



**MOHALI  
CITI CENTRE-3**  
*Business. Growth. Connectivity.*

Dated: 15.11.2023

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

**Subject: Submission of six monthly compliance report for period ending 30.09.2023 for the project namely “Mohali City Centre” (9.78 acre)” located at Block F, Aerocity, SAS Nagar (Mohali), Punjab by M/s KLG Infra.**

Sir,  
With reference to the EIA Notification & its amendments for six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2023 for the above said project in through mail for your perusal.

Kindly acknowledge the receipt of the same.  
Thanking you  
Sincerely,

For M/s **M/s KLG Infra**



**Partner**

(Authorized Signatory)  
Name- Mr. Anil Goyal  
Contact No.-9814301635  
Designation- Partner  
Email- anilgoyal134@gmail.com

CC to:

**Member Secretary, SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector 26, Chandigarh-160019 (Uploaded on Parivesh portal)**

2023

**SIX MONTHLY COMPLIANCE  
REPORT  
(Period ending 30.09.2023)**

FOR  
OR For

**“MOHALI CITI CENTRE”  
(9.78 acres)  
Block-F, Aerocity, SAS Nagar (Mohali),  
Punjab**

**Project by:**

**M/s KLG INFRA**

**Prepared by:**



**Eco Paryavaran Laboratories and Consultants Private  
Limited**

E-207, Industrial Area, Phase-VIII B (Sector-74), Mohali (SAS Nagar), Punjab  
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**Ministry of Environment, Forest and Climate Change  
Northern Regional Office, Chandigarh-160030**

**DATA SHEET**

1.	<b>Project Type</b>	<b>Commercial Project</b>
2.	Name of the Project	Commercial Project namely “Mohali Citi Centre” (9.78 acres) at Block F, Aero City, SAS Nagar, Mohali, (Punjab) by KLG Infra
3.	Clearance letter No. & dates (s)/O.M	Environmental Clearance is granted by SEIAA (Punjab); File No. SEIAA/PB/MIS/2022/EC/03 dated 02.03.2022. Copy of the same is attached along as <b>Annexure 1</b> .
4.	Location a) District (s) b) State (s) c) Latitudes/ Longitudes	Block F, Aero City, Distt. SAS Nagar (Punjab) SAS Nagar (Mohali) Punjab The co-ordinates of project are: 30°38'0.60"N & 76°45'45.85"E
5.	Address correspondence for	M/s KLG Infra Block F, Aero City, SAS Nagar, Mohali, (Punjab) by KLG Infra
6.	Salient features a) of the project b) of the environmental management plans	As per the Environmental Clearance, the total plot area of the project is 9.78 acres (39,578.26 sqm.) and the built up area of the project is 144,395.58 sq. m. During operational phase. The total water requirement for the project will be 291 KLD. Out of which Fresh water 114 KLD will be supplied through GMADA Water Supply and 177 KLD of Recycled water. The total wastewater generation from the project will be 233 KLD, which will be treated in STP of capacity 300 KLD based on MBBR technology. The total quantity of solid waste generation will be 3235 kg/day. Biodegradable waste @ 1455 Kg/day will be composted by using 3 Mechanical Composter of Capacity 500 Kg/day each. Non-Biodegradable waste @ 1715 Kg/day will be dumped to authorized dumping site and recyclable waste will be sold to authorized recycler vendors Domestic Hazardous Waste @ 65 Kg/day will be disposed of through authorized vendors as per SWM Rules, 2016.

7.	<b>Break-up of the project area</b>																
	<b>a) Submergence area: Forest and Non-forest</b>	Not applicable															
	<b>b) Others</b>	Not applicable															
8.	<b>Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.</b>	Not applicable															
	<b>a) SC/ST/Adivasis</b>	Not applicable															
	<b>b) Others</b> <i>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)</i>	Not applicable															
9.	<b>Financial details:</b>																
	<b>a) Project cost as originally planned and subsequent revised estimates and the year of price reference.</b>	Original planned project cost: Rs. 497.16 Crores															
	<b>b) Allocations made for environmental management plans with item wise and year wise break up.</b>	Rs 285 lakhs will be allocated as capital cost, Rs. 21 lakhs/annum will be incurred as recurring cost during construction phase. And Rs. 19 lakhs/annum will be incurred as recurring cost during operation phase.															
		<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Capital Cost Rs. Lakhs</th> <th>Recurring cost (in LPA)</th> <th>Recurring Cost (in LPA)</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Construction Phase</b></td> <td><b>Operational Phase</b></td> </tr> <tr> <td>1.</td> <td>Waste Water Management</td> <td>100</td> <td>5</td> <td>6</td> </tr> </tbody> </table>	Sr. No.	Description	Capital Cost Rs. Lakhs	Recurring cost (in LPA)	Recurring Cost (in LPA)	<b>Construction Phase</b>				<b>Operational Phase</b>	1.	Waste Water Management	100	5	6
Sr. No.	Description	Capital Cost Rs. Lakhs	Recurring cost (in LPA)	Recurring Cost (in LPA)													
<b>Construction Phase</b>				<b>Operational Phase</b>													
1.	Waste Water Management	100	5	6													

		2.	Air & Noise Pollution Management:	10	1	1
		3.	Landscaping	5	5 for 03 year	2
		4.	Rainwater Recharging	15	2	2
		5.	Environmental Monitoring	5	4	1.5
		6.	Waste Management	50	3	3
		7.	Energy Conservation Measures	100	1	3
			<b>TOTAL</b>	<b>285 lakhs</b>	<b>21 lakhs</b>	<b>18.5 say 19</b>
	<b>c) Benefit cost ratio/internal rate of return and the year of assessment</b>	Will be calculated and submitted.				
	<b>d) Whether (c) includes the cost of environmental management as shown in b) above.</b>	Yes				
	<b>e) Actual expenditure incurred on the project so far.</b>	Expenditure incurred on the project till 30 <sup>th</sup> September, 2023 is 375 crores				
	<b>f) Actual expenditure incurred on environmental management plans so far.</b>	Rs. 20 lakhs have been spent on Environment Management Plan till dated 30.09.2023.				
<b>10.</b>	<b>Forest land requirement:</b>					
	<b>a) the status of approval for diversion of forest land for non-forestry use</b>	Not Applicable.				
	<b>b) the status of clear felling, if any</b>	Not Applicable.				
	<b>c) the status of compensatory afforestation, if any.</b>	Not Applicable.				

	<b>d) Comments on the viability &amp; sustainability of compensatory Afforestation programme in the light of actual field experience so far.</b>	Not Applicable.
11.	<b>The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information</b>	Not applicable
12.	<b>Status of construction:</b>	45% construction of the project has been done. Photographs showing construction status attached as <b>Annexure 2.</b>
	<b>a)Date of commencement (actual and/or planned)</b>	Actual date of commencement-April'2022
	<b>b)Date of completion (actual and/or planned)</b>	Planned date of completion: May'2024
13.	<b>Reasons for the delay, if the project is yet to start</b>	Not applicable

**Compliance Report on conditions imposed in Environmental Clearance for Period ending 30.09.2023**

**Statutory compliance:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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. All necessary permissions are being obtained simultaneously from respective authorities. All the construction is being done in accordance with the local building Byelaws. Copy of Building plan approval letter is attached as <b>Annexure-3</b>
2.	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.	Agreed. The building is being designed in a way that it is earthquake resistant and as per NBC norms. Copy of structural safety certificates & Fire NOC is attached as <b>Annexure-4 &amp;5</b>
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.	Not Applicable as land has been allotted by GMADA for development of said commercial project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive Zone. Thus,NBWL clearance is not required
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 concerned State Pollution Control Board/ Committee.	Extension in the validity of “Consent to Establish” has been obtained from PPCB. Valid from 23.11.2023 to 21.09.2025 Copy of grant certificate attached as <b>Annexure-6</b>
6.	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.	Not Applicable. Water requirement will be met through GMADA supply as mentioned in the allotment letter. Copy of allotment letter is attached as <b>Annexure-7</b>



7.	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. The same will be complied.
8.	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.	Agreed. All necessary permissions will be obtained as and when required. Fire NOC and AAI approval are attached as <b>Annexure 5 and 8</b> Respectively.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	The said Rules are being implemented in the project and will be complied in future also.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly	Agreed and same is being complied.
11.	The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Dept. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	The project falls in Commercial Zone as per Master plan of SAS Nagar. Further, said plot has been allotted by GMADA.
12.	Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.	Agreed. Land has been allotted by GMADA for the establishment of the project.
13.	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance with the project proposal for which this Environment clearance is being granted.	Agreed. Copy of the approved layout plan is attached as <b>Annexure-9</b>

**Air quality monitoring and preservation:**

S. No.	Conditions	Reply
1.	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 shall be complied with.	Agreed. The mitigation measures for construction activities are being implemented in the project.
2.	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.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PMI10 andPM2.5) covering upwind and downwind directions during the construction period.	Ambient air monitoring is being done regularly recent test Reports are attached along as <b>Annexure-10.</b>
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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. DG sets with adequate stack will be provided, conforming to rules made under the Environment (Protection) Act, 1986.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be	Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets For covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution during construction phase.

	provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/ tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	
6.	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Adequate dust mitigation measures are being followed.
7.	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. The same is being taken care.
8.	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed. No uncovered vehicles carrying construction material and waste are being permitted.
9.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	The top soil is being stored and will be used for landscaping within the project only.
10.	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.	Agreed. The same is being taken care.
11.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Regular water sprinkling is being done to suppress dust during construction phase.
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. Construction waste produced from the project site is being used within the project premises for leveling purpose etc.

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.	Agreed. DG sets used during construction phase running with low Sulphur diesel type.
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 Control Board (CPCB) norms.	Agreed. Adequate stack height as well as acoustic enclosure will be provided with DG sets as per CPCB norms.
15.	For indoor air quality, the ventilation Provisions as per the National Building Code of India shall be complied with.	Agreed. National Building Code is being followed for ventilation provision.
16.	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed. Paved surface will be provided.
17.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed, the same will be complied.
18.	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation Measures will be notified at the site.	Dust mitigation measures are being followed within the project.

**Water quality monitoring and preservation:**

S. No.	Conditions	Reply
1.	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed. It is being made sure that no Natural drainage will be altered during construction or the operational phase.

