

12.	Solid waste generatio n and its disposal	<ul> <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.	Hazardou s 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 Requirem ents & Saving		<ul> <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>				

- 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.
- 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:

### Specific Condition:

- 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.
- The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- 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

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

### VII. Waste Management

- A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.
- 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.
- 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.
- 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

- 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.
- 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.
- A First Aid Room shall be provided at the project site both during construction and operations of the project.

### XI. Environment Management Plan

- 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.		Constr	uction Phase	Operation Phase	
	Title	Title Capital Cost (in Lakhs)		Recurring Cost (in Lakhs per Annum)	
	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	

Tota	1 1000/1	Rs. 197 Lakhs	Rs. 11 Lakhs	Rs. 25 Lakhs
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10	3	5
7.	Energy Conservation (LED lights in common areas, 43.225 KW solar panels, etc.)	30	2	2
6.	Rain water Harvesting (2 pits)	6	1.	1
5.	Solid Waste Management (Composter of capacity 300 kg)	20	1.5	4
4.	Landscaping (112 nos. of trees)	4	-	3.5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	1

### 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
	Total	Rs. 37.5 lakhs

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

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

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

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

### XII. Validity

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

#### XIII. Miscellaneous

- 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.
- 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.
- The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and bylaws. Adequate measures should be taken to prevent any odour in and around the project premises.
- iv) In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the

- certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- v) This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (v) above.
- vi) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- vii) The Ministry reserves the right to stipulate additional conditions if found necessary.

  The Promoter Company in a time bound manner shall implement these conditions.
- viii) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- ix) The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.
- 11) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.
- 12) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- This issues as per the decision taken by the Competent Authority.

(Harjeet Singh Sandhu, PCS) Member Secretary, SEIAA

### Through Parivesh Portal

### Copy to: -

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

 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
d) Email ID of Env. Consultant : md@ecoparyavaran.org

- 4. The Deputy Commissioner, Ludhiana.
- The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi.
- The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001.
- 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.
- 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



### File No: 2024/EC/F/192 Government of India

# Ministry of Environment, Forest and Climate Change

# (Issued by the State Environment Impact Assessment Authority(SEIAA), PUNJAB)

\*\*\*



Dated 09/08/2024



To.

Sh. Dev Anand Sharma M/s PURE INFRATECH

D-1, Phase -1, Focal Point Ludhiana, Punjab-141010

jasbir.singh@vpl.in

Subject:

Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of Expansion in EC under the provision of the EIA Notification 2006-for Commercial Project Namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil and District Ludhiana, Punjab by M/s Pure Infratech. submitted to SEIAA, Punjab vide proposal number SIA/PB/INFRA2/484216/2024 dated 28/06/2024.

2. The particulars of the proposal are as below:

(i) EC Identification No.

EC24C3802PB5691037N

(ii) File No.

2024/EC/F/192

(iii) Clearance Type

EC

(iv) Category

(v) Project/Activity Included Schedule No.

8(a) Building / Construction

(vii) Name of Project

Vardhman City Centre

(viii) Name of Company/Organization

M/s PURE INFRATECH

(ix) Location of Project (District, State)

Village Mundian Khurd, Tehsil and District Ludhiana, Punjab

(x) Issuing Authority (xii) Applicability of General Conditions SEIAA

(xiii) Applicability of Specific Conditions

no yes

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

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

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

Sr. No.	Item	Details						
	Name and Location of the project				oject namely "Vard Mundian Khurd, Teh			
1.	Project/ activity	8 (a)		_			**************************************	
	Category as per EIA Notification, 2006	Catego	ory B2					
2.	Nature of project	Expan	sion					
		Sr No.		Latitude		Longitude		
		A		30,53'7	.41" N	75,56'33.74	" E	
		В		- CONT.	1.37" N	75,56'33.74		
		С		Land Million	1.37" N	75,56'35.06		
3.	Latitude & Longitude	D		30,53'9		75,56'35.10		
	(7%	E		30,53'9		75,56'36.14		
		F		30,53'6		75,56'36.20		
		Center		30,53'8		75,56'34.53		
4. 5.	Change of Land Use Cost of the project	The project falls under Industrial zone as per Master Plan of Ludhiana.  Rs. 37.50 Crores  The details of the total area is as under:						
		1110	cans or are to	tur urcu r	o an outros.		Area as per	
	Total Plot Area, Built-		. Description		Area as per Earlier EC	Proposed	revised conceptual Layout	
6.	up Area, and Green	1.	Plot Area		6,950.52 sq.m.		Dayout	
inte	area	2.	Built-up are	ea	25,119.980 sq.m. 150.58 sq.m.		25,270.56 sq.m.	
		<ol><li>Green Area</li></ol>			1,320 sqm.			
		Above	details are as	s per the	conceptual layout pl	an.		
7	Estimated Description	Population details			EC Accorded	Proposed	Total (After Expansion)	
7.	Estimated Population	U-10004 \$1.000	were rout for the desired.		3,153 persons	163 persons	1217 741 121 121 121 12 1 1 1 1 1 1 1 1 1 1 1	

		The detail	s of the Bui	lt-up area a	re as under:			
			EC Accord	led		Total (After I	Expansion)	
		Floors	FAR (in sq.m.)	Non FAR (in sq.m.)	Total Built- up Area (in sq.m.)	FAR (in sq.m.)	Non FAR (in sq.m.)	Total Built-up Area (in sq.m.)
		Basement 1	i ess r <u>u</u>	4206.190	4206.190	3	4,134.02	4,134.02
		Basement 2	12	3,310.310	3,310.310	41	2,521.68	2,521.68
		Ground Floor	3,039.38	42.62	3082.00	3457.50	E.	3,457.50
		First Floor	2,876.46	205.53	3081.99	2831.93	250.05	3,081.98
8.	Area Configuration Details	Second Floor	2,936.39	145.59	3081.98	2892.89	189.09	3,081.98
		Third Floor	2468.45	137.14	2605.59	2317.87	174.53	2,492.40
		Fourth Floor	1189.23	143.9	1333.13	1156.27	176.90	1,333.17
		Fifth Floor	1178.14	154.97	1333.11	1156.27	176.90	1,333.17
		Sixth Floor	1031.89	111.52	1143.41	1100.48	169.78	1,270.26
		Seventh Floor	1031.89	111.52	1143.41	973.56	169.78	1,143.34
		Eighth Floor	687.34	111.52	798.86	973.56	169.78	1,143.34
		Mumty	-	-	1/5	÷.	277.72	277.72
			16,439.170	8,680.81	25,119.980	16,860.33	8,410.23	25,270.56
		S. No.	Description	n REE				otal After Expansion
	Water Requirements	1.	Total Water Demand			9	2 KLD	
9.	& source during	2.	Fresh Wate	er Demand			4	7 KLD
	Operation Phase	3.	Wastewate	r generated			7	7 KLD
		3.	STP capaci	ity			8	0 KLD

A total of 77 KLD wastewater will be generated which will be treated in the STP of 80 KLD capacity based on MBR Technology. The details of the disposal arrangement of treated wastewater @75 KLD available at the outlet of STP are given as under:

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

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

11. Rainwater recharging detail

Rainwater will be recharged by providing 2 no. of recharging pits.

a) 725 Kg/day

b) Solid waste management area has been provided and marked in conceptual layout submitted. Biodegradable waste will be composted by use of Mechanical Composters of capacity 1 composters of 300 kg.

Solid waste generation and its disposal

c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be disposed at approved dumping site or disposal site of MC. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.

13. Hazardous Waste & E-waste

Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments

 a) 1,971 KW connected power load will be required which will be met from PSPCL.

Energy Requirements & Saving

- b) 2 DG sets of capacity 1× 1500 KVA & 1×750 KVA each will be installed equipped with canopy and adequate stack height.
- c) Solar panels have been proposed on the roof top of the building which will generate 43.225 KW of power generation. Energy will be saved by utilizing LED bulbs in common & street areas & other measures, etc.
- 6) As per the undertaking submitted by the project proponent, no forest land and wildlife sanctuary is located in the vicinity of the project and as such, no NBWL permission is required. Further, no litigation is pending in respect of the land on which the project is to be developed.
- 7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) on behalf of the project proponent in its 301st meeting held on 29.07.2024. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.
- 8) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for expansion of Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab for total land area @ 6,950.52 sq.m, having built-up area @ 25,270.56 sq.m, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.
- 9) The case was considered by SEIAA in its 306th meeting held on 01.08.2024 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for expansion of Commercial Project namely "Vardhman City Centre" by M/s Pure Infratech located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab for total land area @ 6,950.52 sq.m, having built-up area @ 25,270.56 sq.m, as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

- 10) Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance with terms and conditions as per Annexure-1.
- 11) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.
- 12) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- 13) This issues as per the decision taken by the Competent Authority.

### Copy To

- 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.
- 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 : Mr Dev Anand Sharma, Authorized Signatory

b) Mobile No. : 9855105088

c) Email Id ; jasbir.singh@vpl.in

d) Email ID of Env. Consultant : md@ecoparyavaran.org

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

e-Payments

Annexure 1

#### Specific EC Conditions for (Building / Construction)

#### 1. Additional / Amended Conditions

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

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

# Standard EC Conditions for (Building / Construction)

# 1. Statutory Compliance

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

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

# 2. Air Quality Monitoring And Preservation

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

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

# 3. Water Quality Monitoring And Preservation

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

SIA/PB/INFRA2/484216/2024 Page 9 of 18

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

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

# 4. Noise Monitoring And Prevention

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

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

### 5. Energy Conservation Measures

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

# 6. Waste Management

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

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

### 7. Green Cover

# e-Payments

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

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

# 8. Transport

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

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

9.

