

**Date:** June 10, 2024

**The Joint Director (S)/Scientist-D**  
Ministry of Environment, Forest & Climate Change  
Integrated Regional Office  
Bays No. 24-25, Sector 31-A  
CHANDIGARH.

SIR

**Sub.:** Submission of compliance of EC of “*The Eastern Park by Garav Basera*”, Ludhiana”

We are developing a residential apartment complex “The Eastern Park by Garav basera” at Village Bholapur, Chandigarh Road, Tehsil & Distt. Ludhiana (Punjab).


The project was granted EC by the SEIAA, Punjab, (vide no. DECC/SEIAA/2020/1693 dated 29.07.2020).

As a part of the statutory requirement, please find enclosed six-monthly compliance report (October 2023 - March 2024), along with requisite annexures, of the EC of the project.

Hope your good office will find the same in order

With regards

For **Gaurav Land Developers & Colonisers Pvt. Ltd.**

  
(Authorised signatory)



# **SIX-MONTHLY ENVIRONMENTAL COMPLIANCE REPORT**

*(June 2024)*

## **CONSTRUCTION OF RESIDENTIAL APARTMENT COMPLEX "THE EASTERN PARK BY GARAV BASERA"**

**AT**

**Village Bholapur, Adjoining Garden City,  
Chandigarh Road, Tehsil & District Ludhiana (Pb).**

**SUBMITTED BY:**

**M/S Gaurav Land Developers & Colonisers Pvt. Ltd.  
Village Bholapur, Chandigarh Road, LUDHIANA (Pb.).**

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**Ministry of Environment and Forests  
Integrated Regional Office, CHANDIGARH**

**DATA SHEET**

1.	<b>Project type</b>	Construction Project								
2.	<b>Name of the project</b>	<b>The Eastern Park by Garav Basera</b>								
3.	<b>Clearance letter (S) O.M. No.&amp; Date</b>	DECC/SEIAA/2020/1693 Dated 29/07/2020								
4.	<b>Location</b>									
a)	<b>District(s)</b>	Ludhiana								
b)	<b>State(s)</b>	Punjab								
c)	<b>Latitude/Longitude</b>	<ul style="list-style-type: none"> <li>• 30°53'07"N, 75°57'31.60"E</li> <li>• 30°53'07"N, 75°57'36.52"E</li> <li>• 30°52'59.32"N, 75°57'36.50"E</li> <li>• 30°52'59.32"N, 75°57'31.72"E</li> </ul>								
5.	<b>Address for correspondence</b>	Gaurav Land Developers & Colonizers Pvt. Ltd. Village Bholapur, Adjoining Garden City, Chandigarh Road, Ludhiana – 141123.								
6.	<b>Salient Features</b>									
a)	<b>Of the project</b>	The project is a group housing (under affordable housing) apartment complex comprising of 1006 apartments (including convenient shops and play-way school), in an area of ~30935 m <sup>2</sup> (~7.641 acres) with total built-up area of ~95277.5 m <sup>2</sup> .								
b)	<b>Of the Environment Management Plans</b>	<p>The basic details are;</p> <table border="1"> <tr> <td><b>Fresh water Demand</b></td> <td>~460 m<sup>3</sup>/day</td> </tr> <tr> <td><b>Water source</b></td> <td>groundwater</td> </tr> <tr> <td><b>Wastewater Treatment</b></td> <td>Proposed STP of capacity ~700 m<sup>3</sup>/day</td> </tr> <tr> <td><b>Solid waste</b></td> <td>The total quantity of solid waste generation (MSW) will be ~2000 kg/day.</td> </tr> </table>	<b>Fresh water Demand</b>	~460 m <sup>3</sup> /day	<b>Water source</b>	groundwater	<b>Wastewater Treatment</b>	Proposed STP of capacity ~700 m <sup>3</sup> /day	<b>Solid waste</b>	The total quantity of solid waste generation (MSW) will be ~2000 kg/day.
<b>Fresh water Demand</b>	~460 m <sup>3</sup> /day									
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<b>Wastewater Treatment</b>	Proposed STP of capacity ~700 m <sup>3</sup> /day									
<b>Solid waste</b>	The total quantity of solid waste generation (MSW) will be ~2000 kg/day.									