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. It is being made sure that no Natural drainage will be altered during construction or the operational phase.																				
3.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed.																				
4.	The total water requirement for the project shall be 291 KL/day, out of which 114 KLD shall be met through GMADA supply and 177 KLD shall be met out by using treated waste water for flushing. Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Agreed. Fresh water requirement of the project will be met through GMADA supply and remaining through recycling of treated wastewater from the proposed STP of 300 KLD which will be installed within the project premises.																				
5.	<p>The total wastewater generation from the project will be 233KL/day, which will be treated in STP of capacity 300 KL/day based on MBBR Technology followed by ultrafiltration technology to be installed within the project premises. As proposed, treated wastewater available at the outlet of STP will be disposed of as per the detail given as under:</p> <table border="1" data-bbox="260 1227 901 1662"> <thead> <tr> <th data-bbox="260 1227 339 1473">Sr. No.</th> <th data-bbox="339 1227 475 1473">Season</th> <th data-bbox="475 1227 627 1473">Flushing (KLD)</th> <th data-bbox="627 1227 746 1473">Green Area (KLD)</th> <th data-bbox="746 1227 901 1473">Excess will be disposed of to GMADA sewer</th> </tr> </thead> <tbody> <tr> <td data-bbox="260 1473 339 1574">1.</td> <td data-bbox="339 1473 475 1574">Summer</td> <td data-bbox="475 1473 627 1574">177</td> <td data-bbox="627 1473 746 1574">4</td> <td data-bbox="746 1473 901 1574">47</td> </tr> <tr> <td data-bbox="260 1574 339 1619">2.</td> <td data-bbox="339 1574 475 1619">Winter</td> <td data-bbox="475 1574 627 1619">177</td> <td data-bbox="627 1574 746 1619">1</td> <td data-bbox="746 1574 901 1619">50</td> </tr> <tr> <td data-bbox="260 1619 339 1662">3.</td> <td data-bbox="339 1619 475 1662">Rainy</td> <td data-bbox="475 1619 627 1662">177</td> <td data-bbox="627 1619 746 1662">1</td> <td data-bbox="746 1619 901 1662">50</td> </tr> </tbody> </table> <p>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.</p>	Sr. No.	Season	Flushing (KLD)	Green Area (KLD)	Excess will be disposed of to GMADA sewer	1.	Summer	177	4	47	2.	Winter	177	1	50	3.	Rainy	177	1	50	<p>Agreed. The wastewater generated from the project during operational phase will be treated in proposed STP to be installed within the project premises. Further, treated water from the STP will be reused for flushing and horticulture purposes to the maximum possible extent.</p> <p>b) Agreed. Storage tank will be provided to store treated water from STP during operation phase.</p>
Sr. No.	Season	Flushing (KLD)	Green Area (KLD)	Excess will be disposed of to GMADA sewer																		
1.	Summer	177	4	47																		
2.	Winter	177	1	50																		
3.	Rainy	177	1	50																		

	c) 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 will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.	c) Noted.
6.	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Adequate facilities is being provided for safe drinking water.
7.	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 records of fresh water usage, treated water from STP will be maintained during operation phase and same will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
8.	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 GMADA supply as per the allotment letter.
9.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.	Agreed and same will be complied.
11.	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.	Agreed. The same will be complied.

12.	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system/waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.	Agreed. Low flow fixtures will be provided for water conservation.															
13.	<p>The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:</p> <table border="1" data-bbox="272 880 900 1792"> <thead> <tr> <th data-bbox="272 880 352 965">Sr. No.</th> <th data-bbox="352 880 699 965">Nature of the Stream</th> <th data-bbox="699 880 900 965">Color code</th> </tr> </thead> <tbody> <tr> <td data-bbox="272 965 352 1010">a)</td> <td data-bbox="352 965 699 1010">Fresh water</td> <td data-bbox="699 965 900 1010">Blue</td> </tr> <tr> <td data-bbox="272 1010 352 1133">b)</td> <td data-bbox="352 1010 699 1133">Untreated wastewater from Toilets/ urinal and from Kitchen</td> <td data-bbox="699 1010 900 1133">Black</td> </tr> <tr> <td data-bbox="272 1133 352 1346">c)</td> <td data-bbox="352 1133 699 1346">Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing</td> <td data-bbox="699 1133 900 1346">Grey</td> </tr> <tr> <td data-bbox="272 1346 352 1792">d)</td> <td data-bbox="352 1346 699 1792">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</td> <td data-bbox="699 1346 900 1792">White</td> </tr> </tbody> </table>	Sr. No.	Nature of the Stream	Color code	a)	Fresh water	Blue	b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black	c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey	d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be	White	Agreed. Dual plumbing system will be provided for reuse of treated wastewater for flushing as well as green area and different colour coding will be done on the pipelines.
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	White															

		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	
14.	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.		Agreed. Curing agents as well as other best practices are being used during construction work to reduce water demand.	
15.	The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 8 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without Approval from the Competent Authority.		Agreed. Adequate nos. of rain water recharging pits will be provided to recharge ground water during operation phase.	
16.	All recharge should be limited to shallow aquifers.		Agreed. It will be complied.	
17.	No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.		Agreed. Only treated water is being used for construction work.	
18.	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.		No dewatering was involved.	



19.	The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.	The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.
20.	Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such 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.	Wastewater generated during operation phase will be treated in STP of capacity 300 KLD and treated water will be recycled for flushing, landscaping, etc.
21.	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.	Agreed. No sewage will be discharged directly without treatment. Wastewater generated from operation phase will be treated in STP and treated water will be recycled for flushing, landscaping, etc.
22.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Treated sewage will be regularly monitored once treatment facility is provided within the project.
23.	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.	STP sludge generated from proposed STP will be utilized for landscaping within the project only.

**Noise monitoring and prevention:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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 phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise and ambient air levels are being regularly monitored. Recent test report of ambient noise monitoring is enclosed as <b>Annexure -10</b>
2.	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.	Ambient noise levels are being regularly monitored and maintained within the prescribed standards. Recent test report of ambient noise monitoring is enclosed as <b>Annexure-10</b>
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 and ear plugs for the operating personnel has been provided.

**Energy Conservation measures:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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.	ECBC guidelines will be followed in the project.
2.	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided once the project is operational.

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 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.	ECBC guidelines will be followed in the project.
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.	Agreed. Adequate energy conservation measures are being followed during the construction phase to conserve energy.
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.	The solar energy will be utilized for electricity generation as per bye laws.
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.	Solar lights will be provided within the project for illumination of common areas.

**Waste Management:**

S. No.	Conditions	Reply
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.	Agreed. Same will be complied.

2.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside premises.
3.	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.	Separate wet and dry bins will be provided for segregation of solid waste during operation phase
4.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg / person/ day must be installed.	Mechanical composter will be provided for treatment of biodegradable waste during operational phase.
5.	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.	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.	Noted.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed.
8.	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.	Fly ash bricks and fly ash based cement are being used in the construction of the project.

9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	The construction waste generated is being managed as per Construction and Demolition Rules, 2016.
10.	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.	Agreed. The same will be complied.

**Green Cover:**

S. No.	Conditions	Reply
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, permission is not required.
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 100 trees in the project area at the identified location, as 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. The plantation will be done as per SEIAA guidelines.

3.	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 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	No tree cutting is involved in the project.
4.	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.	Yes, the topsoil excavated during construction activities will be used for development of green area within the project premises.
5.	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.	No chemical fertilizer / pesticides will be used in green area.
6.	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Agreed. Adequate green area will be provided within the project premises.

**Transport:**

S. No.	Conditions	Reply
1.	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non- motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ul style="list-style-type: none"> <li>• Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>• Traffic calming measures.</li> <li>• Proper design of entry and exit points.</li> <li>• Parking norms as per local regulation.</li> </ul>	Agreed. The same will be complied.

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 being monitored regularly and are found to be in good condition. PUC certificate enclosed as <b>Annexure-11</b>
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 of the plan which involve the participation of these departments.	Agreed. The same will be complied.
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. No traffic congestion will take place near entry/exit.

**Human health issues:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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.	Agreed. Personal Protection Equipment (PPE) are being provided to workers for safety.
2.	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.	Agreed. The same will be complied as per NBC.
3.	An emergency preparedness plan based on the Hazard Identification and Risk Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. All the necessary facilities are being provided to labors at the construction site.
4.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. The same is being complied.
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.



**Environmental Management Plan:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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 same will be complied.
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. Environment Management Cell will be formed for the monitoring of environment related aspects.

3.

Action plan for implementing EMP and environmental conditions along with the 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 accounts and not to be diverted for any other purpose. The project proponent shall spend a minimum amount of Rs 215.0 Lacs towards capital cost and Rs 11 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend a minimum amount of Rs 12 Lacs/annum towards recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Agreed. The amount of commitments made in the EMP report is being adhered. The amount of Rs. 21 lakhs has been spent on EMP till. 30.09.2023

Sr.No.	Description	Construction Phase		Operation Phase
		Capital Rs. Lakhs	Recurring Cost Rs. Lakhs	Recurring Cost Rs. Lakhs/ annum
1.	Waste Water Management: Dual plumbing system, Sewage Treatment Plant (STP of 330 KLD, MBBR- UF)	100	5	6
2.	Air & Noise Pollution Management	10	1	1
3.	Landscaping	5	5 (for 3 years )	2
4.	Rainwater recharging Pits	15	2	2
5.	Environmental Monitoring	5	4	1.5
6.	Waste Management	50	3	3
7.	Energy conservation measures	100	1	3
	<b>Total</b>	<b>285</b>	<b>21</b>	<b>18.5 say 19</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the Project or until the responsibility for implementation of the environmental management plan is legally transferred to the owners of the commercial units under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report

**Validity:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
1.	This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.	Noted.

**Miscellaneous:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
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 and same will be submitted.
2.	The project proponent shall comply with the conditions of CLU, if obtained.	CLU is not applicable as land has been allotted by GMADA for commercial development.
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.	Advertisement has been published in the newspaper.
4.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.	Agreed and complied.

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.	Agreed. Status of compliance of the stipulated environment clearance conditions, including results of monitored data will be uploaded on company's website. However, the website is yet to be designed.
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.	Six monthly compliance report has been submitted on the MoEF&CC portal screenshot for the same is attached as <b>Annexure-12</b>
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. The same shall be complied.
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 by the project.	Noted.
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 will be strictly followed.
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 is being adhered.
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.	Noted. TOR has been granted from SEIAA vide File No. SEIAA/PB/MIS/2023/TOR/29 for Expansion of Commercial Project "Mohali Citi Centre 3" (9.78 acres) by KLG Infra dated.05.10.2023. TOR Letter is enclosed as <b>Annexure-13</b>

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
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.

**Additional Conditions:**

S.No.	Conditions	Reply
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.	Expansion in environmental clearance of project has been filed on the basis of approved layout plan.
II.	The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.	Agreed. It is to ensure that no Natural drainage is affected during construction or the operational phase of the project.