S. No	EC Conditions				
9.1	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report				
9.2	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization				
	Action plan for implementing EMP of the company shall be prepared and funds earmarked for environmental protection be diverted for any other purpenvironmental activities proposed in given in the tables given below:  Environ	I shall be duly appro protection measures ose. The details of environmental plan ment Management	ved by competent au shall be kept in sepa the amount to be and additional environ	thority. The year wise arate account and will spent on the various	
9.3	S. No. Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	
	Management (Provision of	aulin 6 ns in ohery	1	1	

S. No		EC Conditions				
	2.	Lacs) Water Pollution Control (STP including civil work of 80 KLD based on MBR technology) Development of green belt and	50	2	5	
	3.	landscaping (No. of trees: 112 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)		la	3.5	
	4.	Solid Waste Management (Composter of capacity 300 kg)	20	2	5	
	5.	Rain water Harvesting (2 pits @ Rs. 3 lakhs per pit)	6	1	1	
	6.	Energy Conservation (LED lights in common areas, 43.225 KW solar panels, etc.)	30	2	2.5	
	7.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)		3	5	
	8.	Additional Environmental Activities**	37.5	-6-	5	
	Total		Rs. 159.5 Lakhs	Rs. 11 Lakhs	Rs. 23 Lakhs	
	Additional Environment Activities (Table II)					
	Sr. No.	Description	1	Amo	unt (Rs in lakhs)	
	1 Deposition of funds under Greening Punjab Mission through concerned DFO 37.5					
	(1)	Total			37.5	
	The project proponent shall undertake revised EMP & AEA as per the Table-I & II above. The project proponent shall implement the activities mentioned in AEA plan 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-month 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 work undertaken in lieu of the additional environmental activities by the project proponent in all the					

# 10. Human Health Issues

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

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

#### 11. Miscellaneous

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

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

## 12. Specific Conditions

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

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## Annexure 2

# SITE PHOTOGRAPHS











### SEAFTY SIGNAGES DISPLAYED AT SITE









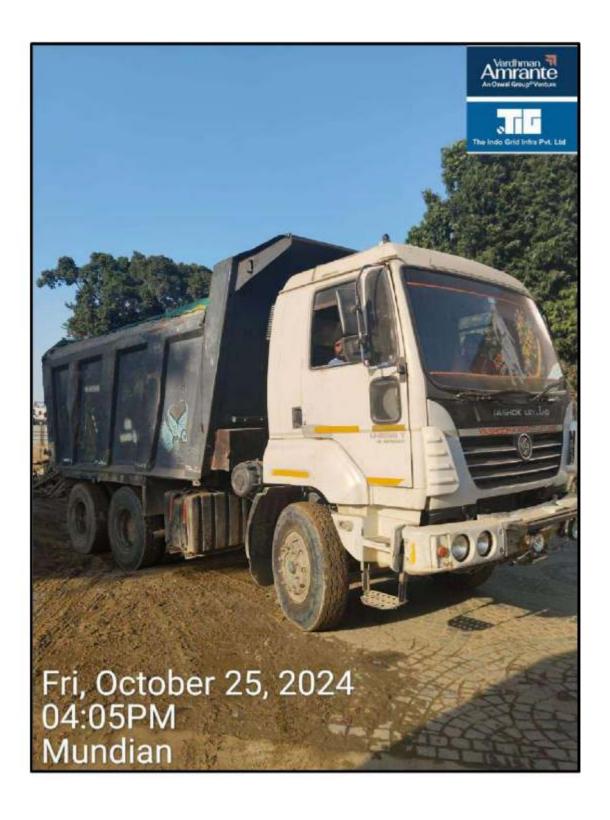
## DUST MITIGATION MEASURES PROVIDED AT SITE











# WATER SPRINKLING FOR DUST SUPPRESSION









### DUST MITIGATION MEASURES DISPLAYED AT SITE



### MOBILE TOILETS



### FIRST AID FACILITY PROVIDED AT SITE







#### PUNJAB POLLUTION CONTROL BOARD

Invest Punjab, PBIP, Udyog Bhawan, Sector 17, Chandigarh Website:- www.ppcb.gov.in



Office Dispatch No.: PBTP PPCB 12024/1466

Date: 27 (05/2014

To

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

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

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

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

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

#### 2. Particulars of the Industry:

Name & Designation of the	Kuntal Ganguly, (Authorized Signatory)		
Applicant:	Normal Carigary, (Narrowald Signatory)		
Name of Business Entity	M/s Pure Infratech		
Name of the Project/Unit:	þÿCommercial Project Vardhman City Centre		
Address of Project/Unit:	Village Mundian Khurd, Tehsil and District Ludhiana, Punjab , Ludhiana-East , Ludhiana		
Capital Investment of the Industry(in lakhs):	3700		
Category of Industry:	Orange		
Type of Industry:	2021 - Building and construction project more than 20,000 sq. m built up area and having waste water generation less than 100 KLD		
Scale of the Industry:	Medium - > Rs, 10 Crore but < = Rs,50 Crore		
Office District:	Ludhiana		
Consent Fee Details:	Rs. 42,500/- vide R. No. 581283112 dated 28.06.2024, against the project cost of Rs. 37,50 crore.		
Raw Materials (Name with quantity per day):	Commercial project having total built up area of 25270.56 square meter, consisting of retail shops, kiosks, restaurants & offices as components, in an area of 1.717 acres (6950.52 square meter or 74814.75 square feet), only.		
	The state of the s		

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

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

Dated:

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

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

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

### A. GENERAL CONDITIONS

- The industry shall apply for consent of the Board as required under the provision of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 & Authorization under Hazardous and other Wastes (Management and Transboundary Movement) Rules, 2016, two months before the commissioning of the industry.
- The industry shall provide adequate arrangements for fighting the accidental leakages/ discharge of any air pollutant/gas/liquids from the vessels, mechanical equipments etc. which are likely to cause environmental pollution.
- The Industry shall apply for further extension in the validity of the CTE atleast two months before the expiry of this CTE, if applicable.
- 4. The industry shall comply with any other conditions laid down or directions issued by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 from time to time.
- The project has been approved by the Board from pollution angle and the industry shall obtain the approval of site from other concerned departments, if need be.
- The industry shall get its building plans approved under the provisions of section 3-A of Punjab Factory Rules, 1952
- The industry shall put up display board indicating the Environment data in the prescribed format at the main entrance gate
- 8. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets

# Specifications of the port-holes shall be as under:

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

- ii) The sampling port shall be 7 to 10 cm in diameter
- The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.
- (i) Stack height for boiler plants

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

7	More than 25 ton/hr to 30 ton/hr	27 meters
8	More than 30 ton/hr	30 meters or using the formula H = 14 Qg0.3or
		H = 74 (Qp)0.24
		Where Qg = Quantity of SO2 in Kg/hr.
		On = Quantity of particulate matter in Ton/day

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

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

#### (iii) Stack height for diesel generating sets:

		Height of the Stack
0-50 KVA	Height of the building	+ 1.5 mt
50-100 KVA	-do-	+ 2.0 mt
100-150 KVA	-do-	+ 2,5 mt
150-200 KVA	-do-	+ 3.0 mt
200-250 KVA	-do-	+ 3.5 mt
250-300 KVA	-do-	+ 3.5 mt

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

$$H = h + 0.2 (KVA)0.5$$

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

- The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
- 11. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.
- 12. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-
- (i) Once in Year for Small Scale Industries.
- (ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries
- 13. The pollution control devices shall be interlocked with the manufacturing process of the industry.
- 14. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time
- 15. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.

- 16. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
- 17. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
- 18. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
- 19. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
- (i) Where unavoidable to prevent loss of life or some property damage or
- (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
- 20. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
- 21. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06.
- 22. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
- The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
- 24. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable
- 25. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
- 26. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified
- 27. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water
- 28. The industry shall submit a detailed plan showing therein, the distribution system for conveying wastewaters for application on land for irrigation along with the crop pattern to be adopted throughout the year
- The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
- 30. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
- 31. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
- 32. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
- 33. The industry shall maintain the following record to the satisfaction of the Board :-
- (i) Log books for running of air pollution control devices or pumps/motors used for it.
- (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.