		<b>Storm water management</b>	8 recharge wells
		<b>Solar energy</b>	~230 kWp
7	<b>Break-up of the project Area</b>		
a)	<b>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 laborers/landless/artisans.</b>	No population has been affected as there was no inhabitation on the land.	
a)	<b>SC/ST/Adivasis</b>	Not applicable	
b)	<b>Others</b> (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)	Not applicable	
9	<b>Financial details</b>		
a)	<b>Project cost as originally planned and subsequent revised estimates and the year of price reference.</b>	Total cost of the project is about <b>₹ 93 crores.</b>	
b)	<b>Allocations made for environmental management with item wise and year of assessment.</b>	About ₹ 170 lacs will be incurred on account of capital cost and ~₹ 47 lacs will be incurred, annually, on account of operational phase for implementation of EMP.	
c)	<b>Benefit cost ratio/Internal rate of return and year of assessment.</b>	Will be submitted	
d)	<b>Whether (c) includes the cost of environmental management as shown in (b) above.</b>	Yes. The cost benefit ratio will be worked out considering the cost of environment, as well.	

e)	<b>Actual expenditure incurred on the project so far.</b>	~₹ 92.32 Crores
f)	<b>Actual Expenditure incurred on the EMP so far.</b>	~₹ 27.63 lacs.
10	<b>Forest lands requirements:</b>	
a)	<b>The status of approval for diversion of forest land for non-forestry use.</b>	The project does not involve any forest land or trees.
b)	<b>The status of clear felling, if any</b>	Nil
c)	<b>The status of compensatory afforestation, if any</b>	N.A.
d)	<b>Comments on the viability &amp; sustainability of compensatory afforestation programme in the light of actual field experience so far</b>	—
11	<b>The status of clear felling in no forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information.</b>	Nil
12	<b>Status of Construction</b>	
a)	<b>Date of commencement (actual and/or planned)</b>	Aug. 20, 2020
b)	<b>Date of completion (actual and/or planned)</b>	The project is still in construction phase. The planned date of completion is July 2027.
13	<b>Reasons for the delay, if the project is yet to start:</b>	No delay

## **Compliance Report of the Environmental Clearance**

*(No. DECC/SEIAA/2020/1693 dated 29.07.2020)*

<b>I. STATUTORY COMPLIANCE</b>		
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 byelaws.	All applicable statutory permissions needed till now obtained (refer <i>Annexure-I</i> ).
ii)	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire-fighting equipment etc. as per National Building Code including protection measures from lightening etc.	The structural design of the buildings under construction/to be constructed as a part of the project, has been carried out in accordance with the applicable BIS/NBC standards. A certificate to this affect is attached as <i>Annexure-II</i> .
iii)	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.
iv)	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable.
v)	The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.	CTE already obtained from the PPCB. Application for obtaining CTOs for partial project submitted.
vi)	The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.	NOC obtained from the PWRDA for abstraction of ground water (refer <i>Annexure-I</i> ).
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.	The PSPCL has provided NOC to the project for supply of requisite electrical power (refer <i>Annexure-I</i> ).
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.	All applicable statutory permissions needed till now obtained (refer <i>Annexure-I</i> ).

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.	Being complied and undertake to comply in future.
x)	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	The requisite provisions have been incorporated in project planning and design and selection of building material and components, in conformance with the applicable requirements and guidelines.
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 either submit the NOC/land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	The CLU permission obtained from the competent authority (refer <i>Annexure-I</i> ).
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.	All applicable stipulation being adequately complied and undertake to comply in future.
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 with the project proposal for which this environment clearance is applied.	The project has been accorded approval by the competent authority (refer <i>Annexures-I, III</i> ).