III.	The Project Proponent shall use water efficient fixtures to reduce water consumption	Agreed. Same will be complied.
IV.	The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level.	Agreed. Same will be complied.
V.	The Project Proponent shall develop green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The green belt 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 project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.	Agreed. Same will be complied.
VI.	The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.	Agreed. Same will be complied.
VII.	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report	Agreed. Same will be complied.
VIII.	The project proponent shall not allow occupancy in the project till GMADA upgrades its existing STP to cater to the entire quantity of effluent to be generated from the project	Noted.
IX.	The project proponent shall submit detailed plan for additional amount of Rs. 3 crores (0.6% of total project cost) to be spent on CER activities in the vicinity of the project within 3 years, under the Environmental Management Plan (EMP) within 2 months from the date of issue of Environmental Clearance	Noted. Detailed plan for CER will be submitted along with Environmental Clearance expansion application.
X.	This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to submit the aforesaid detailed plan of Rs. 3 crores within 02 months	Noted.

ENVIRONMENTAL  
CLEARANCE

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

To,

The Partner

KLG INFRA

DSS 64, Mohali Citi Centre, Block F, Aerocity, SAS Nagar, Mohali, Punjab  
-140603

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/PB/MIS/250845/2022 dated 02 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC22B038PB121227</b>   |
| 2. File No.                                | SEIAA/PB/MIS/2022/EC/03   |
| 3. Project Type                            | New   |
| 4. Category                                | B2  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                         | The Commercial Project namely "Mohali Citi Centre" (9.78 acres) Block F, Aero City, SAS Nagar, Mohali, (Punjab) by KLG Infra. |
| 7. Name of Company/Organization            | KLG INFRA   |
| 8. Location of Project                     | Punjab  |
| 9. TOR Date                                | N/A   |

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

Date: 02/03/2022

(e-signed)  
**Rajesh Dhiman, IAS**  
**Member Secretary**  
**SEIAA - (Punjab)**

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

*This is a computer generated cover page.*

PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)*



This has reference to your online proposal no. SIA/PB/MIS/250845/2022 dated 02.02.2022 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority has examined the proposal for the establishment of commercial Project namely “Mohali Citi Centre”(9.78 acres) at Block F, Aero City, SAS Nagar, (Punjab). The project is covered under category ‘B2’ of activity 8(a); ‘Building and Construction projects’ as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at State level.

3) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 on the basis of mandatory documents enclosed with application viz Form-1,1A, EMP, conceptual plan and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of SEIAA and SEAC.

4) As per the report of Punjab Pollution Control Board sent by vide letter no. 917 dated 31.01.2022, no site development pertaining to the project was started at the site and the site of the project conforms to siting guidelines laid down by Govt. of Punjab, Department of Science, Technology and Environment.

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

Sr. No.	Item	Details
1.	Name and Location of the project	Commercial Project “Mohali Citi Centre”(9.78 acres) Block F, Aero City, SAS Nagar, Mohali to be developed by KLG Infra.
	Project/activity covered	8 (a)
	Category	Category B2
2.	Classification/Land use pattern as per Master Plan	Mixed Land Use-1; GMADA has issued the Allotment letter vide no. 82713 dated 03.09.2021 for development of commercial project in an area of 10.02 acres of land. Subsequently, an amendment has been issued vide letter no. 87157 dated 22.10.2021 for the allotment of total land area of 9.78 acres.
3.	Cost of the project	Rs. 497.16 Crores
4.	Total Plot area, Built up Area and Green area	Total Land Area- 39,578.26 sqm Built-up area- 144,395.58 Sqm (FAR + Non-FAR including Basement) Green Area- 674.2 Sqm



5.	Commercial component detail	Total 474 Showrooms, 150 Shops & 141 Double Storey Shops will be constructed in the project as per the detail given as under:			
		<b>Sr. No.</b>	<b>Floor</b>	<b>Components</b>	
		<b>Block A</b>			
		1.	Ground Floor	78 Showrooms, 150 Shops & 72 DSS	
		2.	1 <sup>st</sup> Floor	69 DSS & 76 Showrooms	
		3.	2 <sup>nd</sup> Floor	58 Showrooms	
		4.	3 <sup>rd</sup> Floor	58 Showrooms	
		5.	4 <sup>th</sup> Floor	58 Showrooms	
		6.	5 <sup>th</sup> Floor	58 Showrooms	
		7.	6 <sup>th</sup> Floor	58 Showrooms	
		<b>Block B</b>			
		1.	Ground Floor	3 Showrooms	
		2.	1 <sup>st</sup> to 9 <sup>th</sup> Floors	3 x 9 = 27 Showrooms	
6.	Latitude & Longitude	<b>S. No</b>	<b>Corner</b>	<b>Latitude</b>	<b>Longitude</b>
		1.	Corner A	30°38'4.09"N	76°45'38.42"E
		2.	Corner B	30°38'6.46"N	76°45'40.81"E
		3.	Corner C	30°37'57.93"N	76°45'51.42"E
		4.	Corner D	30°37'55.52"N	76°45'51.19"E
		5.	Corner E	30°37'54.70"N	76°45'50.29"E
7.	Estimated Population	16174 persons			
8.	Parking Required Parking Proposed	1580 ECS 1746 ECS			
9.	Water Requirements & source during Operation Phase	<b>Break up of water requirement</b>		<b>Source</b>	
		Fresh Water: 114 KLD		GMADA Supply	
		Flushing Water: 177 KLD		Treated Wastewater from STP	

		Total water demand: 291 KLD																					
10.	Disposal Arrangement of Waste water in Operation Phase	<p>Total @ 233 KLD waste water will be generated which will be treated in the STP of capacity 300 KLD based on MBBR Technology to be installed in the project premises. The details of the disposal arrangement of 228 KLD treated waste water available at the outlet of STP is given as under</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area (KLD)</th> <th>GMADA Sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>177</td> <td>4</td> <td>47</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>177</td> <td>1.2</td> <td>50</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>177</td> <td>0.3</td> <td>50</td> </tr> </tbody> </table>		Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	GMADA Sewer (KLD)	1.	Summer	177	4	47	2.	Winter	177	1.2	50	3.	Rainy	177	0.3	50
Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	GMADA Sewer (KLD)																			
1.	Summer	177	4	47																			
2.	Winter	177	1.2	50																			
3.	Rainy	177	0.3	50																			
11.	Rain water recharging detail	8 no. of recharging pits will be provided to recharge the rooftop rainwater of the buildings after treatment through Oil & Grease Traps.																					
12.	Solid waste generation and its disposal	<p>a) 3235 Kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable and non- biodegradable Components.</p> <p>c) Biodegradable waste @ 1455 Kg/day will be composted by using 3 Mechanical Composter of Capacity 500 Kg/day each. Non-Biodegradable waste @ 1715 Kg/day will be dumped to authorized dumping site and recyclable waste will be sold to authorised recycler vendors Domestic Hazardous Waste @ 65 Kg/day will be disposed of through authorized vendors as per SWM Rules, 2016</p>																					
13.	Hazardous Waste & E-waste	E-waste shall be sold to the approved vendors and used oil & battery shall be sold out to the approved recyclers.																					
14.	Energy Requirements & Saving	<p>a) 10,000 KW from PSPCL.</p> <p>b) Silent DG Sets 2x 500 KVA will be installed equipped with adequate Stack Height.</p> <p>c) Total 474 KW energy will be used by taking following measures:</p>																					

		<p>i) 444 KW energy will be saved by installation of solar panel over 5330 sqm (30%) roof area</p> <p>ii) 30 KW energy will be saved by using LED lights in Common area.</p>
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6) As per the undertaking submitted by Project Proponent, the proposal neither requires approval/clearance under the Forest (Conservation) Act,1980 nor under the Wildlife (Protection) Act,1972. Also, 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 Experts Members/domain experts in various fields, has examined the proposal submitted by the project proponent in desired form along with the EMP report prepared and submitted by the Consultant accredited by the QCI/NABET on behalf of the project proponent in its 214<sup>th</sup> meeting held on 09.02.2022. The SEAC noted that the project proponent has given 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 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) The Committee noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the establishment of commercial Project namely "Mohali Citi Centre" (9.78 acres) at Block F, Aero City, SAS Nagar, (Punjab) with proposed built-up area of 144,395.58 sqm and total project area of 39,578.26 sqm (9.780 acres) , as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was lastly considered by the SEIAA in its 201<sup>st</sup> meeting held on 22.02.2022 wherein SEIAA observed that the case stands recommended by SEAC. The Authority looked into 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 the establishment of commercial Project namely "Mohali Citi Centre" (9.78 acres) at Block F, Aero City, SAS Nagar, (Punjab) with proposed built-up area of 144,395.58 sqm and total project area of 39,578.26 sqm (9.780 acres) as per the details mentioned in the Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC in addition to the proposed measures.

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 of terms and conditions as follows:

**I. Statutory compliances:**

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) 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 lightning, etc.
- iii) 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 purpose is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) 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.
- vi) The project proponent shall obtain the necessary permission for abstraction of ground water/ surface water required for the project from the competent authority.
- vii) 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.
- viii) 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.
- ix) 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 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.

- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.

## **II. Air quality monitoring and preservation**

- i) 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 shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided 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, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- 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 area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within 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 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 DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India shall be complied with.
- xvi) Roads leading to or at 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

### **III. Water quality monitoring and preservation**

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 291 KL/day, out of which 114 KLD shall be met through GMADA supply and 177 KLD shall be met out by using treated waste water for flushing. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

- v) a) The total wastewater generation from the project will be 233 KL/day, which will be treated in STP of capacity 300 KL/day based on MBBR Technology to be installed within the project premises. As proposed, treated wastewater available at outlet of STP will be disposed as under: -

Sr. No.	Season	Flushing (KLD)	Green Area (KLD)	GMADA Sewer (KLD)
1.	Summer	177	4	47
2.	Winter	177	1	50
3.	Monsoon	177	1	50

- b) 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.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) 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.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be

utilized by storing the same within the particular component or in a common place in the project premises.

- xi) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines 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)	Storm water	Orange

- xiii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.
- xiv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 8 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifer.



- xvi) No ground water shall be used during 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 site.
- xvii) Any ground water 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 ground water abstraction or dewatering.
- xviii) The quantity of fresh water 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.
- xix) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such 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.
- xx) No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water 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.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) 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.

#### **IV. Noise monitoring and prevention**

- i) Ambient noise levels shall conform to commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) 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.

- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### **V. Energy Conservation measures**

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased 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.
- iv) Energy conservation measures like installation of LEDs for lighting the area outside the building should be 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 roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. 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.

#### **VI. Waste Management**

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and 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.

## **VII. Green Cover**

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least 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 planting of 502 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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) 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.

- iv) 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.
- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

#### **VIII. Transport**

- i) 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 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 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 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- 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.