- (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
- 34. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
- 35. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
- 36. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry

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

#### B. SPECIAL CONDITIONS

- This CTE has been issued for establishment of a Commercial project having total built up area of 25270.56 square meter, consisting of retail shops, kiosks, restaurants & offices as components, in an area of 1.717 acres (6950.52 square meter or 74814.75 square feet) for which building permit/sanction issued by Department of Local Bodies, Punjab vide no. PB/LDH/LUDHI/209163 dated 30.04.2024, only.
- The promoter company shall not carry out any construction activity at site without obtaining Environment Clearance under the EIA notification dated 14.09.2006 from the competent authority.
- 3. The project proponent shall be bound to comply with all the terms & conditions to be imposed by the Competent Authority, as & when the application filed by the project proponent for Environment Clearance vide application/Proposal No. SIA/PB/INFRA2/484216/2024 is decided by the SEIAA, Punjab.
- 4. In case, there is any change in components of the project such as total area, built-up area, water consumption, wastewater generation, solid waste generation etc. w.r.t. the Environment Clearance granted by the competent authority (if at any stage), then the project proponent shall obtain revised fresh Consent to Establish from the Board, for the said change.
- 5. The project proponent shall develop its project strictly in accordance with the layout plan approved by the Commissioner, Municipal Corporation, Ludhiana dated 30.04.2024. In case, there is variation in built-up area/green area/ any other details in layout plan approved by the competent authority (if at any stage), then the project proponent shall get its revised layout plan approved from the competent authority as well as obtain fresh Consent to Establish/ Operate from the Board, for the said change.
- The project proponent shall obtain necessary clearance for abstraction of ground water from Punjab Water Regulation and Development Authority (PWRDA).
- The project proponent shall install the proposed STP of capacity 80 KLD based on MBR technology, for the treatment of effluent generated from the project.
- 8. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 41 KLD and shall develop proposed green area measuring 1320 sqm for discharge of the treated effluent @ 07 KLD-02 KLD-01 KLD during the Summer-Winter-Monsoon seasons respectively and only the remaining treated effluent @ 21 KLD-26 KLD-27 KLD shall be allowed for discharge into the sewerage network of MCL in accordance with the permission accorded by the MCL authorities vide letter no. 718/XEN/B dated 05.12.2023.
- 9. The project proponent shall connect the sewer of its project (for discharge of its treated effluent after STP) to the main sewer line of MC, Ludhiana as per the condition of permission granted by the GLADA and/ or after obtaining NOC from respective departments. In case, the permission for discharge of effluent into the sewer line of MCL and/ or its disposal to the terminal STP of the concerned authority is denied or not allowed by the concerned authority/ respective department at any stage; then this Consent to Establish (NOC) from pollution angle shall be deemed cancelled and the Board shall not be responsible for any financial liability arising due to cancellation of this CTE (NOC). In such case, the project proponent shall apply for fresh Consent to Establish (NOC) from pollution angle alongwith concrete proof for alternate modes of disposal of treated effluent like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.
- 10. The project proponent shall not give physical possession of the flats/plots to the customers till the outlet of the project sewer is connected with the sewer line of MC, Ludhiana and till the same is connected with a fully operational and adequate capacity terminal STP, in accordance with the condition imposed in the EC granted to it.
- 11. During construction phase, it shall ensure that the waste water being generated from the labour quarters/ toilets shall be treated and disposed in environment friendly manner. In this regard, the project proponent shall provide septic tanks for the treatment of wastewater generated from the labour hutments and the treated effluent/ supernatant from the septic tanks shall be utilized in green area/ plantation only.
- 12. The project proponent will develop the project on its own risk & cost in regard to disposal arrangement. The project proponent shall be entirely responsible for the arrangement of additional land required for the disposal of treated domestic effluent, if any.
- 13. The project proponent shall obtain permission from MC Ludhiana/ GLADA authorities regarding disposal of the inert solid waste onto any authorized or upcoming dumping/ SLF site of MC Ludhiana/

- GLADA authorities. In case, the permission for the same is denied or not allowed by the MC Ludhiana/ GLADA authorities at any stage; then this Consent to Establish (NOC) from pollution angle shall be deemed cancelled and the Board shall not be responsible for any financial liability arising due to cancellation of this CTE (NOC). In such case, the project proponent shall apply for fresh Consent to Establish (NOC) from pollution angle along with concrete proof for alternate modes of disposal of the inert solid waste. The project proponent will develop the project on its own risk & cost in regard to disposal arrangement of the solid wastes.
- 14. The project proponent shall not carry out any activity/ construction at site which obstructs the natural drainage through the site, in wetland and water bodies and the natural drainage system should be maintained for ensuring unrestricted flow of water. The project proponent shall carry out installation work of STP in commensuration with the construction work of project at the site.
- 15. The project proponent will not allow any occupancy in the project till it commissions the proposed STP alongwith adequate disposal arrangement as proposed & install composter for management of solid waste; and has obtained Consent to Operate of the Board under Water Act, 1974 and Air Act, 1981.
- 16. The entire responsibility of efficacy & adequacy of treatment & disposal scheme of effluent shall be of the project proponent and Board shall not be responsible for the same.
- 17. The promoter company shall install the mechanical composters of adequate capacity within its premises, for decomposition of bio-degradable waste. Further, the promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste (Management and Handling) Rules, 2000.
- 18. The promoter company shall provide adequate rain harvesting pits in its project (@ 1 recharge bore per 5000 sqm built up area) so as to achieve maximum ground water recharge.
- The project proponent shall develop its project strictly in accordance with the layout plan as approved by the Competent Authority.
- The project proponent shall not discharge the effluent into any drain/choe/nallah, in any case.
- The project proponent shall ensure that due to operation of the project at the site, no nuisance for general public is created at any time and no public complaints are received.
- The promoter shall not consume any fuel except HSD in DG set(s) without obtaining prior written permission from the Board.
- 23. The promoter company shall comply with the provisions of Solid Waste Management Rules, 2016.
- 24. The project proponent shall ensure at source segregation of the solid waste to be generated from its premises, at all times.
- 25. The project proponent shall dispose of its waste pertaining to non-eatable items to be generated, in an environmentally sound manner, as per the provisions of the Solid Waste Rules, 2016.
- 26. The project proponent shall get the non-biodegradable solid waste disposed of at authorised site only, after obtaining permission from the Competent Authority and shall maintain proper record of disposal of the same, at all times.
- The project proponent shall comply with the provisions of Noise Pollution (Regulation & Control)
   Rules 2000.
- 28. The project proponent shall ensure compliance to the comprehensive guidelines for the regulation of noise/ sound pollution caused by use of loud speakers, public address system etc. issued vide Punjab Government, Deptt. Of Science, Technology & Environment notification no. 3/100/2013-STP (4)/145 dated 26.2.2014.
- The project proponent shall obtain all the statuary approvals/clearances from the concerned departments.
- 30. The NOC is being issued to the project proponent based upon the documents/ information/ undertaking(s) submitted by it alongwith the online application form. The Board would be at liberty to take penal action against the industry/project proponent and its responsible/ concerned person(s) in case information/document is detected as incorrect/false/misleading at any point of time, without any opportunity of Personal Hearing.
- 31. In case, the project proponent fails to comply with the provision of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environment (Protection) Act, 1986 and/or any other environmental law applicable to the project and Rules, Circulars & Directions issued by the Board from time to time, action as deemed fit shall be taken against the project proportion.



#### Building Permit/Sanction

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

Dated 30-04-2024

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

Dear Sir or Madam,

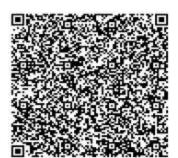
With reference to your application dated 06-03-2024. for the grant of sanction to erect/re-erect/add to/alteration of Commercial Building having Plot Size 74814.75. Plot/Site No. NA Ward no. 27 situated in/at ( VARDHAMAN CITY CENTRE) SITUATED AT CHANDIGARH ROAD, VARDHMAN AMRANTE LUDHIANA. I have to state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

The plans are valid up to three year

- 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.
- 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.
- The owner shall not occupy or permit to occupy the building or use or permit to use the building or any part thereof affected by any such work until occupancy certificate is issued by the concerned Authority.
- 6. Concerned Authority will stand indemnified and kept harmless from all proceedings in court and before other authorities of all expenses /claims which the concerned Authority may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
- 8. The doors and window leaves shall be fixed in such a way that they shall not, when open project on any street.
- 9. The owner will not convert the house into more dwelling units on each floor then the sanctioned.
- 10. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage lines running on side of the site.
- 11. The land left open as a consequence of the enforcement of the setback rule shall form part of the public street.
- 12. The owner shall ensure that the public areas like road, parks and other public opens spaces are not used for stacking the building materials or machineries to avoid public inconvenience and nuisance.
- 13. The sanction will be void if auxiliary conditions mentioned above and other conditions whatsoever imposed are not

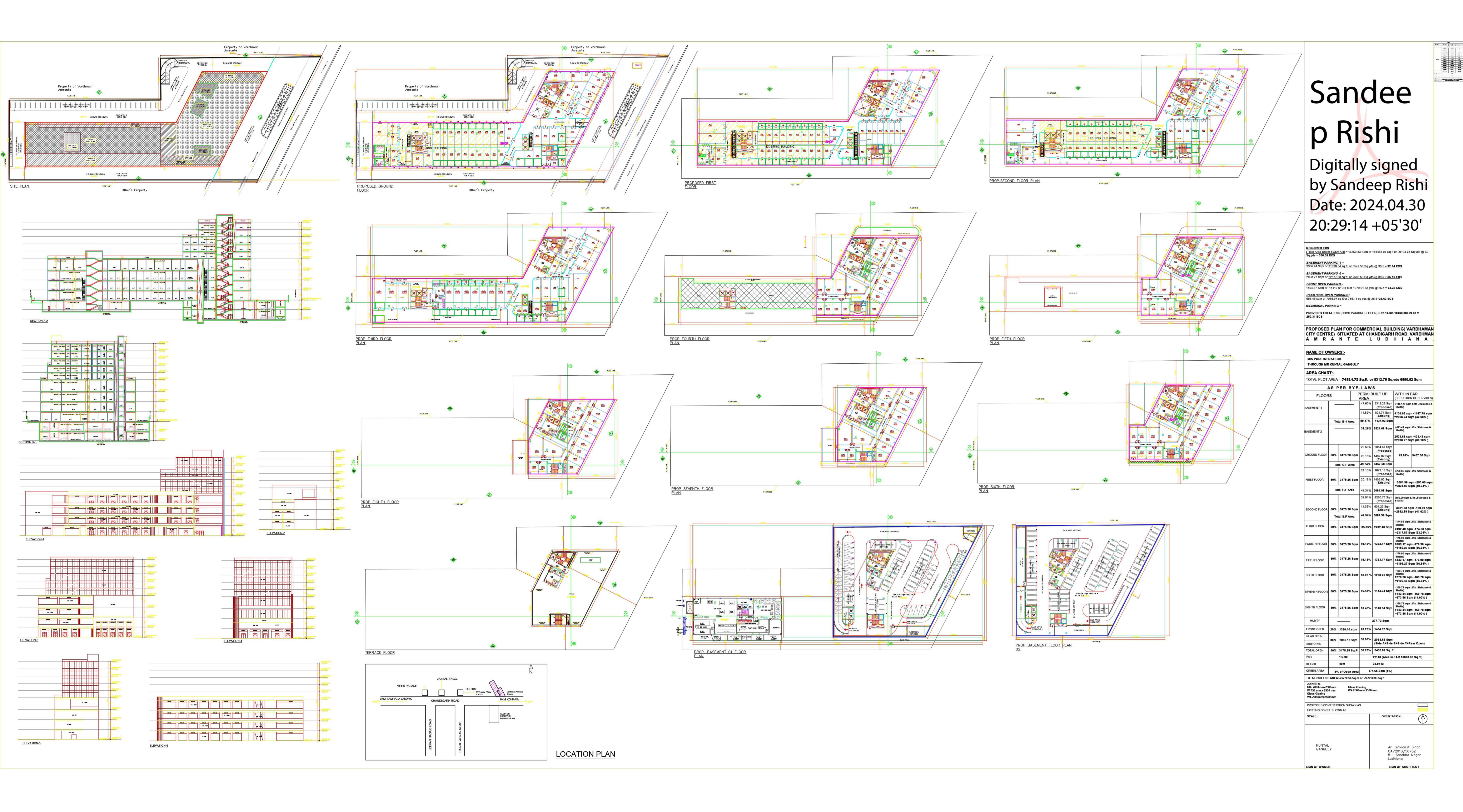
complied. 14. The owner will use the premises for the use, which has been sanctioned.