## 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.	<p>The dust mitigation measures have been appropriately implemented in accordance with the MoEF&amp;CC Notification vide no. GSR 94(E), dated 25.01.2018, at the site. The measures include;</p> <ul style="list-style-type: none"> <li>• All roads approaching the site and also meant for vehicular movement within the site are paved/metalled. No vehicle movement is permitted on unlined area.</li> <li>• Loose construction material is kept properly covered using HDPE sheets. Water is regularly sprinkled over uncovered material to prevent it from getting air-borne.</li> <li>• The construction rejects are stored at designated place,</li> </ul>
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		<p>specifically, earmarked for this purpose.</p> <ul style="list-style-type: none"> <li>• Wind breaker has been provided along the periphery in conformance with that specified.</li> <li>• A tanker has been specifically earmarked for sprinkling of water.</li> <li>• No vehicle, carrying loose construction material, is allowed uncovered at the site.</li> <li>• Periodic monitoring of PM (at the site) is got carried out through an NABL approved laboratory to check that the PM concentration due to project activity should not exceed the applicable NAAQS.</li> <li>• The site supervisor is responsible for implementation of the above measures (which is regularly verified by the Project Director).</li> <li>• The relevant measures have been appropriately displayed at the site.</li> <li>• The photographs in support of the dust mitigation measures are attached as <i>Annexure-IV</i>.</li> </ul>
ii)	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Adequate measures provided at site.
iii)	The project proponent shall install system to carryout 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.	The ambient air quality is being monitored periodically through an approved laboratory.
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 should be ensured. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.	Adequately provided for.

v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & 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, murram, and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	All measures adequately provided.
vi)	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Agreed and undertake to ensure.
vii)	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed and undertake to ensure.
viii)	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed and undertake to ensure.
ix)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Top soil adequately preserved for re-laying.
x)	Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	All measures adequately provided.
xi)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed and undertake to ensure.
xii)	All construction and demolition debris shall be stored at the site within earmarked area and road side 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 and undertake to ensure.
xiii)	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to the standards as enumerated in the Environmental (Protection) Rules, 1986, as prescribed for air and noise emission.	Agreed and undertake to ensure.
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.	All measures adequately provided.

xv)	For indoor air quality the ventilation provisions as per National Building Code of India shall be followed.	Adequately incorporated in the project planning and design.
xvi)	Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road)	Adequately provided.
xvii)	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Adequately provided (refer <i>Annexure-IV</i> )
xviii)	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.	Agreed and undertake to ensure.

### III. WATER QUALITY MONITORING AND PRESERVATION

i)	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed and undertake to ensure.										
ii)	No construction shall be allowed to obstruct the natural drainage through the site, on 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.	Understood and agreed.										
iii)	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Adequately incorporated in the project planning and design.										
iv)	The total water requirement for the project will be 700 KLD, out of which 460 KLD shall be met through own tube well and remaining 240 KLD through recycling of treated waste water. Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Agreed and undertake to ensure.										
v)	<div>a) The total wastewater generation from the project will be 530 KLD, which will be treated in STP of capacity @ 700 KLD on MBBR technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under;<table><tr><th>S. No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area (KLD)</th><th>Plantation area (9.256 acres) in addition to the green area adjoining to the project or Sewer* (KLD)</th></tr><tr><td>1.</td><td>Summer</td><td>200</td><td>40</td><td>290</td></tr></table></div>	S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Plantation area (9.256 acres) in addition to the green area adjoining to the project or Sewer* (KLD)	1.	Summer	200	40	290	Understood and agreed. Undertake to ensure the compliance with the specified values.
S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Plantation area (9.256 acres) in addition to the green area adjoining to the project or Sewer* (KLD)								
1.	Summer	200	40	290								