## **IX. Human health issues**

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India should be followed.
- iii) 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, 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 on a regular basis.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

## **X. Environment Management Plan**

- i) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter 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 the 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 accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 285 Lacs towards the capital cost and Rs. 21 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 19 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under

Sr. No.	Description	Construction Phase		Operation Phase
		Capital (in Rs. Lakhs)	Recurring Cost (in LPA)	Recurring Cost (in LPA)
1)	Waste water Management: Dual plumbing system, Sewage Treatment Plant	100	5	6
2)	Air & Noise Pollution Management (Acoustics enclosures for DG sets)	10	1	1
3)	Landscaping	5	5 (for 03 years)	2
4)	Rainwater Recharging (8 RWH pits)	15	2	2
5)	Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	4	1.5
6)	Waste Management: (Collection of Solid Waste and disposal), (3 mechanical composters)	50	3	3
7)	Energy Conservation measures	100	1	3
	Total	285	21	18.5 say 19

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

#### **XI. Validity**

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

#### **XII. Miscellaneous**

- i) The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment 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 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.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on 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 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 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.
- 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 by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State 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, commitment made during Public Hearing and also those 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 add 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 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.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

### **XIII. 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 rain water etc is not impeded or disrupted in any manner.
- iii) The Project Proponent shall use water efficient fixtures to reduce water consumption.
- iv) The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level.
- v) The Project Proponent shall develop 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 project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- vi) The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- vii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- viii) The project proponent shall not allow occupancy in the project till GMADA upgrades its existing STP to cater to the entire quantity of effluent to be generated from the project.
- ix) The project proponent shall submit detailed plan for additional amount of Rs. 3 crores (0.6% of total project cost) to be spent on CER activities in the vicinity of the project within 3 years, under the Environmental Management Plan (EMP) within 2 months from the date of issue of Environmental Clearance.
- x) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to submit the aforesaid detailed plan of Rs. 3 crores within 02 months.

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 implementation of any of the above conditions is not found to be satisfactory.



12) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.

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

14) The above conditions will 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, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.

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

**(Rajesh Dhiman, IAS)**  
**Member Secretary, SEIAA**

**Copy to: -**

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized Officer of the project proponent is as under:
  - a) Name of the applicant : Sh. Anil Goyal, Partner
  - b) Mobile No. : 98143-01635
  - c) Email Id : [anilgoyal134@gmail.com](mailto:anilgoyal134@gmail.com);  
[accounts@sarafthejeweller.com](mailto:accounts@sarafthejeweller.com)
  - d) Email ID of Consultant : md@ecoparyavaran.in
4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.

8. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.

**(Rajesh Dhiman, IAS)**  
**Member Secretary, SEIAA**  
E-mail: [seiaapb2017@gmail.com](mailto:seiaapb2017@gmail.com)



## Annexure-2



## Site Photographs

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਪੁੱਛਾ ਭਵਨ, 6ਵੀਂ ਮੰਜਿਲ, ਸਿਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਵੱਲ

✓ ਮਿਲਖ ਅਫਸਰ,  
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ. 2256 ਸੀਟੀਪੀ(ਪਬ)/SC/140  
ਮਿਤੀ: 18-05-22

**ਵਿਸ਼ਾ:-** Approval of Building Plans of commercial chunk site (Area - 9.78 acres), Block-F, in Aero City, SAS Nagar (Allotted to M/s KLG Infra).

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਪ੍ਰਾਰਥੀ ਦੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 17.11.2021 ਰਾਹੀਂ ਕਮਰਸ਼ੀਅਲ ਚੰਕ ਸਾਈਟ ਚਕਬਾ 9.78 ਏਕੜ, ਬਲਾਕ-F, ਐਰੋਸਿਟੀ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦਾ ਜੋਨਿੰਗ ਪਲੈਨ ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਪੱਤਰ ਨੰ. ਗਮਾਡਾ-ਉ.ਮ.ਇੰਜੀ.(ਬ)/2021/90018 ਮਿਤੀ 01.12.2021, ਦੇ ਪ੍ਰਾਪਤ ਬਿਲਡਿੰਗ ਪਲੈਨ ਸਰਕਾਰ ਦੀ ਹਦਾਇਤ ਪੱਤਰ ਨੰ. PS/PSHUD/168(Revised) ਮਿਤੀ 22.09.2021 ਦੇ ਸਨਮੁੱਖ ਸਿੱਧੇ ਹੀ ਇਸ ਦਫਤਰ ਵਿਖੇ ਪ੍ਰਾਪਤ ਹੋਏ ਸਨ। ਪ੍ਰਾਪਤ ਸਾਈਟ ਪਲੈਨ, ਬੇਸਮੈਂਟ (2 levels), ਬਲਾਕ-A (G+7) ਅਤੇ ਬਲਾਕ-B (G+9) ਦੇ ਪਲੈਨਾਂ ਨੂੰ ਟਾਊਨ ਪਲੈਨਿੰਗ ਪੱਖੋਂ ਘੋਖਣ ਉਪਰੰਤ ਇਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ: -

1. ਪ੍ਰਾਰਥੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਤੇ ਜੋਨਿੰਗ ਪਲੈਨ ਦੀਆਂ ਸ਼ਰਤਾਂ ਨੂੰ ਮੰਨਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
2. ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਤੇ ਜੋਨਿੰਗ ਪਲੈਨ ਦੀ ਸ਼ਰਤਾਂ ਦੀ ਪੂਰਤੀ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਬਿਲਡਿੰਗ ਪਲੈਨ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰ ਲਈ ਜਾਵੇ।
3. ਸਾਈਟ ਦੇ ਮੈਕੋ ਦੀ ਸਥਿਤੀ ਵਾਰੇ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰ ਲਈ ਜਾਵੇ।
4. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਪਲੈਨਾਂ ਅਨੁਸਾਰ FAR 1:2 ਨਾਲੋਂ ਵੱਧ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਲਈ ਵਾਧੂ FAR ਸਬੰਧੀ ਬਣਦੇ ਚਾਰਜਿਜ਼ ਆਪਣੇ ਪੱਧਰ ਦੇ ਪ੍ਰਾਪਤ ਕਰਨੇ ਯਕੀਨੀ ਬਣਾ ਲਏ ਜਾਣ।
5. ਪ੍ਰਾਰਥੀ ਅਦਾਰੇ ਵੱਲ ਬਕਾਇਆ ਚਾਰਜਿਜ਼ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰ ਲਈ ਜਾਵੇ।
6. ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਸਬੰਧੀ Architecture/Public Health ਪੱਖੋਂ ਤਕਨੀਕੀ ਰਿਪੋਰਟ ਅਥਾਰਿਟੀ ਦੇ ਸੰਬਧਤ ਅਧਿਕਾਰੀਆਂ ਪਾਸੋਂ ਆਪਣੇ ਪੱਧਰ ਤੇ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।
7. ਸਾਈਟ ਦੀਆਂ ਪੈਮਾਇਸ਼ਾਂ ਦੀ ਮੈਕੋ ਤੇ ਡੀਮਾਰਕੇਸ਼ਨ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਆਪਣੀ ਪੱਧਰ ਤੇ ਕਰ ਲਈ ਜਾਵੇ ਅਤੇ ਇਸ ਅਨੁਸਾਰ ਜੇਕਰ ਪਲੈਨਾਂ ਵਿੱਚ ਸੇਧ ਲੋੜੀਂਦੀ ਹੋਵੇ ਤਾਂ ਯਕੀਨੀ ਬਣਾ ਲਈ ਜਾਵੇ।
8. ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਇਨ੍ਹਾਂ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਸਬੰਧੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸੋਂ ਫਾਇਰ ਸੇਫਟੀ ਸਬੰਧੀ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕਰਨਾ ਆਪਣੇ ਪੱਧਰ ਤੇ ਯਕੀਨੀ ਬਣਾ ਲਿਆ ਜਾਵੇ।
9. ਪ੍ਰਾਰਥੀ ਨੂੰ NBC, 2016 ਦੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਸਾਈਟ/ਬਿਲਡਿੰਗ ਵਿੱਚ equipment/services ਲਈ ਮੁਕੰਮਲ ਉਪਬੰਧ ਕਰਨ ਲਈ ਪਾਬੰਦ ਕੀਤਾ ਜਾਵੇ।
10. ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਕੁਆਲੀਫਾਈਡ ਆਰਕੀਟੈਕਟ/ਇੰਜੀਨੀਅਰ ਵੱਲੋਂ ਜਾਰੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦਾ ਤਖਮੀਨਾ ਤਿੰਨ ਪਰਤਾਂ ਵਿੱਚ ਅਤੇ ਇਸ ਉਸਾਰੀ ਲਾਗਤ ਅਨੁਸਾਰ ਬਣਦੇ 1% ਲੇਬਰ ਸੈਂਸ ਦੀ ਰਕਮ ਦਾ ਡੀਮਾਂਡ ਡਰਾਫਟ ਜੇ ਕਿ Punjab Construction Welfare Board, Punjab ਦੇ ਨਾਂ ਤੇ ਹੋਵੇ ਅਤੇ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਭੁਗਤਾਨਯੋਗ ਹੋਵੇ ਪ੍ਰਾਰਥੀ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਕਰ ਲਏ ਜਾਣ।
11. ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਤੋਂ ਪਹਿਲਾਂ ਪ੍ਰਾਰਥੀ ਤੋਂ ECBC ਦੀ ਕੰਪਲਾਇੰਸ ਕਰਨ ਸਬੰਧੀ PEDa empaneled, ECBC Design Professional ਵੱਲੋਂ ਜਾਰੀ, ਸਰਟੀਫਿਕੇਟ ਆਪਣੇ ਪੱਧਰ ਤੇ ਪ੍ਰਾਪਤ ਕਰ ਲਿਆ ਜਾਵੇ।