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



Yours Faithfully.

Encl: A set of sanctioned plan.





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

Dated: 01st March 2024

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

#### TO WHOM IT MAY CONCERN

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

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

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

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

Thank you

Yours Truly

Assistant Professor

Department of Civil Engineering
Indian Institute of Technology Ropar
Nongal Road, Repnagar — 140001, Panjah, India

Dr. Mitesh Surana

Email: msurana@iitrpr.ac.in

Assistant Professor
Department of Civil Engineering
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Dr. Aditya Singh Rajput Email: aditya.rajput@iitrpr.ac.in



# Punjab Fire Services Annexure 6

#### APPROVAL OF FIRE SAFETY ARRANGEMENTS <u>ਫਾਇਰ ਸੇਫਟੀ ਪਬੰਧਾਂ ਦੀ ਪਵਾਨਗੀ</u>

No. 1210-87051-Fire/64728

Dated 11-Mar-

2024

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

Issued on 11-Mar-2024 at Samrala

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

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

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

**ਫਾਇਰ ਸੇਫਟੀ ਪਬੰਧਾਂ ਦੀ ਪਵਾਨਗੀ** ਹੇਠ ਲਿਖੀਆ 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 ਲੇਆੳਟ ਪਲਾਨ/ਡਰਾਇੰਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਲਾਜਮੀ ਹੋਣਗੇ।

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

ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਇਸ ਪੋਜੈਕਟ 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।

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

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

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 ਦਬਾਰਾ ਤੋਂ ਪੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ ਲਈ ਅਪਲਾਈ ਕਰਨਾ ਪਵੇਗਾ।

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

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

\* Above Details cannot be used as ownership proof.

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

\* This is digitaly created cerificate, no signatue are needed

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

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

#### PERMISSION FOR EXTRACTION OF GROUNDWATER

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

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

1	Name of Unit	Vardhman City Centre by M/s Pure Infratech	
2	Activity of Unit	Commercial	
3	Address/Location of Unit	Village Mundian Khurd, Tehsil a Mundian Khurd	and District Ludhiana, Punjab, Villag
		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, Ludhia	ana
		LUDHIANA, PUNJAB	PIN: 141010
	Email	gurpreet.singh@vpl.in	
	Phone/Mobile No.	9855105088	
7	Project Status	New : 31-12-2025	
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted
	0	1	1
9	Volume of Ground Water Permitted to be	Fresh	Brackish/Saline
	Extracted (m3/month)	3480	0

Note: This permission is granted in terms of the Punjab Groundwater Extraction and Conservation Directions, 2023 notified on 279 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

- User shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, The Pu 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 wit Calibration Certificate. The water meter shall conform to the technical specifications, performance parameters and connect 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 wit 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.
  - 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).
- The User (if required to install piezometer as per Directions) shall install the piezometer of the required specifications with six months of the date of permission or the date of commencement of groundwater extraction, whichever is later. (refer placed) 1.2 of the Directions.
- Payment Cycle and Schedule shall be as per para 4.8 of the Directions.
- In case of proposed water extraction structure which is yet to be commissioned, the user will intimate the Authority regard all the details of the structure within 15 days of energizing of structure.
- This Permission does not absolve the Unit of its obligations to obtain other required statutory and administrative clearar from appropriate Authorities.
- The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted to unit by the concerned Authorities.
- 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 be 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 goan notice to the Unit. This will be without prejudice to any other action that may be taken under the law for supply of wroninformation.
- The User is advised to keep on checking the website of the Authority for updates on Directions and instructions on material 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 extraction structure, volume etc, before the aforesaid change is affected or within the time permitted under the Directions.
- 12. A user shall apply for renewal of permission in the required format three months prior to the expiry of permission.





LUDH/NORTH/B/120523/845269

ए ए आई / जारन न्यू / सामान्तियां / समानियां निया । विकासी १००३ / 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 (ABI) in compliance with the obligations and safe and regular flight operations of the Government of India (Ministry of Civil Aviation) Notification G. S. R. 751 (E) dated September 30, 2015, g. S. R. 770 (e) dated 17th December 2020, as amended, is granted under the provisions of 1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and regular aircraft operations.

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

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

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





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 (सुपूर स्टूक्वर सहित) की गणना अनुमन्य अधिकृतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी | अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई |
- d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।
- 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, सीढि़्या, मुम्टी, 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.





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

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

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

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

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

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

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

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

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

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

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

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Ludhiana 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)

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





LUDH/NORTH/B/120523/845269

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

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

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

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





LUDH/NORTH/B/120523/845269

क्षेत्र का नाम / Region Name:	<b>उत्तर/</b> МОРКТН
पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	क्राल द्वसा बरुआ/UTPAL DUTTA BARUAH माप्रज्ञबंधक (एटीएम)/General Manager (ATM) उलारी क्षेत्र/ Northern Region आस्त्रीय विमानगरान प्राधिकरण/Airports Authority of India
द्वारा तैयार Prepared by	एम.ए.टी.एस.आम्प्लेक्स/ई.गा.अं हवाई अक्का,नई विल्की-37 NATS Complex/IGI Airport, New Delhi-37 Na Tenelsa Dev AGM (ATM)
द्वारा जांचा गया Verified by	Janes Sharan Yankwart Charan Jan CATM

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

फोन/ Ph:

011-25653551

ANNEXURE/अनुलग्नक

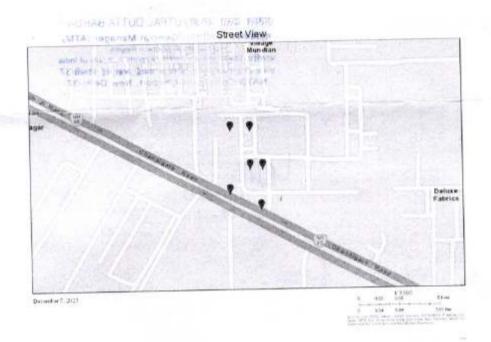
# Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

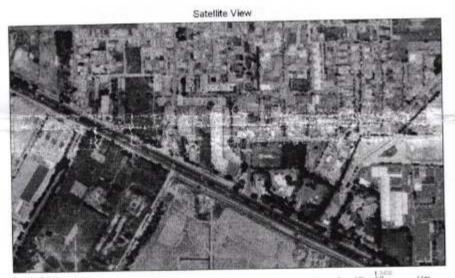
Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री	
Ludhiana	3324.09	347.31	
NOCID	LUDH/NORTH/B/120523/845269		





LUDH/NORTH/B/120523/845269





(up 40! - Airport Director, AAI, Sahnowed Airport Ludhiana (Airport)



# Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

#### TEST REPORT





ULR No : NA		Test Report No: NAAL010525NA031			
Type of Sample # : Ambient Air		Date of reporting: 08/05/2025			
Reference Type : Email		Reference No : Dt.: 01/10/2024			
Customer#	Commercial Project namely" Vardhman City Centre", Located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech				
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar		
Period of Sampling	30/04/2025 - 01/05/2025	Date of Receipt of Sample	01/05/2025		
Sampling Location	At Project Site	Period of Analysis	01/05/2025 - 08/05/2025		
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B- 29016/20/90/PCI-L dated 18 Nov, 2009	Environmental Condition	Clear Sky		
Testing Location	On Site & Permanent Facility				

#### RESULTS

#### 1. Chemical Testing

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

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter as PM10	µg/m3	84	100(max.)	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m3	43	60(max.)	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	12	80(max.)	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m3	23	80(max.)	IS 5182 (Part 6)
5	Ammonia as NH3	μg/m3	26	400(max.)	IS 5182 (Part 25)
6	Ozone as O3	μg/m3	40	180(max.)	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.67	4(max.)	IS 5182 (Part 10) NDIR method
		HI SHELLOWS CO.	500.0015	WORLDOWN.	The control of the co