	<table><tr><td>2.</td><td>Winter</td><td>200</td><td>20</td><td>310</td></tr><tr><td>3.</td><td>Rainy</td><td>200</td><td>10</td><td>320</td></tr></table> <p>* Note: Surplus treated wastewater will be discharged into MC sewer as and when sewer connection is available with the project</p>	2.	Winter	200	20	310	3.	Rainy	200	10	320	
2.	Winter	200	20	310								
3.	Rainy	200	10	320								
	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.	Agreed and undertake to comply.										
	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	Adequate facility provided for management of domestic wastewater during construction phase.										
vi)	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed and undertake to ensure.										
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 along with six monthly Monitoring reports.	Agreed and undertake to ensure.										
viii)	A certificate shall be obtained from the focal 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.	As per guidelines from PWRDA, no NOC is required if ground water extraction is done for drinking and domestic usage. Since, this is a Group Housing, the project is exempted from obtaining NOC.										
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.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and bye-laws.										
x)	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc., and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.										



xi)	The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.	Agreed and undertake to ensure.
xii)	The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system/ water less urinals/twin flush cisterns/sensor based alarming 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 in their Building Construction & Industrial projects.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
xiii)	The project proponent will provide plumbing system for reuse of treated wastewater for flushing/HVAC/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources/treated wastewater as follows:	Agreed and undertake to ensure.
xiv)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Adequately provided for.
xv)	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. Thus, 20 nos. of rain water harvesting recharge pits shall be provided for ground water recharging. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
xvi)	All recharge should be limited to shallow aquifer.	Agreed and undertake to ensure.
xvii)	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 available at site.	The project is sourcing its construction water requirement from the treated wastewater available from the CETP at Focal Point, Ludhiana (being operated by M/s JBR Technologies Ltd.), since the start of on-site construction. The water is conveyed through self-owned tanker, from the CETP as per the actual need. A copy of the NOC of the same by M/s JBR Technologies is attached as <i>Annexure-V</i> .

xviii)	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 ground water abstraction or dewatering.	No dewatering of groundwater involved.
xix)	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 along with six monthly Monitoring reports.	Agreed and undertake to ensure.
xx)	Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed of into municipal storm water drain.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
xxi)	No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed and undertake to ensure.
xxii)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed and undertake to ensure.
xxiii)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed and undertake to ensure.
<b>IV. NOISE MONITORING AND PREVENTION</b>		
i)	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	Adequate measures implemented to contain noise levels within the applicable standards, in conformance with the applicable requirements and guidelines, during the construction phase.

	shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.	
ii)	Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Office of the Ministry as a part of six-monthly compliance report.	Agreed and undertake to ensure.
iii)	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be provided as mitigation measures for noise impact due to ground sources.	Adequately provided.

## **V. ENERGY CONSERVATION MEASURES**

i)	Compliance with the Punjab Energy Conservation Building Code (PECBC) of Energy Efficiency shall be ensured.	Adequately incorporated in the project planning and design.
ii)	Outdoor and common area lighting shall be LED.	Agreed and undertake to ensure.
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.	Adequately incorporated in the project planning and design, and building material selection, in conformance with the applicable requirements and guidelines.
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.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
v)	Solar, wind or any other Renewable Energy equipment shall be installed to meet electricity generation equivalent to at least 1% of the demand load or as per the state level/local building bye-laws requirement, whichever is higher.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
vi)	Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.

## **VI. WASTE MANAGEMENT**

i)	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the MSW generated from project shall be obtained.	NOC obtained from the MC, Ludhiana, for handling of MSW during construction and operation phases (refer <i>Annexure-I</i> ).
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ii)	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Adequate measures provided to prevent any adverse effect.
iii)	Chute System, 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.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines
iv)	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/person/day must be installed for treatment and disposal of the waste.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines
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.	Agreed and undertake to ensure.
vi)	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed and undertake to ensure.
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.	Adequately incorporated in the project planning and design, and selection of building materials, in conformance with the applicable requirements and guidelines.
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 27 <sup>th</sup> August, 2003 and 25 <sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.	Adequately incorporated in the project planning and design, and selection of building materials, in conformance with the applicable requirements and guidelines.
ix)	Any wastes from construction and demolition activities related thereto shall be managed in such a way so as to strictly conform to the Construction and Demolition Rules, 2016.	Adequate measures provided for management and handling of C&D wastes.
x)	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 and undertake to ensure.