- ਜੇਕਰ ECBC Design Professional ਵੱਲੋਂ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਵਿੱਚ ਕੋਈ ਤਬਦੀਲੀ ਸੁਝਾਈ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਅਨੁਸਾਰ ਪ੍ਰਾਰਥੀ ਬਿਲਡਿੰਗ ਪਲੈਨ ਰਿਵਾਇਜ਼ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
12. ਪ੍ਰਾਰਥੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਪ੍ਰਵਾਨਿਤ ਜੇਨਿੰਗ/ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਅਨੁਸਾਰ ਹੀ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
  13. ਕਿਉਂ ਜੋ ਬਿਲਡਿੰਗ ਦੀ ਉਚਾਈ 15 ਮੀਟਰ ਤੋਂ ਵੱਧ ਹੈ, ਇਸ ਲਈ ਪ੍ਰਾਰਥੀ ਨੂੰ ਬਿਲਡਿੰਗ ਪਲੈਨ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਬਿਲਡਿੰਗ ਦੀ ਉਚਾਈ ਸਬੰਧੀ AAI/IAF ਪਾਸੋਂ ਜਾਰੀ NOC ਪ੍ਰਾਪਤ ਕਰਦੇ ਹੋਏ ਉਸ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦੀ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ। ਜੇਕਰ AAI/IAF ਦੁਆਰਾ ਜਾਰੀ NOC ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦੀ ਸੋਧ ਦੀ ਜ਼ਰੂਰਤ ਹੋਵੇ ਤਾਂ ਉਸ ਅਨੁਸਾਰ ਪ੍ਰਾਰਥੀ ਪਾਸੋਂ ਸੋਧੇ ਹੋਏ ਪਲੈਨ ਪ੍ਰਾਪਤ ਕਰਕੇ ਸ਼ੁੱਠ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜੀ ਜਾਣ।
  14. ਪ੍ਰਾਰਥੀ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ ਵੱਲੋਂ ਜਾਰੀ ਸਟਰਕਚਰ ਡਿਜ਼ਾਈਨ ਅਨੁਸਾਰ ਹੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਕਰੇਗਾ ਅਤੇ ਸਟਰਕਚਰ ਸਬੰਧੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ। ਪ੍ਰਾਰਥੀ ਭੁਚਾਲ ਤੋਂ ਬਚਾਅ ਦੇ ਮਾਪਦੰਡ ਅਪਨਾਉਣ ਅਤੇ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ/ਆਰਕੀਟੈਕਟ ਦੀ ਦੇਖ ਰੇਖ ਵਿੱਚ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ। ਕਿਉਂ ਜੋ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਚਾਈ 15 ਮੀਟਰ ਨਾਲੋਂ ਵੱਧ ਹੈ, ਇਸ ਲਈ ਪੱਤਰ ਨੰ. 2631-56 ਮਿਤੀ 13.05.2021 ਰਾਹੀਂ ਜਾਰੀ ਹਦਾਇਤਾਂ ਦੇ ਸਨਮੁੱਖ ਬਿਲਡਿੰਗਾਂ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਇਸ ਸ਼ਰਤ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾਵੇ ਕਿ ਪ੍ਰੋਮੋਟਰ ਕੰਪਨੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ High Rise ਬਿਲਡਿੰਗਾਂ ਦਾ ਸਟਰਕਚਰ ਡਿਜ਼ਾਈਨ ਕਿਸੇ ਇੱਕ IIT ਜਾਂ Punjab Engineering Collage (PEC), Chandigarh ਜਾਂ Thapar Institute of Engineering and Technology (TIET), Patiala ਪਾਸੋਂ ਵੈਟ ਕਰਵਾਏਗਾ। ਜਿਸ ਸੰਬੰਧੀ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ।
  15. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਵਿੱਚ light & ventilation ਦੀ ਪ੍ਰਤੀ ਪੂਰਤੀ ਲਈ ਬਾਲਕ-A ਵਿੱਚ HVAC system ਦੇਣ ਸਬੰਧੀ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਉੱਪਰ ਨੋਟ ਦਰਜ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਸਬੰਧੀ ਪ੍ਰਾਰਥੀ ਪਾਸੋਂ undertaking ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ ਅਤੇ ਇਸ ਦੀ ਤਜਵੀਜ਼ ਨੂੰ ਘੋਖਦੇ ਹੋਏ ਇਸ ਦੀ ਵਿਵਸਥਾ ਨੂੰ ਯਕੀਨੀ ਬਣਾਉਣ ਲਈ ਪ੍ਰਾਰਥੀ ਨੂੰ ਪਾਬੰਦ ਕੀਤਾ ਜਾਵੇ। ਜਿਸ ਦੀ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਵੀ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ।
  16. ਪ੍ਰਾਰਥੀ ਨੂੰ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਬਿਲਡਿੰਗ ਰੂਲਜ਼, 2021 ਦੇ Annexure-21 ਅਨੁਸਾਰ ਬੇਸਮੈਂਟ ਸਬੰਧੀ Indemnity bond ਪ੍ਰਾਪਤ ਕਰਨਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ।
  17. ਸਾਈਟ ਪਲੈਨ ਵਿੱਚ sewerage treatment plant ਦੀ ਤਜਵੀਜ਼ ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਸਬੰਧੀ ਸਾਈਟ ਪਲੈਨ ਤੇ ਦਰਜ ਨੋਟ ਦੇ ਸਨਮੁੱਖ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰ ਲਈ ਜਾਵੇ।
  18. ਬਿਲਡਿੰਗ ਰੂਲ 2021 ਅਨੁਸਾਰ ਜੇਕਰ ਉਸਾਰੀ ਦੌਰਾਨ ਮਾਲਕ/ ਆਰਕੀਟੈਕਟ/ ਸਿਵਲ ਇੰਜੀਨੀਅਰ/ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ ਬਦਲ ਜਾਂਦੇ ਹਨ ਤਾਂ ਇਸ ਸਬੰਧੀ ਆਪ ਰੂਲਾਂ ਅਨੁਸਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਸੂਚਿਤ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੇਗੇ ਅਤੇ ਜਿੰਨੀ ਦੇਰ ਤੱਕ ਨਵੇਂ ਮਾਲਕ/ ਆਰਕੀਟੈਕਟ/ ਸਿਵਲ ਇੰਜੀਨੀਅਰ/ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ ਨਿਯੁਕਤ ਨਹੀਂ ਹੋ ਜਾਂਦਾ ਉਨੀ ਦੇਰ ਤੱਕ ਉਸਾਰੀ ਦੇ ਕੰਮ ਨਹੀਂ ਕੀਤੇ ਜਾਣਗੇ ਅਤੇ ਨਵੇਂ ਆਰਕੀਟੈਕਟ/ ਸਿਵਲ ਇੰਜੀਨੀਅਰ/ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ ਦੀ ਨਿਯੁਕਤੀ ਉਪਰੰਤ ਮੁਕੰਮਲ ਕੰਮ ਦੀ ਜਿੰਮੇਵਾਰੀ ਸਬੰਧੀ ਦਸਤਾਵੇਜ਼ ਪ੍ਰਾਰਥੀ 7 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਇਸ ਦਫਤਰ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
  19. ਪ੍ਰਾਰਥੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ ਤੋਂ ਲੋੜੀਂਦਾ NOC/Permission ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ ਅਤੇ ਇਸ ਤੋਂ ਇਲਾਵਾ ਜੇਕਰ EIA ਦੀ ਜ਼ਰੂਰਤ ਹੋਵੇਗੀ ਤਾਂ ਪ੍ਰਾਰਥੀ EIA ਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਦਾ ਵੀ ਪਾਬੰਦ ਹੋਵੇਗਾ।
  20. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਸਾਈਟ ਵਿੱਚ ਬਿਲਡਿੰਗ ਰੂਲ, 2021 ਅਨੁਸਾਰ ਕੰਪਲੀਸ਼ਨ ਲੈਣ ਤੋਂ ਪਹਿਲਾਂ ਰੁੱਖਾਂ ਦੀ Plantation ਕਰਨਾ ਲਾਜ਼ਮੀ ਹੈ।

21. ਪ੍ਰਾਥਮੀ ਵੱਲੋਂ ਬਿਲਡਿੰਗ ਵਿੱਚ ਜਨ ਸਹੂਲਤਾਂ (Public Health and Electricity), Sewerage, Solid Waste Disposal, Solar Water Heating and Rain Water Harvesting System ਦੀ ਸਟੈਂਡਰਡ ਨਾਮਜ਼ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕਰਨਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇਗਾ।
22. ਪ੍ਰਾਥਮੀ ਨੂੰ ਉਪਰੋਕਤ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਜਾਂ ਇਸ ਦੀ ਵਰਤੋਂ ਸਬੰਧੀ ਜੇਕਰ ਕੋਈ ਕਾਨੂੰਨੀ ਪ੍ਰਵਾਨਗੀ ਕਿਸੇ ਕਾਨੂੰਨ ਜਾਂ ਹਦਾਇਤਾਂ ਤਹਿਤ ਕਿਸੇ ਵੀ ਹੋਰ ਵਿਭਾਗ ਤੋਂ ਲੋੜੀਂਦੀ ਹੋਵੇਗੀ ਤਾਂ ਉਹ ਪ੍ਰਾਥਮੀ ਆਪਣੇ ਪੱਧਰ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
23. ਪ੍ਰਾਥਮੀ underground water ਸਬੰਧੀ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੰਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵੱਲੋਂ ਜਾਰੀ Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013 ਵਿੱਚ ਦਰਜ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੇਗਾ।
24. ਪ੍ਰਾਥਮੀ construction activity ਨੂੰ ਮੋਨੀਟਰ ਕਰਨ ਸਬੰਧੀ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਐਕਸ਼ਨ ਪਲੈਨ ਮੀਮੋ ਨੰ.17/20/2016-1HG2/1112 dated 02.03.2017 ਦੀਆਂ ਮਿਥਿਆਵਾਂ ਦੀ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
25. ਪ੍ਰਾਥਮੀ 'The Punjab Urban Planning and Development Building Rules, 2021' NBC ਦੇ ਉਪਬੰਧਾਂ ਅਤੇ ਇਸ ਸਬੰਧੀ ਵੱਖ-ਵੱਖ ਵਿਭਾਗਾਂ ਦੇ ਰੂਲ/ਗਾਈਡਲਾਈਨਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
26. ਆਪ ਉਕਤ ਸ਼ਰਤਾਂ ਅਤੇ ਵੱਖ ਵੱਖ ਵਿਭਾਗਾਂ ਵੱਲੋਂ ਜਾਰੀ ਐਨ.ਓ.ਸੀ. ਵਿੱਚ ਦਰਜ ਸ਼ਰਤਾਂ ਦੀ ਪੂਰਤੀ ਕਰਨ ਉਪਰੰਤ 'The Punjab Regional and Town Planning and Development Act, 1995' ਦੇ ਸੈਕਸ਼ਨ-180 (2) (i) ਤਹਿਤ ਤਿਆਰ ਕੀਤੇ ਗਏ Punjab Urban Planning and Development Building Rules, 2021 ਦੇ ਪਾਰਟ-III, ਸਬ ਰੂਲ-14 ਅਨੁਸਾਰ ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਪਤ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੇਗਾ।

" Although due care has been taken in approving the building plan as per technical norms and title of land. But this approval is not providing any right to promoter/entrepreneur to violate any rule/guidelines of this department or any other department and also not provide any right for any illegal construction. In case any violation found at any stage, promoter shall be liable to get the building plan revised accordingly immediately."