Remarks: NA

"End of Report"

Mr. Mukesh Chand Agarwal Authorized Signatory- Chemical

EL-FMT-7.8.2 -AA

Page No.1/2



### **TEST REPORT**





ULR No : NA  Type of Sample # : Ambient Noise		Test Report No : NANL010	525NA032			
		Date of reporting: 08/05/26	025			
Reference Type : Email	.0	Reference No : Dt.: 01/10/2	Reference No : Dt.: 01/10/2024			
Customer Name # Commercial Project namely" Vardhman City Centre"						
Address #	Located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech					
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar			
Period of Sampling	30/04/2025 - 30/04/2025	Date of Receipt of Sample	01/05/2025			
Sampling Location	Refer Below <sup>^</sup>	Period of Analysis	01/05/2025 - 02/05/2025			
Standard/Specifications	EPA 1986 Schedule-III	Environmental Condition	-			
Testing Location	On Site & Permanent Facility	1				
	1					

### RESULTS

#### I. Chemical Testing

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

Sr.No	Location ^	Unit	Result (Day)	Test Method	
1	At project site	dB(A)	57.1	EL/SOP/AN/01	

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

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

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

Remarks: NA

"End of Report"

Mr. Mukesh Chand Agarwal Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

Page No.1/2



### TEST REPORT





ULR No : NA		Test Report No: NGWL300425NA064			
Type of Sample # : Water	r- Ground Water				
Reference Type : Email		Reference No : Dt.: 01/10/2	024		
Customer Name #	Commercial Project namely" Vardhman C	ity Centre*	575000		
Address #	Located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech	Period of Sampling	30/04/2025 - 30/04/2025		
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Receipt of Sample	30/04/2025		
Sample Collection Mode	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	30/04/2025 - 08/05/2025		
Testing Location	On Site & Permanent Facility	Date of reporting	08/05/2025		
Sampling Location	From Borewell (Project Site)				
Sample Description	Colourless liquid.		,ti		
Standard/Specifications	IS 10500 : 2021				
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (V/30/02A), Glass Bottle-1 (V/30/02D)	litre (V/30/02B), Glass Bottle-	-500ml (V/30/02C) & PE Bottle-500m		

### RESULTS

#### 1. Chemical Testing

### I. Water ( Water- Ground Water )

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5(Max.)	15(Max.)	IS 3025 (Part 4) Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part 5)
3	pH @ 25°C	-	7.35	6.5-8.5	No relaxation	IS 3025 (Part 11)
4	Taste	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part 8)
5	Turbidity	NTU	BDL (0.1)	1	5	IS 3025 (Part 10)
6	Chloride as CI	mg/l	45	250(Max.)	1000(Max.)	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.003	1.0(Max.)	No Relaxation	USEPA 3015A
8	Total Hardness as CaCO3	mg/l	125	200(Max.)	600(Max.)	IS 3025 (Part 21)

Mr. Mukesh Chand Agarwal Authorized Signatory- Chemical

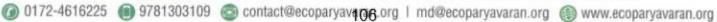
Ms. Lata Thakur Authorized Signatory - Biological

Page No.1/2

EL-FMT-7.8.2-W







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



### **TEST REPORT**





ULR No: NA

Test Report No: NGWL300425NA064

Type of Sample #: Water- Ground Water

### 2. Biological Testing

#### II. Water (Water- Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total Coliform	Present or Absent / 100ml	Absent	shall not be detectable in any 100 ml sample	•	IS 15185
2	E.coli.	Present or Absent / 100ml	Absent	shall not be detectable in any 100 ml sample		IS 15185

Remarks: NA

\*\*End of Report\*\*

#### OTHER INFORMATION

Abbreviation & Symbol: # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable Terms & Conditions:

1. The results relate only to the items tested.

Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.

The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.

4. Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: <u>quality@ecoparyayaran.org</u>
5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.

All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling.

charges.

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

Mr. Mukean Chand Agarwal Authorized Signatory- Chemical

Authorized Signatory - Biological

EL-FMT-7.8.2-W

Page No.2/2



### TEST REPORT





ULR No : NA		Test Report No: NSL300425NA065				
Type of Sample # : Soil						
Reference Type : Email		Reference No : Dt.: 01/10/2	024			
Customer Name #	Commercial Project namely" Vardhman C	ity Centre*				
Address #	Located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech	Period of Sampling	30/04/2025 - 30/04/2025			
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	30/04/2025			
Sample Collection Mode	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	30/04/2025 - 08/05/2025			
Testing Location	Permanent Facility	Date of reporting	08/05/2025			
Sampling Location	From Project Site		Province of the Control of the Contr			
Sample Description	Brown coloured soil.					
Standard/Specifications	Manual- Dept. of Agriculture (Gol); 2011					
Packing, Markings, Seal & Qty.	5Kg Polybag Marked (V/30/01S)		(4)			

### RESULTS

#### 1. Chemical Testing

### I. Pollution & Environment ( Soil )

ir.No	Test Parameter	Unit	Result	Test Method
1	Electrical Conductivity @ 25°C	mS/cm	0.349	IS 14767
2	Organic Matter	%	1.87	IS: 2720 (Part XXII) Sec-1
3	pH @ 25°C		7.89	IS 2720 (Part 26) CI 2
4	Moisture Content	%	6.5	IS:2720 (Part-II) Sec-1
5	Texture	-	Sandy Loam	IS:2720 (Part-4) Cl 2,4
6	Bulk Density	gm/cc	1.55	IS: 2720 (Part-7)

Remarks: NA

\*\*End of Report\*\*

Mr. Mukesh Chand Agarwal Authorized Signatory- Chemical

EL-FMT-7.8.2-S

Page No.1/2



### **TEST REPORT**

ULR No : NA Type of Sample # : Soil		Test Report No: NSL300425NA065/A			
Reference Type : Email		Reference No : Dt.: 01/10/20	024		
Customer Name #	Commercial Project namely" Vardhman Ci	ty Centre"			
Address #	Located at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech	Period of Sampling	30/04/2025 - 30/04/2025		
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	30/04/2025		
Sample Collection Mode	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	30/04/2025 - 08/05/2025		
Testing Location	Permanent Facility	Date of reporting	08/05/2025		
Sampling Location	From Project Site				
Sample Description	Brown coloured soil.				
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011				
Packing, Markings, Seal & Qty.	5Kg Polybag Marked (V/30/01S)		1-1		

#### RESULTS

### 1. Chemical Testing

### I. Pollution & Environment ( Soil )

Sr.No	Test Parameter	Unit	Result	Test Method
1	Sand	%	73	IS:2720 (Part-4) CI 2,4
2	Silt	%	10	IS:2720 (Part-4) CI 2,4
3	Clay	%	17	IS:2720 (Part-4) Cl 2,4

Remarks: NA

"End of Report"

Mr. Mukesh Chand Agarwal Authorized Signatory- Chemical

EL-FMT-7.8.2-S

Page No.1/2

**ECO BHAWAN** 

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

		Vehic	e Details				Remarks
,	Date	Type of vehicle	Vehicle No	In time	Qty (Ltrs)	Signature	Kema
+	08-08-2094	Tractor	PBIOB 6-93	08-11AH	41000	2	
	20 -08 - 2061	Tractor		08:50 AM	-	3,	
+	11-08-9-94	Tracton	PB10B6093			8	
7	14-08-3-1	TLACTON	PB10B6093	09:10AH	4,000	5	
7	10 08-2094	Tractor	PB10B6093			8	
1	99-08-2019	Tractor	PRIOTS 6-23	09:40 Ah		K	
5	92-08-9-94	Tractor	PB10B6093	11:40 AH		K	
1	97-08-9094	Tractor	PB1686-23		THE RESERVE AND ADDRESS OF THE PERSON NAMED IN COLUMN 2 IS NOT THE	93	
	99-08-9-84	Tractor	PBIOB 6023	08:59AH		43	
	70-08-9.94	Tractor	H3 KB 6093	and the second desired the second second		com	
9	09-09-2094	Tractor	PB1086023	The second second		43	
12	04-19-2.24	Tractor	PB10 B6093	09:00 AM		-	
15	05-09-2094	Tractor	PB10136-23	11: - 9AH		Q.	
7	09-09-2.24	Tractor	PB10B6093	12.40AH		0	
1	10-09-2-24	Tractor	PRIOB 6093		4,000	00	
0	14-09-2029	Tractor	PB10B6-93	08:10AM		9	
0	15,09-2.94	Tractor	PB10B6093	09:10AH		48	
9	18-09-224	Tractos	PB6 B6033	0855AH	-	-5	
0	20-09-2-94	Tractor	PB10B6-93	09:10AH	4,000	49	
1	21-09-2094	Tractor	PB10B6023		-	A	
0	24-09-2-24	Tractor	PB1086093			A-	
3	28-09-224	Tractor	PB10B6-23		4,000	10-	
4	30-09-2094	Tractor	PB10B6093	09:10 AH		+	
	01-10-204		PB10B 6 023		4,000	4	
	62-10-9-94		PB10B6023	09:00A17		4	
	03-16-2094		PB10786-33	09:00AH	4,000	A	
_	06-10-9094					10	
_	10-10-2-24	Tractor	PB10B6023	ol: anAh		+	
_	11-10-204	Tractor	PB10B6033	OF ISAM		4	
9	14-10-2-94	Tractor	PB10B6.23	-	4,000	A	
6	17-10-2024	Tractor	PB10136-93		4,000	A	