<b>VII. GREEN `COVER</b>		
i)	No tree shall be felled/transplanted unless extreme 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. Plantations to be ensured species (cut) to species (planted).	Agreed and undertake to ensure.
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. A minimum of one tree for every 80 sqm of total project land should be planted, maintained and established. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 provided as per SEIAA guidelines.	Plantation and landscaping adequately incorporated in the project planning and design, in conformance with the applicable requirements and 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 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.	Agreed and undertake to ensure.
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.	Top soil being suitably preserved at site for reuse.
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.	Agreed and undertake to ensure.
vi)	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.	Understood and agreed.

## 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 regulation.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
ii)	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 and be operated only during non-peak hours.	Being complied and undertake to ensure in future.
iii)	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on 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 PWD/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.	Understood and agreed.
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.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.

## IX. HUMAN HELATH 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 mask.	Adequate PPE is provided to all the site workers/staff.
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ii)	For indoor air quality the ventilation provisions as per National Building Code of India shall be strictly followed.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
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.	Adequate measures planned and implemented.
iv)	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed and undertake to ensure.
v)	A First Aid Room shall be provided in the project both during construction and operations of the project.	Adequately provided.

## X. CORPORATE ENVIRONMENTAL RESPONSIBILITY

i)

The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 58,00,000/- towards following CER activities:

	Proposed CSER activity	Amount (INR)	Likely Date of Completion
1.	<b>General</b>		
	1) Medical/Healthcare Support	300000	December, 2022
2.	<b>Village Bholapur</b>		
	1) Street Lighting 50Nos.	350000	Already Done
	2) Plantation of trees with tree guards 100 Nos	100000	December, 2020
	3) Renovation of Village Pond	8000000	December, 2023
	4) Toilets for Girls in Govt. School	400000	December, 2021
	5) Installation of colour coded waste bins 50 Sets	150000	December, 2020
	6) Carpeting of Access road to Vill. Bholapur (60ft X 1Km)	2000000	Already Done
3.	<b>Village Jhabewal</b>		
	1) Solar Street Lighting 20 Nos.	300000	December, 2021
	2) Audio visual equipment for Smart Class in Govt. School	150000	December, 2020
	3) Tree plantation with tree guards 50 Nos.	50000	December, 2020
	4) Colour coded waste bins 50 Sets	150000	December, 2020
	5) Furniture for Govt. School	200000	December, 2022
4.	<b>Village Shahbana</b>		
	1) Solar Street Lighting 20 Nos.	300000	December, 2021
	2) Toilets for girls in Govt. School	400000	December, 2023
	3) Colour coded waste bins 50 Sets	150000	December, 2020
	<b>Total Amount</b>	5800000	

The PP has already spent about 28 Lacs on CER activities. Kindly refer Annexure 6 for details.



ii)	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 to all 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.	The corporate environment policy is attached as <i>Annexure-VII</i> .
iii)	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 directly report to the head of the organization.	Environmental Cell is in place to manage the environmental issues (refer <i>Annexure-VII</i> )
iv)	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs. 20.0 Lacs towards capital cost and Rs 5.0 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 150 Lacs towards capital cost and Rs 42.0 Lacs/annum towards recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.	A detailed statement of activities undertaken and expenses incurred on activities related to EMP are attached as <i>Annexure-VII</i> .