ਉਪਰੋਕਤ ਤੋਂ ਇਲਾਵਾ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦੀਆਂ 2 ਕਾਪੀਆਂ ਆਪ ਜੀ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਸਬੰਧੀ ਬਣਦੀ ਸਕਰੂਟਨੀ ਫੀਸ ਦਾ ਅੱਧ ਭਾਵ 50% ਰਕਮ ਦਾ ਡੀ.ਡੀ. ਜੋ ਕਿ Chief Town Planner, Punjab, ਦੇ ਨਾਂ ਅਤੇ Chandigarh ਵਿਖੇ ਭੁਗਤਾਏਗੇ ਹੋਵੇ, ਇਸ ਵਿਭਾਗ ਨੂੰ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਭੇਜਣਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ।

ਨੱਥੀ/ਉ.ਅ.

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਪਿੱਠ ਅੱਕਣ ਨੰ:

ਸੀਟੀਪੀ(ਪਬ)/

ਮਿਤੀ:

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ Divisional Engineer (Public Health), ਗਮਾਡਾ ਨੂੰ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦਾ ਇਕ ਸੈਟ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਜਨ ਸਿਹਤ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਸਬੰਧੀ ਆਪਣੀ ਰਿਪੋਰਟ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਨੱਥੀ/ਉ.ਅ.

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।



## Annexure-4

### Certificate of Structural Safety & Stability

To Whom IT May Concern

Name of the Owner	KLG Infra.
Location of Property	Aerocity, Block-F, SAS Nagar, MOHALI (PB)
Present Use	Commercial
No. of Floors	Block-A: '2 Basement' + 'Ground' + '7 Floors' + 'Terrace' Block-B: '2 Basement' + 'Ground' + '9 Floors' + 'Terrace'

This is to Certify that the STRUCTURAL DESIGNS for the commercial building "MOHALI CITI CENTRE 3" at Aerocity, Block-F, SAS Nagar, MOHALI (PB), With '2 Blocks', 'Block-A' Comprising of '2 Basement Floor' + 'Ground' + '7 Upper Floors' + 'Terrace' and 'Block-B' Comprising of '2 Basement Floor' + 'Ground' + '9 Upper Floors' + 'Terrace' are based on the architectural plans submitted to concerned development authority.

The structure for the commercial establishment is reinforced concrete framed structure is complying with the Bureau of Indian Standard norms and is safe and suitable for the purpose for which it is intended.

It has been designed in accordance with IS : 456-2000, IS 1893 and other relevant codes to satisfy the structural safety and stability requirements for all situation as applicable, as stipulated under Part - 06 of structural design of National Building code of India. The construction will be checked by client as per the designs done following the relevant building procedures and under our supervision.

We affirm that the structural designs and drawings are prepared duly taking the sub soil bearing capacity into consideration as per soil consultant's report and are true and correct according to our knowledge and professional experience. The building is safe for beneficial occupation and for the purpose intended.

For RAJESH M H

*Rajesh M.H.*

Structural Engineer





## Punjab Fire Services (Mohali MC)



### APPROVAL OF FIRE SAFETY ARRANGEMENTS ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. 2004-53994-Fire/38067

Dated 24-May-2022

Certified that the **MOHALI CITI CENTRE 3** at **MOHALI CITI CENTRE-3, BLOCK-F, AERO CITY, SAS NAGAR MOHALI** has been inspected by the fire officer. This site is vacant/under construction and is accessible to fire brigade. Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group **Commercial** subdivision **Building** (as per National Building Code of India/ Building bye Laws).

Issued on 24-May-2022 at **Mohali MC**

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ **MOHALI CITI CENTRE 3** ਜੋ ਕਿ **MOHALI CITI CENTRE-3, BLOCK-F, AERO CITY, SAS NAGAR MOHALI** ਵਿਖੇ ਸਥਾਪਤ ਹੈ, ਜਿਸ ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗ੍ਹਾ ਖਾਲੀ/ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬ੍ਰਿਗੇਡ ਦੀ ਪਹੁੰਚ ਦੇ ਅੰਦਰ ਹੈ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੈਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ **Commercial** ਸਬਡਵੀਜ਼ਨ **Building** ਵਿੱਚ ਪੈਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ 24-May-2022 ਕਿੱਥੇ **Mohali MC**This project comprise of **2** towers/blocks with number of floors as given below:ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ **2** ਟਾਵਰ/ਬਲਾਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:

Block Name	No. Of Floors	Area (sq. mtr.)
BLOCK-A TWO BASEMENTS GROUND+7	8	91090.00
BLOCK-B TWO BASEMENTS GROUND+9	10	4936.00

**Approval of Fire Safety arrangements** is issued subject to following conditions:**ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ** ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

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

ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਜਮਾ ਕਰਵਾਏ ਗਏ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਲਾਜ਼ਮੀ ਹੋਣਗੇ।

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

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

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

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

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

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

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

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

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

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

**\* Above Details cannot be used as ownership proof.**

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

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

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





Office Dispatch No.: **PBIP / PPCB / 3237**

Date: **23/11/2023**

✓ To

**ANIL GOYAL**  
**HOUSE NO 48 GURUDWARA SECTOR 7 PANCHKULA HARYANA**  
**S.A.S NAGAR, MOHALI - 134108**

## Annexure-6

**Subject:- Extension in the Validity of "Consent to Establish"(NOC) Granted u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 to the Unit.**

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

PIN	221012526
Application No.:	2309952027
Date of Issue:	23-Nov-2023
Date of Expiry:	21-Sept-2025
Certificate Type:	Extension
Certificate No:	CTE/Ext/PBIP/SAS/2023/2309952027

**2. Particulars of the Industry:**

Name & Designation of the Applicant:	Anil Goyal, (Partner)
Name of Business Entity	KLG Infra
Name of the Project/Unit:	Mohali Citi Centre 3
Address of Project/Unit:	Block F, Aerocity, SAS Nagar Mohali, (Punjab) , Mohali , S.A.S Nagar
Capital Investment of the Industry(in lakhs):	42150.00
Category of Industry:	Red
Type of Industry:	1063 - Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Large - > Rs. 50 Crore
Office District:	SAS Nagar
Consent Fee Details:	d Rs. 5,64,500/- vide UTR No. 612673007 dated 19.10.2023.
Raw Materials (Name with quantity per day):	Commercial Project in total land area of 9.78 acres & having max. built-up area of 159023.53 sqm
Products (Name with quantity per day):	Commercial Project in total land area of 9.78 acres & having max. built-up area of 159023.53 sqm
By Products, if any (Name with quantity per day) :	--
Details of the machinery and	As per application form.

processes:	
Details of Effluent Treatment Plant:	Domestic Effluent generated @ 233 KLD shall be treated through STP of capacity 300 KLD, based on MBBR technology.
Mode of disposal of Effluent:	Treated wastewater @ 177 KLD shall be reused for flushing purpose by providing dual plumbing system in the project during all seasons. Treated wastewater @ 4 KLD, 1 KLD, 1 KLD shall be utilized in green area during Summer, Winter and Monsson seasons, respectively. Treated wastewater @ 47 KLD, 50 KLD, 50 KLD shall be discharged into MC/ GMADA sewer during Summer, Winter and Monsson seasons, respectively.
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:	02 no. DG sets of capacities 500 KVA each - SPM, SOx, NOx
Mode of disposal of emissions with stack height:	02 no. DG sets of capacities 500 KVA each - canopies alongwith Stack of height as per following formula: $H = h+0.2 (KVA)^{0.5}$ where h = height of the building in meters where the generator set is installed.
Quantity of fuel required in TPD:	02 no. DG sets of capacities 500 KVA each - HSD in all DG Sets.
Type of Air Pollution Control Devices to be installed:	02 no. DG sets of capacities 500 KVA each - canopies to be provided
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.



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

Endst. No.

Dated:

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

1. Senior Environmental Engineer, Zonal Office-I, Patiala.
2. Environmental Engineer, Regional Office, SAS Nagar.

*sdh*

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

## B. SPECIAL CONDITIONS

The validity of the Consent to Establish earlier granted to the project proponent CTE/Fresh/PBIP/SAS/2022/221012526 dated 22.11.2022, which was valid upto 21.09.2023, is hereby further extended for two years i.e. upto 21.09.2025, subject to all terms & conditions as mentioned in the original Consent to Establish granted to the project with emphasis on the following additional conditions that:

1. The project proponent shall obtain revised Environment Clearance from the competent authority for the development of Commercial Shops @ 360 Number /Day, Commercial Offices @ 247 Number /Day & Commercial Showrooms @ 304 Number /Day (i.e. total 911) on the basis of layout plan approved by Chief Town Planner, Punjab vide no. 2250CTP(Pb)SC-140 dated 18/05/2022 with same ground coverage area of 9.78 acres but with increase of built-up area from 144395.58 sqm (FAR + Non FAR including basement, as per its conceptual plan) to 159023.53 sqm (FAR + Non FAR including basement).
2. The project proponent shall not carry out any construction in aberration to the conceptual plan submitted at the time of grant of Environment Clearance to it (having built-up area of 144395.58 sqm), to refrain from committing violation & action thereof under the Environment (Protection) Act, 1986.
3. After obtaining revised Environment Clearance as mentioned at point 1. Above, the promoter shall develop its commercial complex strictly in accordance with the layout plans approved by the Competent Authority.

*sd*

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

## ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਸੁੱਧੀ ਪੱਤਰ

ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 82713 ਮਿਤੀ 03-09-2021 ਰਾਹੀਂ ਐਰੋਸਿਟੀ ਵਿੱਚ 40550.00 ਸਕੇਅਰ ਮੀਟਰ (10.02 ਏਕੜ) ਦੀ ਚੰਕ ਸਾਈਟ M/s KLG infra Through Its Partner Anil Goyal R/o # DSS-64 Mohali Citi Centre, block-F Aerocity, mohali. ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ, ਡੀ.ਟੀ.ਪੀ ਵਲੋਂ ਜਾਰੀ ਲੇ-ਆਊਟ ਪਲੇਨ ਅਤੇ ਇੰਜੀ: ਵਿੰਗ ਦੀ ਮੋਕੇ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਇਸ ਸਾਈਟ ਦਾ ਰਕਬਾ 9.78 ਏਕੜ ਬਣਦਾ ਹੈ। ਇਸ ਲਈ ਇਸ ਸਾਈਟ ਦਾ ਏਰੀਆ 10.02 ਏਕੜ ਦੀ ਥਾਂ 9.78 ਏਕੜ ਮੰਨਿਆ ਜਾਵੇ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਬਾਕੀ ਸ਼ਰਤਾਂ ਪਹਿਲਾਂ ਦੀ ਤਰਾਂ ਹੀ ਰਹਿਣਗੀਆਂ।

ਮਿਲਖ ਅਫਸਰ (ਪ)

ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ/ਮਿ:ਅ:/2021/ 87157

ਮਿਤੀ 22/10/2021

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :

M/s KLG infra Through Its Partner Anil Goyal R/o # DSS-64 Mohali Citi Centre, block-F Aerocity, mohali.