			Water R	ecord			
	Date		e Details	In time	Qty (Ltrs)	Signature	Remark
		Type of vehicle	PBIOB 6023	08114817	4,000	4	
19	-10-9-24	Tractor	PB10B6093	09114AH		WE	
90	-10-2-24	Tractor	PB10B6032	10:10AM		Pon	
			PB10B6023	09:10AH	4,000	Ng	_
27	1-10-2-24	Tractor	PBIOB GO33	04:10PH	4,000	The same	-
30	11 9,94	Ticates	PBIOB6433	11:08AH		+	
09	11 9094	Tractor	PB10136093	10:40 AM		10	
04	1-11-9-94	Tractor	PB10B6093	09:10PT		4	_
	1-11-2-24	Tractor	PBIOB (0)3	08:18AH	4,000	A	
0	11-9-94	Tractos	PB10B6093	67:40AH		+	-
08	11-2-29	Tractor	PB10B6-92	op wan		*	
IN	11 2094	Tracter	PB10736093	08:10Ah	4000	A	-
19	1-11-9-97	Tractor	P810136-93	08:30 Att	4,000	A	
10	11 2.94	Tractor	PB10B1-93	08:45 Ah	4,000	A	-
-	1-11-9-94	Tractor	PB168693	oq:wAh	4,000	A	-
19	3-11-8-04	Tractor	PBIOB6023	11:00 AH		400	-
19	4-11-2-54	Tractor	PB10B6033	11:40 An	4,000	72-	-
9	8.11-2099	Tracter	PB1073 6023	· P: 55AH		P-	-
19	9-11-2-24	Tractor	PB10B6033	09:40A7	The state of the s	400	
30	1-11-9-24	Tracton	PB10B6027	·P:SSAH		P	-
01	-19-9094	Tractor	PB14B6.93	08:40Ah	4/000	1	
09	19-204	Tracter	PB10 B 6093	09:40 AH	4,000	902	-
00	1-12-9-97	Tracty	PB10136033	08:10At		100	-
0	5-12-2-90	Tractor	P810B6023	0914.AH	4,600	Se	>
01	5-19-9094	Tractor	PB10B6093	08:10AM		85	-
08	2-12-2-94	Tractor	PB1086033	09:10AH	4,000	Acita	
	9-12-2-94		PB10B6-93	09155At		8ic	
	19.9.94		PB10B6023		4,000	Marc	
1	3-12.9.94	Tractor	PBIOB 6.23	BILOAM	4,000		
	1+12- 2-94		PB10B6-93		41000		
1	5-19-2-24	Tractor	PB10B6-23	08:4. AM	4,000	840	

			Water R	ecord			
	Date	Vehicl	e Details				
No		Type of vehicle	Vehicle No	In time	Qty (Ltrs)	Signature	Remarks
	16-12-9-24	PERSONAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSON NAMED IN COLUMN TRANSPORT NAMED IN COLUMN TWO PERSON NAMED	PB60B6023	09155A	4,000	De la company	
2	17-19-9-94	Tractor	PB10B6-93	P: loph	4,000	0	
13	19-19-2094		PB10B6033	9100AH	4,660	8	
4	90-12-9094		PB10B6-23	1):00AH	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	4	
15	21-12-2-24		PB1086-23	08:05AH		(P)	
	92-19-2-24		PB1086093	07:05AH	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	R	
100	93-12-9-24	The state of the s	PB10B6023	09:40AH		100	
	94, 12, 9,94		PB10B6093	10:05AH		1	
9	25,19, 2.24		PB10B6023	08:50 AW		Aus	
	26-19-2094		PB10B6-93	09.05AM		An	
10	97-12-2024	10101	PB10B6023	11:4407		Ar	
,2	98-12-9-24	17,000	PB1086-97			PSILE	
3	29-19-2024	17.00	PB10B6023		4,000	Sur	
04			PB10B6-93	08:30 AM		18/59	
65		11100	PB10B 6023	08:10AH		349	
06			PBIOB 6-23	09110AH		8140	
07	03-01-2-25	1/10-1/1	PB10B6-23	09110AH	4,000	9814	
108	04-01-9-95		PB10B 6093	10:00Ar	4,000	Rago	
09		100-10	PB10B6-93	09:10AH	4,000	Show	
10	06-01-2-25	1/100	PB10B6093	11:00AM		8950	
11	07_01-2025		PBIO B 6093	08:40AM	4,000	87-	
12			PB10B6-23	09100AM	41000	8779	
13			PB10B6093	08-3-AM	4,000	8194	
	11-01-9025	The state of the s	PB10B6023	PROAM	41000	The state of the s	
-	12-01-9.95		PB10B6023	09:10 AM	4,000	gua	
	13-01-9-25	10	PB10B6023	10100AM	4,000	189~	
_	14-01-9.95	1000	PB10B6023	08:44AM	4,000	815	
	15-01-209	Tractor	PB10B6093	09:10AM	41000	Bru	
	16-01-209	tractor	PB10B6023	OPIJOAH	4,000		
	18-01-2025	Tractor	PB10B6093	08:40A)	14/000	1812	
91	19-01-209	Tractor	PB10B6033	08,40Ax	4 41000	Bu	

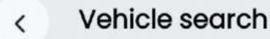
Water	Record	

T		Vehicle	Details		m. // (m.)	Signature	Remarks
0	Date	Type of vehicle	Vehicle No	In time	Qty (Ltrs)	3.6	
	20-01-2-25	Tractor	PB/0B6093	09:10AM	41000	8	_
3	91-01-2-25	Tracter	PB16B6-23	08:55An	4000	8	-
1	92-61-2-25	Tractor	PB10B6-23	lo olam	4/000	5	
	93-01-2-25	Tractor	PB1086093	09:40AF	4,060	5	
	99-01-2-25	Tractor	PB10B6-93	08110AM	41000	3	
F	30-01-2-93	Tractor	P81086-23	08:35AH	4,000	19	
,	01-02-2-25	Tractor	PB1086023	0916AM	4,000	Bu	
3	09-09-2-25	Tractor	PB10B6023	10:00A+	4,000	Bu	
3	3-2-245	Tracter	PB10B6093		14,000	98	
	04-02-2-25	Tractor	PB10B6033	09:00AH		9-	
	05-09-9-95	Tractor	PB10B6-23	08:50AM		Pom	
3	06.02.2025	Tractor	PB1-B6-33	09,4494		87-	
4	67 102-25	Tractor	PB1086023	8:10AH	4,000	Bry	
5	08-09-225	Tractor	PB10B6023		4,000	1000	
(	09.09-2.95	Tractor	PB10B6023	10:00 AM		8140	
17	10-09-2-25	Tracton	PB10B6023	0913.AM		18145	
38	11-09-2-95	Tractor	PB1086-23	09:1494		Bir	
9	12-07-1015	Tractor	PB1086093	09:34AH		48144	
0	13-02-2-23	Tractor	PB10B6023		41000	3	
	14-02-309	Tractor	PB10B6093		4,000	Bon	
2	15,09,9.25	Tractor	P81086-23	09:10AH		R	
	16-02-209	5 Tracton	PB10B6023		4,000	\$	
1	17-02-2-2	Tractor	PB10B6-23	08:40At	41000	De	
5	18-07-9-2	Tractor	PB1086093		4,000	18 ag	
6	19-09-20	Tractor	PB10B6093	10:00AM	4,000	13	
7	20-02-209	Tractor	PB10B6023	08:05A+	41000	80	
7	91-02-909	5 Tractor	PB10B6033	08,44pt	4,000	3	
4	92 09 -90	5 Tractor	P8108 6093	09:15h	4,000	8	
5	23-09-2.9	5 Tractor	PB10B6093		4,000	18	
5	24-09-909	5 Tractor	PB1086023	09:10AM	41000	angongo.	
17	25-02-902	5 Tructon	PB10B6.23	09109AM	4,000	1814-	

## **Water Record**

Vo.	Date	Vehicle Details		In time	Qty (Ltrs)	Signature	Remarks
1000		Type of vehicle	Vehicle No				
K	26 09 9.95		PRICE 6023	08130AM	41000	R	-
-	21) 19,20	Tractor	PR10136023	OP: HOAH		B	-
0	28-03-3022	Thacter	PBIOB 6.93	09120AM		45	
	01-03-2025	Tractor	PB10136093	09160AH	41600	45	
	02-03-205	Tracty	PRIOR 6023	09:00AH	4000	8	
3	03-03-2025	Tractor	PB10B6023	10:15An	4,000	8	
5	04-13-3.25	Thactor	PB10B 6023	08,05AY	4,000	St.	
5	05-03-9.25	Tractor	PB10B6023	08,30BH	41000	8	
6	06-03-2025	Tractor	PB10B6093	09100AH	41000	-15	
2	07-63-3085	Tractor	PBIOB GODS	09100AM	The second secon	8-	
R	08-03-225	Tractor	PB1086023	99:10AM	Annual Control of Cont	80	
9 0 1 2	09-63-9020	Tractor	PB10B6023	08:00AM		Pin-	
6	10-63-9025	Tractor	PB)6B6023	08130 AM		9510	
1	11-03-9035	Tractor	PB1086033	09100AH		Three	
		Tractor	PB1086023	10:00pm	CONTRACTOR OF THE PARTY OF THE	Silver	
3	13-03-2-25	Tractor	PB1036023	910-019	4,000	800	
4	14-03-2-25	Tractor	PB10B (023	09 30ph		99	
5	15-03-2-25	Tractor	PB1686023	10:00AH	41000	BILP.	
6	16-03-20-25	Tractor	PB1086033	0930AM	41000	95"	
57	17-03-2055	Tractor	PB16B6023		41000	Brue	
68	18-03-9025 19-03-9025 20-03-902	Tractor	PB10B6023	the second second second	4,000		
9	19-03-2025	Tractor	PRIOB6023		4/000	75142	
10	20-03-202	Tractor	PB16B6093	08,10Ah	41000	BA	
V	21-03-903	Thacker	PB10B6073	09:16AH	41000	19	
12	21-03-909 99-03-909 93-03-9095	Tracta	PB10B 6023	09,20Ah	-	15	
13	23-03-2025	Tractor	P81686033	the state of the same of the s	41000	6	
14	94-03-909 95-03-900 96-03-900 97-03-900	Tracta	PB10B 6093	09,40A		8	
15	95-03-9-25	Tractor	PB/036023	09: 4. At	-	po	
5-6	26-03-2-95	Tracter	PB10B 6023	THE RESERVE OF THE PERSON NAMED IN	4,000	8	
1	97-03-3055	Tractor	PB10B 6093	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE OWN	4,000	*	
2-1	28-03-9-21	Tractor	P8103 6033	of ssph		19	
-		IVACION	The state of the s	and the second		1	