## **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.	Understood and agreed.
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## **XII. MISCELLANEOUS**

i)	The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the	Agreed and undertake to ensure.
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	same to SEIAA, Punjab.	
ii)	The project proponent shall comply with the conditions of CLU granted by the competent authority vide letter no. PBIP/CAPA/HUD/2018/1120 dated 25.05.2018.	Agreed and undertake to comply.
iii)	The project proponent shall prominently advertise it at least in 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.	The advertisements already issued.
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 has to display the same for 30 days from the date of receipt.	Adequately implemented.
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.	The environmental and other compliances are duly uploaded at our company's website "www.theeasternpark.com".
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.	Agreed and undertake to ensure.
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 on the website of the company.	Shall be done after the project is commissioned and CTO is obtained.
viii)	The project proponent shall inform the Regional Office as well as the Ministry, 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.	Agreed and undertake to ensure.
ix)	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Agreed and undertake to comply.
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 that during their presentation to the Expert Appraisal Committee and SEIAA.	Agreed and undertake to comply.

xi)	No further expansion or modifications in the plant/project shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	Understood and accepted.
xii)	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Understood and accepted.
xiii)	The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Understood and accepted.
xiv)	The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Understood and accepted.
xv)	The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office and PPCB by furnishing the requisite data/information/monitoring reports.	Understood and accepted.
xvi)	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.	Understood and accepted.
xvii)	Any appeal against this EC 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.	Understood and accepted.
<b>XIII. SPECIAL CONDITIONS</b>		
i)	This Environment Clearance is issued in the supersession of earlier Environmental Clearance granted vide no. SEIAA/2019/21 dated 07/01/2019 to Garav Basera.	Understood and accepted.
ii)	The project proponent shall not sale or utilize the land measuring 9.256 acres adjoining to the project site for other propose except for discharging the treated waste water according to Karnal Technology till the time project sites gets sewerage connectivity from the local body or any other development body.	Agreed and undertake to comply.

iii)	In case, PUDA or concerned authority fails to provide the sewerage connection in lieu of the External Development Charges, the project proponent will connect the sewerage system of the project with the existing MC sewer line at its own cost.	Agreed and undertake to comply.
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## Annexure – I

### Statutory Approvals/Permissions – The Eastern Park, Ludhiana

S. No.	Approval/ Permission	Reference No.	Date of Issue	Expiry Date
1.	CLU	PBIP/CAPA(HUD)/2018/1120	13.03.2018	–
2.	License to Develop Colony	LDC/PBIP/CAPA(HUD)/2019/15	06.05.2019	05.05.2024
3.	Layout Plan	PBIP/CAPA(HUD)/2019/146	06.05.2019	–
4.	Environment Clearance – SEIAA Punjab	DECC/SEIAA/2020/1693	29.07.2020	28.07.2027
5.	NOC – Airport Authority of India	AAI/RHQ/NR/ATM/NOC/2017/35/2001-2004	08.12.2017	07.12.2025
6.	RERA	Registration No. PBRERA-LDH44-PR0468	31.05.2019	–
7.	<b>In Principal Approvals:</b>	Via Email	14.11.2017	–
	PSPCL			
	Forest and Wildlife Preservation			
8.	Provisional NOC - Fire	Invest-2021/29	22.02.2021	Till Completion
9.	CTE – PPCB*	<i>CTE/Fresh/PBIP/LDH/2023/2306376639</i>	17.08.2023	03.04.2024
10.	NOC – Drainage Department	922-24/2Flood/2019	11.03.2019	–
11.	Municipal Solid Waste Disposal	2523/MOH/D	20.08.2018	–
12.	CTOs – PPCB	Application for partial CTO in presently under process	–	–

**TO WHOM IT MAY CONCERN**

Certified that the structural designs of GARAV BASERA, a scheme of affordable housing coming up at village Bholapur, (abutting Chandigarh road), on 7.641 acre area, outside M.C. limits of Ludhiana, Punjab promoted by M/S Gaurav Land Developers & Colonizers Pvt. Ltd. conform to relevant codes prescribed by BIS, especially safety wrt SEISMIC FORCES applicable in ZONE 4 and all precautions mandatory for high rise buildings (> 50 meters height above foundation level) have been incorporated in the structural designs ( especially COUPLERS replacing lapped joints in the columns)

Ten (10) building blocks in the complex currently under construction (Seven nearing completion) are structurally safe.