2 ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ(ਬਿਲਡਿੰਗ) ਐਸ.ਏ.ਐਸ ਨਗਰ

ਮਿਲਖ ਅਫਸਰ (ਪ)

ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ



**Greater Mohali Area Development Authority**

PUDA BHAWAN, SECTOR-62, S.A.S NAGAR  
www.gmada.gov.in

To

M/s KLG INFRA Through Its Partner Anil Goyal,  
R/o # DSS-64, Mohali Citi Centre, Block-F,  
Aerocity, Mohali

Memo No. EO/2021/ 82713

Date: 08/09/2021

**Sub: Allotment of Commercial Chunk Site, Block-F, measuring 40550.00 Square Metres in Aerocity, SAS Nagar.**

In reference to your highest bid in the e-auction concluded on 11-02-2021, the following group housing site is allotted to you on freehold basis.

Area	40550.00 Sq. Mtr. (Approx. 10.02 Acre)
Auction Price	Rs. 310,33,32,050/- (Rupees Three Hundred and Ten Crore Thirty Three Lakh Thirty Two Thousand and Fifty only)
Land use	Commercial Chunk Site
Floor Area Ratio (FAR)	Basic FAR: 1:2.0, Additional FAR purchasable, Maximum FAR unlimited, Maximum Ground Coverage 45%

The allotment would be further subject to the following terms and conditions:

**1. FINANCIAL CONDITIONS:**

- (i) The payment amounting to Rs. 68,27,33,051/- Rupees Sixty Eight Crore Twenty Seven Lakh Thirty Three Thousand and Fifty One Only (in words) already made by you (including Rs. 6,20,66,641/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 20% of the auction price of the site and cess @2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund".
- (ii) The balance 80% amount of Rs 248,26,65,640/- Rupees Two Hundred and Forty Eight Crore Twenty Six Lakh Sixty Five Thousand Six Hundred and Forty Only (in words) is payable either in lumpsum within 60 days from the date of allotment, in which case 10% discount on the balance principal amount i.e. 80% shall be given. In case of lumpsum payment towards total bid amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment OR in 12 half yearly installments with first installment payable at the end of 2 years moratorium period. Moratorium period of two years from the date of allotment shall be allowed during which the interest on principal amount shall be payable half yearly. Interest rate applicable on balance payment shall be @9.50% p.a compounded annually. In case interest is not paid within the given time, penal interest @ 15% p.a. compounded annually will be levied for the

File No. GMADA-EOAL0eAUC/23/2021-EO -GMADA

delayed period. The delay in the payment of interest shall be condoned up to a maximum period of 3 years from the due date.

Amount Payable during Moratorium period

Due date	Total Amount Due (INR)
03-03-2022	117926618.00
03-09-2022	117926618.00
03-03-2023	117926618.00

Schedule of Payment

#	No of Instalment	Date of Payment of Instalment	Principal Amount (INR)	Interest (INR)	Total Amount (INR)
1	1 <sup>st</sup>	03-09-2023	206888803.00	117926618.00	324815421.00
2	2 <sup>nd</sup>	03-03-2024	206888803.00	108099400.00	314988203.00
3	3 <sup>rd</sup>	03-09-2024	206888803.00	98272182.00	305160985.00
4	4 <sup>th</sup>	03-03-2025	206888803.00	88444963.00	295333766.00
5	5 <sup>th</sup>	03-09-2025	206888803.00	78617745.00	285506548.00
6	6 <sup>th</sup>	03-03-2026	206888803.00	68790527.00	275679330.00
7	7 <sup>th</sup>	03-09-2026	206888803.00	58963309.00	265852112.00
8	8 <sup>th</sup>	03-03-2027	206888803.00	49136091.00	256024894.00
9	9 <sup>th</sup>	03-09-2027	206888803.00	39308873.00	246197676.00
10	10 <sup>th</sup>	03-03-2028	206888803.00	29481655.00	236370458.00
11	11 <sup>th</sup>	03-09-2028	206888803.00	19654436.00	226543239.00
12	12 <sup>th</sup>	03-03-2029	206888807.00	9827218.00	216716025.00
Total			2482665640.00	668250835.00	23223361259.00

- (iii) In case any installment or part thereof is not paid by due date, then without prejudice to any action under Section 45 of the Punjab Regional and Town Planning and Development Act, 1995, penal interest @15% p.a. compounded annually will be levied for the period of delay up to 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.
- (iv) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded
- (v) All payments shall be made by a Demand Draft drawn in favour of Estate Officer Greater Mohali Area Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name

of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.

- (vi) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.
- (vii) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.
- (viii) No separate notice for payment of installment (s) shall be sent.
- (ix) On payment of the entire consideration money together with interest due to the Authority on account of the sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.
- (x) The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued there under.)
- (xi) No road cut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the plots.
- (xii) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.
- (xiii) The GMADA has made arrangements for providing separate connections for rainwater disposal. Therefore, rainwater and floor washing water should not be disposed off on road directly. The allottee will have to make necessary arrangements accordingly.

**2. OWNERSHIP & POSSESSION:-**

- (i) The land shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and other dues, is paid in full to the Authority.
- (ii) Possession of plot shall be offered to the allottee within a period of 90 (ninety) days from the issue of allotment letter. In case the allottee fails to take possession





of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

**3. BUILDING BYE-LAWS:-**

- (i) PUDA (Building) Rules, 2018 as amended from time to time will be applicable. The allottee shall be allowed to undertake construction of building only after getting the Building Plans approved from the competent authority of GMADA. For permissible Ground Coverage, Set Backs, Height of Buildings, Parking norms etc. also PUDA (Building) Rules, 2018 shall be applicable.
- (ii) Basic FAR 1:2.0, Maximum FAR Unlimited, Additional FAR purchasable, Maximum Ground Coverage 45%. If the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:
- Bid Price X 35% X Additional FAR**  
2
- (iii) In case the allottee opts for having FAR in excess of permitted FAR, Charges for such increase in FAR would be determined proportionate to the bid amount and date of determination shall be the date of sanction of building plan. Such charges would be payable either in lumpsum within 60 days and in such case discount of 7.5% shall be given to the allottee OR the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly installments with 9.50% interest p.a. compounded annually. In case of default, 15% p.a. compounded annually penal interest will be levied for the period of delay. Further, in case lumpsum payment of this amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.
- (iv) No Sub-division/fragmentation of the site will be allowed.
- (v) Height; no restriction but NOC from Airport Authority of India.
- (vi) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various Acts as are applicable.

**4. USAGE AND PERIOD OF CONSTRUCTION:-**

- (i) Site shall be used only for the purpose of which the same is allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
- (ii) The site is offered on "as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.
- (iii) There will be no time limit for construction.
- (vii) Before occupying the building, the allottee will be required to obtain Completion / occupation certificate from the concerned Estate Officer.



**5. OTHER GENERAL CONDITIONS:-**

- (i) This allotment shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act, 1995, Rules and Regulations framed there under as amended from time to time.
- (ii) The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the due last installment and with prior permission of the Estate Officer, GMADA, SAS Nagar and on payment of transfer fee as applicable. If the last installment becomes due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site will also be permitted with the prior permission of officers authorized by the authority.
- (iii) The allottee shall have Development Rights on the said land parcels and shall be free to market and sell the apartments etc. to be built on the same.
- (iv) All General and local taxes, rates, fees and cesses, imposed or assessed on the said plot / building by any authority under any law shall be paid by the allottee.
- (v) The officers of the Authority may at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under the prevalent rules, Acts and regulations as amended from time to time.
- (vi) GMADA shall have the full right, power and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said plot, the cost of doing all or any such acts and things and all costs incurred in connection therewith, or in any way relating therewith.
- (vii) In case of breach of any condition(s) of allotment or of regulations or non payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
- (viii) Any change in the address must be immediately intimated to the Estate Office by registered post.
- (ix) Roof of the building and the open space available around the built up area shall not be permitted for storage.
- (x) GMADA shall provide domestic water connection and the tertiary treated effluent to the allottee for use in flushing & gardening purposes. The allottee shall ensure the installation of Dual piping system in the apartments for this purpose subject to inspection by JE before issuance of Occupation Certificate.



- (xi) The allottee shall be entitled for the Sewer & Storm water connection in the main Sewer & Storm network developed by GMADA.

**6. DISPUTE RESOLUTION:-**

- (i) Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Independent Arbitrator directly or not directly related to this office who shall be appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

  
ESTATE OFFICER  
GMADA, S.A.S. NAGAR

**Endst No. E.O./2021/**

**Dated:**

A copy of the above is forwarded to the followings for information and necessary action:-

1. DTP, GMADA, S.A.S. Nagar
2. DTP, S.A.S. Nagar
3. SAO (R), GMADA, S.A.S. Nagar
4. SDO (B), GMADA, S.A.S. Nagar

  
ESTATE OFFICER  
GMADA, S.A.S. NAGAR

Tele: 011-25687194/ 5315

HQ Western Air Command IAF  
Subroto Park,  
New Delhi – 110010

WAC/S 5016/2/ATS

23 November 2022

M/s KLG Infra, DSS-64  
Mohali Citi Centre, Block-F,  
Aero City, Mohali,  
Distt-S.A.S Nagar,  
Punjab - 140603

**CORRIGENDUM**

**CHANGE OF NAME FROM 'MOHALI CITI CENTRE' TO 'MOHALI CITI CENTRE-3'**  
**FOR COMMERCIAL PROJECT AT SITE NO 2, BLOCK 'F',**  
**AEROCITY, DISTT-S.A.S NAGAR, PUNJAB**

1. Reference is made to your letter dated 14 Oct 22 on the subject.
2. It is intimated that, NOC was issued earlier by this HQ in respect of subject proposal vide letter no. WAC/S 5016/2/ATS (33/22) dated 29 Aug 22. This HQ has no objection for change of building name from 'Mohali Citi Centre' to 'Mohali Citi Centre-3' at commercial pocket site no. 2, Block 'F', Aerocity, Distt-SAS Nagar, Punjab. It is reiterated that there is **no change** in the terms of conditions mentioned in Para 2 of NOC issued vide letter of even reference dated 29 Aug 22.
3. For information, please.