No		Water Record						
	107 59 1.01	Vehic	e Details					
	991319.95	Type of vehicle	Vehicle No	In time	Qty (Ltrs)	Signature	Remark	
2	99/13/9/95 30/03/3098 31/03/3095	Bacter	PB10B6093	08,50pm	4,000	B	1	
V	3103 3.95	Nactor	PP1686.93	19,10AM	41660	400		
П	100 10 17	Macter	PBK-86023	MANISO	4,000	P	1	
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Vehicle Number PB10HV4608

Owner Name \*V\*A\* \*I\*G\*

Registering Authority RTO LUDHIANA, Punjab

Vehicle Class Goods Carrier(HGV)

Fuel Type DIESEL

Emission Norm BHARAT STAGE III

Vehicle Age 7 Years & 10 months

Hypothecated No

Vehicle Status ACTIVE

# Tap to Check the Vehicle Impound and Seizure Document Status

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

### Create Virtual RC

### View Challan



### Vehicle search

Vehicle Number PB11AP6265

Owner Name \*V\*A\* \*I\*G\*

Registering Authority RTO LUDHIANA, Punjab

Vehicle Class Goods Carrier(HGV)

Fuel Type DIESEL

Emission Norm Not Available

Vehicle Age 14 Years & 9 months

Hypothecated No

Vehicle Status ACTIVE

# Tap to Check the Vehicle Impound and Seizure Document Status

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

Permit Valid UpTo 02-Nov-2027

### Create Virtual RC

### View Challan

# **Pure Infratech**

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

## ENVIRONMENT POLICY OF THE COMPANY

Date: 29.05.2024

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

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

Thanking you, Sincerely,

For M/s Pure Infratech

(Authorized Signatory)

### Annexure 13

### NEWSPAPER PUBLICATIONS









01762-280028, 281028

.ਅੱਸ. ਨਗਰ)

दार देठ डिप्टे डेबे सी ध्रेस्ती ਨ ਕੀਤੀ ਜਾਵੇਗੀ। ਚਾਹਵ ਦੇ ਕੇ ਸਾਜ਼ ਉਠਾਉਣ। ਬਸਤਾ

**FIGH** 1491 22-06-2024 ਸਮਾਂ ਸਵੇਰੇ 1100 ਵਜੇ ਵਲੇ ਕੰਮਕਾਜ ਵਾਲੇ ਦਿਨ **ਉ**ਸ

ਚ ਦਾਅਤ ਕਰਵਾਇਆ ਗਿਆ ਹੈ। ਪੁਲਸ – ਕੀਤੀ ਤੋਂ ਉਨ੍ਹਾਂ ਕਿਹਾ ਕਿ ਸੁਮਨਦੀਪ ਸਿਘ ਨੇ ਮੌਕੇ 'ਤੇ ਪਹੁੰਚ ਕੇ ਸਥਿਤੀ ਦਾ ਜਾਇਜ਼ਾ ਲਿਆ ਤੇ ਅਗਲੀ ਕਾਰਵਾਈ ਸ਼ੁਰੂ ਕਰ ਦਿੱਤੀ ਗਈ। ਜ਼ਖ਼ਮੀ ਹੋਣ ਵਾਲੇ ਦੇ ਪਰਿਵਾਰ ਨੇ ਪੁਲਿਸ 'ਤੇ ਦੇਸ਼ ਲਗਾਇਆ ਹੈ ਕਿ ਪੁਲਿਸ ਹੋਲੀ ਕਲਾਉਣ ਵਾਲੇ ਸੁਮਨਦੀਪ ਸਿੰਘ ਤ ਉਸ ਪਿਤਾ ਸਰਬਜੀਤ ਸਿੰਘ 'ਤੇ

ਨੂੰ ਕਾਬੂ ਕਰ ਕੇ ਅਗਲੀ ਕਾਰਵਾਈ ਸ਼ੁਰ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਸ ਸੋਕੇ ਸਤਨਾਮ ਸਿੰਘ, ਗਲਜਾਰ ਜਿੰਘ, ਗਿੰਦੀ, ਜੈਮਲ ਸਿੰਘ, ਮਨਜਿੰਦਰ ਸਿੰਘ, ਜਗਿੰਦਰ ਸਿੰਘ, ਸੁਬੇਗ ਸਿੰਘ, ਜੱਸਾ ਸਿੰਘ, ਸੇਵਕ, ਹਰਦੇਵ ਸਿੰਘ, ਪ੍ਰਕਾਸ਼ ਸਿੰਘ ਆਦਿ ਹਾਜ਼ਰ ਸਨ।

### ਜਨਤਕ ਨੋਟਿਸ

ਆਮ ਲੋਕਾਂ ਦੀ ਜਾਣਕਾਰੀ ਲਈ ਇਹ ਹੈ ਕਿ ਮੈਸਰਜ਼ ਪਿਓਵ ਇਲਵਰਾਟੈਂਕ ਨੂੰ SEIAA, ਪੰਜਾਬ ਦੁਸ ਆਮ ਨੱਕਾ ਦੀ ਜਾਣਕਾਰੀ ਨਈ ਇਹ ਹੈ ਕਿ ਮਸਰਥ ਪਿੰਦਰ ਇਨਕਰਾਟਕ ਨੂੰ SEIAA, ਪੰਜਾਬ ਦੁਆਰਾ ਕਾਮ ਨਕ ਪ੍ਰੋਜੈਕਟ "ਵਰਪਮਾਨ ਸਿਟੀ ਮੈਂਟਰ" ਪਿੰਡ ਮੁੰਡੀਆਂ ਖੁਦਦ, ਤਹਿਸੀਨ ਅਤੇ ਜਿਲ੍ਹਾ ਨੁਧਿਆਨਾ ਪੰਜਾਬ ਦੁਆਰ ਏਸੀ ਪੜਾਣ ਨੰਗ ਗਈ ਰਾਜਵਰਤ ਬਲੀਅਰੇਲ ਵਿੱਚ ਵਿਸਥਾਰ ਪ੍ਰਦਾਨ ਕੀਤਾ ਗਿਆ ਹੈ। EC24C3802P85891037N ਅਤੇ ਵਾਈਲ ਨੂੰ, 2024/EC/7/192 ਸਿਭੀ 09.08.2024 ਲਾਡੇ ਵਾਤਾਵਰਣ ਸਨਾਪਕਾਰ ਦੁਆਰਾ "ਮੈਸਰਰ ਦੀਕੇ ਪਰਿਆਵਰਨ ਲੈਕਾਰਟਰੀਜ਼ ਐਂਡ ਕੰਸਲਟੈਟਸ ਪ੍ਰਾਈਵੇਟ ਨਿਮੀਟੈਂਡ, ਮੋਹਾਰੀ"। ਪਰਿਵੇਜ਼ ਪੋਰਟਲ (https://parlvesh.nic.in/) ਤੋਂ ਵੀ ਦੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ, ਪਰਿਵੇਜ਼ਨ ਪ੍ਰਾਈਵੇਟ ਲਈ ਪ੍ਰਤਾਵਨ ਕੋਲ ਵਾਤਾਵਰਣ ਲਈਅਰੀਨ ਦੀ ਕਾਪੀ ਅਤੇ ਪਾਲਰਾ ਕਰਨ ਵਾਲੀਆਂ ਸ਼ਰਤਾਂ ਦੇ ਨਾਲ ਉਪਨਬਧ ਹੈ। ਚਾਹਵਾਨ ਵਿਅਕਤੀ ਦੇਵਾਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਨਾਲ ਸੰਪਰਕ ਕਰ ਸਕਦਾ ਹੈ।

ਮੈਸਰਜ਼ ਪਿਓਰ ਇਨਜ਼ਰਾਟੌਕ ਪਤਾ: ਡੀ-1, ਵੇਜ-1, ਵੇਕਲ ਪੁਆਇੰਟ ਲੁਧਿਆਣਾ, ਪੰਜਾਬ-141010

ਮੇਸਰਜ਼ ਣੀਕੇ ਪਰਿਆਵਰਨ ਲੈਬਾਰਟਰੀਜ਼ ਐੱਡ ਕੈਂਸਲਟੈੱਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮੀਟੇਡ, ਮੋਚਾਲੀ E-207. ਉਦਯੋਗਿਕ ਖੇਤਰ, ਫੇਜ਼ VIII-8. ਸੈਕਟਰ-74, ਮੋਹਾਲੀ, ਪੰਜਾਬ ਸੰਪਰਕ:- +91-9915946784

www.ecoparyavaran.org

### COURT NOTICE

(U/o 5 Rule 20 CPC) IN THE COURT OF Parinder Singh Civil Judge (Senior Division),
AMARDEEP SINGH @VICKY SON OF AVTAR SINGH PROPRIETOR
OF M.S SADIURA JEWELLERS, SHOP NO.1 GROUND FLOOR,
BUILDING NO 4858 GALI NO 7-8 (MAIN BAZAR), CHOWK TAHLI
WALA SAWARPURA SULTANWIND ROAD, AMRITSAR & RESIDENT
NO 453, EAST MOHAN NAGAR, AMRITSAR