SUNIL KUMAR ARORA  
B.E.(CIVIL) HONS. C. Eng. (I)  
*Sunil Kumar Arora*  
Corporate Member Institution of Engineers  
Member Ship No.-M/108472/5  
M/108472/5

Place – Chandigarh

*Charat Supra*  
( )

Date - 06.03.2024



## Annexure - III

Issued To: Gaurav Land Developers & Colonizers  
Private Limited  
District: Ludhiana

**INVEST  
PUNJAB**

**Subject:** Approval of Building Plans for Gaurav Land Developers & Colonizers Pvt. Ltd. at Village Bholapur (H.B.No.238), Tehsil & District Ludhiana on an area of 61 Kanal-2.56 Marla (7.641 Acres).

**Reference:** Your application for approval of building plans dated 30.10.19 and corrected building plans received on 17.03.2020 and 11.6.2020.

Change of Land Use to Gaurav Land Developers & Colonizers Pvt. Ltd., at Village- Bholapur (H.B. No.238), Tehsil & District Ludhiana on an area of 61 Kanal-2.56 Marla (7.641 acres) has been granted by PBIP/CAPA(HUD)/2018/1117, dated 25.05.2018 for Residential Purpose (Group Housing Project) under Affordable Colony Policy-2018.

Thereafter, License was issued in this regard u/s 5 of PAPRA 1995 vide letter no. LDC/PBIP/CAPA(HUD)/2019/15 dated 06.05.2019 along with approval of Revised Layout/Site Plan (drawing no. CD-102, Ka-939/2 dated 14.12.2018) vide letter no PBIP/CAPA (HUD)/2019/146 dated 06.05.2019 and Zoning Plan (drawing no. ka/cd-104(R1) dated 16.03.2019) vide letter no PBIP/CAPA(HUD)/2019/221 dated 26.06.2019.

The Building Plans of the said project submitted in the Punjab Bureau of Investment Promotion have been scrutinized and are hereby approved subject to the following terms and conditions:

1. The Applicant shall abide by/fulfill all the conditions imposed in C.L.U letter, License issued along with supplementary Terms and Conditions (Annexure-A) , Revised Layout/Site Plan Approval letter and Zoning Plan Approved letter along with conditions of any other Approval/N.O.C issued or to be issued by other departments.
2. The construction of building shall be done as per the approved Building Plans in compliance with the Building Rules 2018 under the supervision of concerned registered and concerned Structural Engineer Er. as per Form 'B' submitted.
3. The Applicant along with the Architect/Structural Engineer shall be solely responsible for the Structural Stability of the building as per the Structural Stability Certificate Form 'B' submitted by concerned Structural Engineer.

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PUNJAB BUREAU OF INVESTMENT PROMOTION  
DEPARTMENT OF INVESTMENT PROMOTION  
ADDRESS: UDYOG BHAWAN, SECTOR 17, CHANDIGARH  
TEL: 0172 2776001; Email: [info@investpunjab.gov.in](mailto:info@investpunjab.gov.in); Website: [www.investpunjab.gov.in](http://www.investpunjab.gov.in)





Issued To: Gaurav Land Developers & Colonizers  
Private Limited  
District: Ludhiana