(MK Rana)  
Gp Capt  
CATCO

**Copy to:** 12 Wing AF (SATCO)





# Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

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



## TEST REPORT

ULR No. : NA		Test Report No. : NWAM301023NA007	
Type of Sample : Water (Ground Water)		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmaton DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:17614 (P-1) 2021	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	30/10/2023
Sampling Location	Borewell (Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	30/10/2023 To 02/11/2023
Sample Description	Clear, colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 500ml Glass Bottle Marked D/30/01		

## RESULTS

### I -Chemical Testing

#### 1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL	5	15	IS: 3025 (Part-4)CI 2.0 [DL- 5 Colour Units]
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.38	6.5-8.5	No relaxation	IS:3025 (Part-11) [DL- 2]
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL	1	5	IS 3025 (Part-10) (DL- 1 NTU)
6	Chloride as Cl	mg/l	18	250	1000	IS: 3025 (Part-32) [DL- 1 mg/l]
7	Iron as Fe.	mg/l	0.19	1.0	No relaxation	USEPA 3015A [DL- 0.001 mg/l]
8	Total hardness as CaCO <sub>3</sub>	mg/l	188	200	600	IS :3025 (Part-21) [DL- 1 mg/l]

### II -Biological Testing

#### 1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Total coliform	Present or Absent/100 ml	Absent	Absent	-	IS:15185
2	E.coli.	Present or Absent/100	Absent	Absent	-	IS:15185

Ritika Kumari

Authorized Signatory-Biological

Umesh Kumar

Authorized Signatory-Chemical



ULR No. : NA		Test Report No. : NWAM301023NA007			
Type of Sample : Water (Ground Water)		Date of Reporting : 02/11/2023			
2		ml			

Remarks : NA

**OTHER INFORMATION**

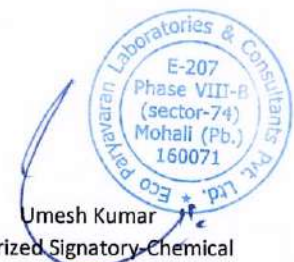
**Abbreviation :** ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

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

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

  
Ritika Kumari

Authorized Signatory-Biological

  
Umesh Kumar

Authorized Signatory-Chemical



## TEST REPORT

ULR No. : NA		Test Report No. : NSOM301023NA008	
Type of Sample : Soil.		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmaton DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	30/10/2023
Sampling Location	Project Site	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	30/10/2023 To 02/11/2023
Sample Description	Brown coloured soil.		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked D/30/S1		

## RESULTS

### I. Chemical Testing

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

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	7.67	IS:2720 (Part-26) Cl-2, [DL- 2]
2	Conductivity	mmhos/cm	0.284	IS:14767 [DL- 0.1 mmhos/cm]
3	Moisture Content	%	7.4	IS:2720 (Part-II) Sec-1 [DL- 0.1 %]
4	Organic Matter	%	1.51	IS: 2720 (Part XXII) Sec-1, [DL- 0.1 %]
5	Texture	--	Sandy Loam	IS:2720 (Part-4) Cl 2,4
6	Bulk Density	gm/cc	1.46	IS: 2720 (Part-7) [DL- 1 gm/cc]

Remarks : NA

### OTHER INFORMATION

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

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

\*\*End of Report\*\*





## TEST REPORT



ULR No. : NA		Test Report No. : NAIM311023NA005	
Type of Sample : Ambient Air Quality		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmation DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	31/10/2023
Sampling Location	Project Site (Near Main Gate)	Period of Analysis	31/10/2023 To 02/11/2023
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Clear sky
Testing Location	On Site & Permanent Facility		

## RESULTS

### I-Chemical Testing

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

S.No.	Test Parameter	Unit	Result	Standard	Method
1	Respirable Suspended Particulate Matter (as PM10)	µg/m <sup>3</sup>	130	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	µg/m <sup>3</sup>	74	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO <sub>2</sub> )	µg/m <sup>3</sup>	12	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO <sub>2</sub> )	µg/m <sup>3</sup>	25	80	IS: 5182 (Part-6)
5	Ammonia (as NH <sub>3</sub> )	µg/m <sup>3</sup>	20	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O <sub>3</sub> )	µg/m <sup>3</sup>	26	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO),	mg/m <sup>3</sup>	0.72	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

### OTHER INFORMATION

Abbreviation :

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

Terms & Conditions :

Please refer terms and conditions on backside of Test Report (Page-1)

\*\*End of Report\*\*



Umesh Kumar  
Authorized Signatory-Chemical



## TEST REPORT

ULR No. : NA		Test Report No. : NNOM311023NA006	
Type of Sample : Ambient Noise		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmaton DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS 9989-1989, RA 2008.	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	31/10/2023
Sampling Location	Project Site	Period of Analysis	31/10/2023 To 31/10/2023
Testing Protocol	IS 9989-1989, RA 2008.		
Testing Location	On Site & Permanent Facility		

## RESULTS

### I- Chemical Testing

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

S.No.	Test Parameters	Units	Results	Method
1	Ambient Day Time Noise Levels	dB(A)	62.1	LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10

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

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

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean from 10.00 p.m. to 6.00 a.m., Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority, Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

\*dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale 'A' which is relatable to human hearing

Remarks : NA

### OTHER INFORMATION

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

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

\*\*End of Report\*\*



# Annexure-11

Vehicle Number	PB65BC2458
Owner Name	*O*L* *3* *I*T*I*U*I*N* *V* *T*.*
Registering Authority	SAHIBZADA AJIT SINGH NAGAR RTA, Punjab
Vehicle Class	Goods Carrier(HGV)
Fuel Type	DIESEL
Emission Norm	BHARAT STAGE VI
Vehicle Age	0 Years & 9 months
Vehicle Status	<b>ACTIVE</b>

[Tap to Check the Vehicle Impound and Seizure Document Status](#)

Registration Date	20-Jun-2022
Fitness Valid UpTo	19-Jun-2024
Tax Valid UpTo	31-Mar-2023
Insurance Valid UpTo	28-Apr-2023
PUC Valid Upto	19-Jun-2023
Permit Valid UpTo	29-Jun-2027

[Create Virtual RC](#)

[View Challan](#)

**Annexure-12**

Six monthly report for Mohali  
Citi Centre 3 by M/s KLG Infra  
- 31.03.2023



Add label



Karan Singh Oct 9

to eccompliance-nro, ro...



Dear Sir,

Greetings of the day!

We are hereby submitting Six-  
Monthly Compliance Report for the period  
ending 31.03.2023 for Mohali Citi Centre 3  
by M/s KLG Infra.

Regards,  
Karan Prikshit Singh,  
6283773139.

*Mohali Citi Centre  
(Aerocity Block-F)*



**STJ**  
**MOHALI CITI CENTRE**  
Business. Growth. Connectivity.



MCC-infra (2).pdf



Reply



Reply all



Forward



“Pro Active and Responsive facilitation by Interactive, Virtuous and Environmental Singlewindow Hub”

Compliance Letter/Report

Year of Compliance: -All Years-

Date of Compliance \* : Select

Remarks :

Upload Compliance Letter/Report \* : Choose File No file chosen

(.pdf only)

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/MIS/250845/2022	0531202277164330SMC.pdf	Six Monthly Compliance Report for period ending 31.03.2022	31/05/2022	
2	SIA/PB/MIS/250845/2022	1202202260499474SM.pdf	Six Monthly Compliance Report for period ending 30.09.2022	02/12/2022	
3	SIA/PB/MIS/250845/2022	1003202365411992MCC-infra.pdf	Six Monthly Compliance Report for period ending 31.03.2023	03/10/2023	

**File No.SEIAA/PB/MIS/2023/TOR/29**

Government of India

State Level Environment Impact Assessment Authority

Punjab

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To,

M/s KLG INFRA

DSS 64, Mohali Citi Centre, Block F, Aerocity, SAS Nagar, Mohali, Punjab,

SAS Nagar-140603

Punjab

**Tel.No.--1; Email:anilgoyal134@gmail.com**

**Sub. Terms of Reference to the Expansion of Commercial Project “Mohali Citi Centre 3” (9.78 acres) by KLG Infra, DSS 64, Mohali Citi Centre, Block F, Aerocity, SAS Nagar, Mohali, Punjab**

Dear Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1 ) along with a Pre-feasibility Report. The details of the proposal are given below:

- |   |  |
|---|--|
| <b>1. Proposal No.:</b>                 | SIA/PB/INFRA2/404583/2022  |
| <b>2. Name of the Proposal:</b>         | Expansion of Commercial Project “Mohali Citi Centre 3” (9.78 acres) by KLG Infra |
| <b>3. Category of the Proposal:</b>     | INFRA-2  |
| <b>4. Project/Activity applied for:</b> | 8(b) Townships and Area Development projects.                                    |
| <b>5. Date of submission for TOR:</b>   | 24 Aug 2023  |

Date : 05-10-2023

Dr. Kamal Kumar Garg, IAS  
( Additional Secretary )

Office : **Room No. 208, 2nd Floor, Punjab Civil Secretariat-2, Sector-9, Chandigarh**

Phone No : -1 Mobile : **9814301635**

Email id : **deputysechousing@gmail.com**

**Note :** This is auto tor granted letter.

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

## **ACTIVITY 8(b)- TOWNSHIP AREA & DEVELOPMENT PROJECTS**

### **STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT**

#### **I. Project Details**

- i. Need and benefits of the project.
- ii. Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
- iii. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

#### **II. Land Environment**

- iv. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

#### **III. Land acquisition and R&R**

- i. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

#### **IV. Environmental Monitoring and Management**

- ii. Examine baseline environmental quality along with projected incremental load due to the project.
- iii. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- iv. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- v. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- vi. Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

#### **V. Drainage**



- vii. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

**VI. Forest**

- viii. Submit the details of the trees to be felled for the project, if any .
- ix. Submit the present land use and permission required for any conversion such as forest, agriculture etc.

**VII. Water Environment**

- x. Ground water classification as per the Central Ground Water Authority.

**VIII. Water Management**

- xi. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- xii. Rain water harvesting proposals should be made with due safeguards for ground water quality.
- xiii. Maximize recycling of water and utilization of rain water. Examine details.
- xiv. Examine soil characteristics and depth of ground water table for rainwater harvesting.
- xv. Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

**IX. Waste Management**

- xvi. Examine details of solid waste generation treatment and its disposal.
- xvii. Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

**X. Energy Requirements**

- xviii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- xix. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.

- xx. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

#### **XI. Road and Traffic**

- xxi. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- xxii. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- xxiii. Examine the details of transport of materials for construction which should include source and availability.

#### **XII. Disaster Management Plan**

- xxiv. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.

#### **XIII. Court Cases**

- xxv. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

#### **XIV. Miscellaneous**

- xxvi. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".