ਉਪਹਾਰਾਂ ਦਾ ਕਾਰ ਗਿਆ।

ਜਾਗਰਣ ਸੰਵਾਦਵ ਦੈਨਿਕ ਜਾਗਰਣ ਅ ਸਮੇ-ਸਮੇ 'ਤੇ ਦਿਲੀ ਲਿਆਉਂਦਾ ਰਿਹਾ ਹੈ। ਦਾ ਕਾਰਵਾਂ ਯੋਜਨਾ ਦੂਸਰੇ ਪੜਾਅ ਦੇ ਕੁਪਨਾਂ ਦੇ ਜੇਤੁਆਂ ਨੂੰ ਗਏ। ਤੋਹਫਿਆਂ ਨੇ ਬ

# **Pure Infratech**

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

GST No:- 03AASFP3617N1ZT

Date: 19.02.2024

ਭਾਕ ਪ੍ਰਾਪਤੀ

ਮ:ਪੂ:/ਵ:ਮੁੱ:ਪੂ:

ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।

To,

Chief Administrator,

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

Subject: Grant of Environmental Clearance (EC)

Respected Sir/Madam,

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

We request you to kindly acknowledge the same.

Thanking you,

Sincerely,

For M/s Pure Infratech

DEV ANANG-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

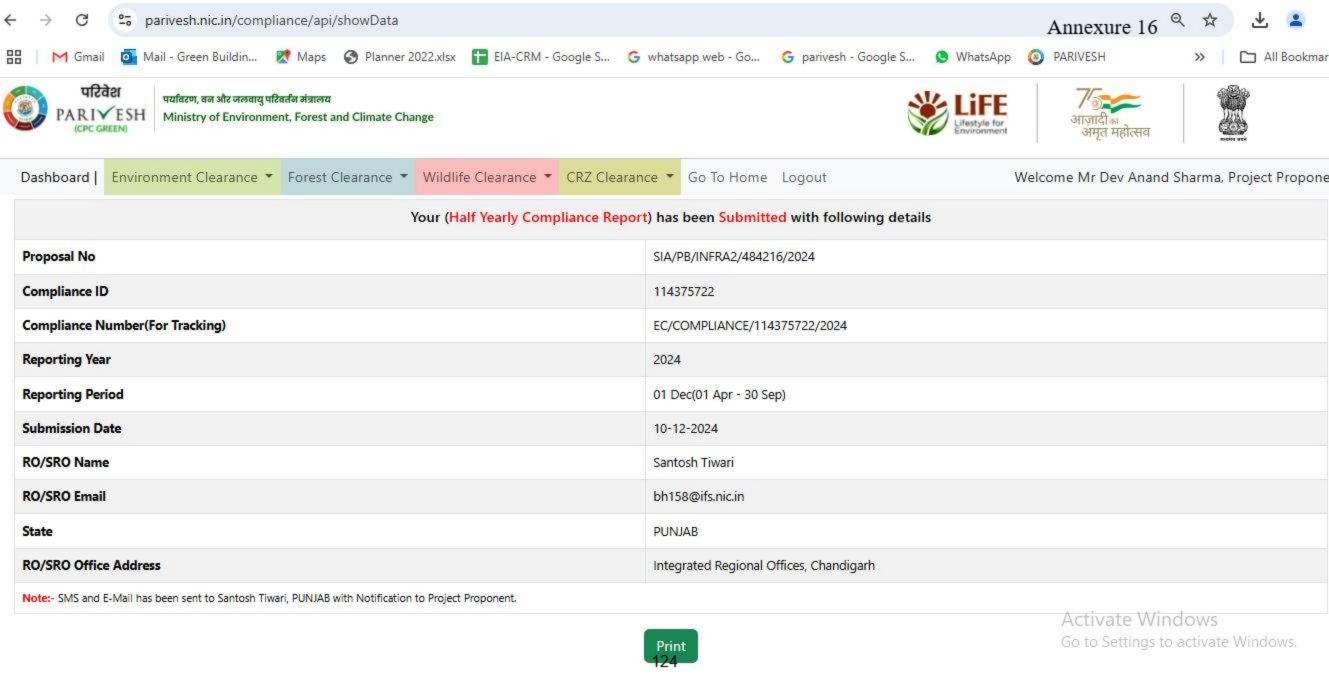


### COMPLIANCES

An Oswal Group® Venture

S. No.	Title	Date	Documents
1	VCC Environmental Clearance Letter	14.02.2023	100
2	VCC Six Monthly Compliance Report	31.03.2024	HOP
3	EC Expansion Letter for VCC	09.08.2024	POF
4	VCC SMC 30.09.2024	30.09.2024	

T&C\* Last updated on (19.11.2024) Activate Windows





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

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

Date Sat 21-Sep-24 10:59 AM

To ppcbro3@yahoo.com <ppcbro3@yahoo.com>; eeroldh3.ppcb@punjab.gov.in <eeroldh3.ppcb@punjab.gov.in>

Cc EMS <ems@ecoparyavaran.org>; Green Buildings <greenbuildings@ecoparyavaran.org>

1 attachment (6 MB)

VCC EA Report.pdf;

### Respected Sir,

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

Kindly acknowledge the receipt of same.

Thanks & Regards

#### M/s Pure Infratech

## भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

### National Highways Authority of India



सड़क परिवहन एवम् राजमार्ग मंत्रालय ,भारत सरकार

(Ministry of Road Transport and Highways, Govt. of India) परियोजना कार्यान्वयन इकाई, खंडीगढ़, बेज़ न. 35-38 सैक्टर-4 पंचकुता।

Project Implementation Unit, Chandigarh, Bays No. 35-38, Sector-4, Panchkula दूरभाष :0172-2587446, 2587447 ई-मेल: <u>piụchd@gmail.com</u>, <u>Chandigarh@nhai.org</u>

NHAI/PIU/CHD/11172/NOC/ 665

Dated: | July, 2022

To

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

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

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

Sir,

- Please find enclosed herewith letter cited under reference vide which it has been intimated that the subject cited NOC proposal has been accepted Provisionally by the Highway Administration (HA) subject to fulfillment of conditions mentioned in License Deed and MoRT&H circular dated 26.06.2020 and its subsequent amendments.
- 2. Development of National Highway is a continuous process and therefore the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus the permission being granted hereby is Temporary in Nature. The Provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (Plot of Private Property), if required for future development of National Highway.
- Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:-
  - (i) If any document/ information/ license fee / processing fee / Provisional Fee furnished by the applicant proves to be false or if license/ processing fee is not credited in Bharat Kosh portal/ NHAI account for any reasons or if the applicant is found to have willfully suppressed any information.
  - (ii) Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
  - (iii) If at any later stage, any dispute arises in respect of the ownership of the land on which the Private Property is located or regarding the permission for change of land use.
  - (iv) The applicant is found to make any alteration in the construction in future leading to direct entry/ exit from main carriage way.
  - (v) If the subject property is declared a violation/ encroachment by State Govt. Authority/ Competent Authority.
  - (vi) If the applicant displays any advertisement board in the ROW which is hindrance to the safety of road users/ restricted visibility.

...... OA-V

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



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



xvi. Regarding traffic safety, all safety features shall be as per the approved plan to the satisfaction of NHAI or its authorized representative.

xvii. That there shall be adequate drainage system on the access to the Private Property and inside its area so as to ensure that surface water doesn't flow over the highway or any water logging takes place.

xviii. That the provisional approval/ NOC shall be deemed to be cancelled if there will be any

violation of the any applicable law (s).

xix. The receipt of approved layout plan may kindly be acknowledged.

xx. The given provisional permission for access should not be used for any other purpose

including for changing the land use pattern.

xxi. This NOC is being issued based on the technical specifications as per MORTH circular and basic data provided by the applicant from other departments/self. This NOC shall deemed to be cancelled if any document is found to be false or if any legal orders of a competent court comes to the notice which have been issued prior to issuance of this NOC and have not been informed by the applicant to NHAI.

xxii. In case any Gas / Oil /Water/ Sewerage Pipe line/ OFC comes within the proposed alignment / access then the applicant will coordinate and obtain consent from utility owing

agency / department.

xxiii. BGs bearing Number (Bearing No. 05908IG220000009) amounting to Rs. 2,75,625/-valid upto 08.06.2025 submitted against said NOC proposal will be encashed if the

construction not completed within stipulated time period.

xxiv. Applicant will adopt / follow all the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration w.r.t the COVID-19 and will followed the same strictly.

xxv. Necessary arrangement for measures to contain the spread of COIVID-19 to be made for the workers/labour/technician/ staff as per the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration.

This is for your information and necessary actions.

Yours faithfully

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

Encl: Layout Plan

Copy to:-

1. M/s Ashoka Kharar Ludhiana Road Ltd .:- For information and necessary actions.

2. M/s SMEC India Pvt. Ltd.:-For information, please.