4. The Applicant shall obtain the approval of Revised Service Plans/Revised Estimates from the Competent Authority i.e. GLADA based on approved Revised Layout/Site Plan (Drawing no. ka-cd 102 dated 14.12.2018 and further revised on 08.02.2020) and construction/development shall be done strictly in accordance with the approved Revised Service Plans, Further as per Applicant's undertaking dated 08.04.2019 submitted, the Applicant shall provide additional bank guarantee of additional amount (difference of 35% of cost of Internal Infrastructure Development duly approved by GLADA).
5. The Applicant shall start the development works/construction on site only after getting the site demarcated and after taking the Road/Plinth/Services levels from the concerned Competent Authority.
6. The Applicant shall obtain the Plinth level certificate from the concerned Competent Authority.
7. The Applicant shall obtain any other permission required under any other Act/Law from any other Department before start of construction at site.
8. The Applicant shall abide by the conditions of provisional Fire NOC dated 19.09.2019.
9. The Applicant shall abide by the conditions of NOC of Airport Authority of India issued vide AAI/RHQ/NR/ATM/NOC/2017/351/2001-2004 dated 08.12.2017.
10. The Applicant shall abide by the conditions of NOC of Drainage vide letter no. 922-24/2flood/2019 dated 11.03.2019.
11. In compliance with the directions of Chief Town Planner, Punjab dated 13.03.2019 regarding EWS housing to be constructed and sold by the Applicant under Affordable Colony Policy-2018, the 100% power back-up and provision of lifts shall be mandatory for the proposed EWS-Housing Block.
12. The Applicant shall abide by the Action Plan issued by the Government regarding Monitoring of the demolition & construction activity Vide Memo No. 17/20/2016-1HG1/1112 dated 02.03.2017.
13. The Applicant shall obtain Completion and Occupation Certificate from the concerned Competent Authority before occupying the building as per Building Rules 2018 as amended from time to time.

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14. Before starting construction, the Applicant shall obtain Consent to Establish (CTE) from PPCB, PBIP, and shall also obtain the Consent to Operate (CTO) from PPCB before occupying the building.
15. The provision for Planting of trees of indigenous species shall be mandatory before applying for Completion/Occupation Certificate as per provisions under Building Rules, 2018.
16. The provisions of Punjab Energy Conservation Code shall be applicable in accordance with the Govt. Notification Vide No. 18/4/2016HG1/1856 dated 24.06.2016, as amended from time to time and Applicant shall obtain NOC (if applicable) from PEDDA under Energy Conservation Building Code (ECBC) before start of construction. In case any changes are suggested in the building plans under the PEDDA guideline/rules, then the Applicant shall get the Revised Building Plans approved from Housing and Urban Development Department also.
17. Applicant shall make provision of Rain Water Harvesting as per Building Rules, 2018 within the project area at his own cost.
18. Applicant shall install Roof Top Solar Water Heating System at the site as per PEDDA guidelines.
19. The Applicant shall strictly abide by the provisions regarding Sustainable Waste Management under Building Rules, 2018.
20. Applicant shall be responsible for making its own suitable arrangement for provision of drinking water supply, electricity, disposal of sewage, solid waste management and works related to public health shall be done under the supervision of registered plumber with the Competent Authority as per undertaking submitted in Form 'A'.
21. The Applicant shall obtain the environmental clearance from the Ministry of Environment & Climate change under EIA Notification 2006 before starting any Development/Construction on site.
22. During the construction of building, if the Owner/ Architect/ Civil Engineer/ Structural Engineer are changed, the Applicant shall intimate the Competent Authority by email or online Building Plan Approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven

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*[Signature]*





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Private Limited  
District: Ludhiana

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days of occurrence of the change to the Competent Authority by the respective owner/ Architect/Engineer. The construction work shall have to be suspended until the new owner/ Architect/ Civil Engineer/ Structural Engineer, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

23. The Applicant shall be liable to pay the differences of amount, if any, found at any point of time by any department or concerned Development Authority as and when demanded.

24. The Applicant shall abide by all the conditions imposed or to be imposed by different departments while issuing or to be issued NOC's.

In case of non-compliance by the Applicant of any of the above conditions, the approval of the building plans shall be deemed to be cancelled.

The Applicant has deposited a total amount of Rs.28,67,000/- as Building Plan Scrutiny Fees including Boundary wall fee vide receipt no. PBIP-4135 Dated 15.6.2020 and Rs. 13,90,000/- as 1st Installment of Building and Other Construction Welfare Cess vide DD No. 558960 dated 8.6.2020 as certified by Kirat and Sulah Officer, Circle No. 2, Ludhiana (attached as appendix -2 of application dated 11.6.2020). The applicant also deposited first installment of Rs.58,10,000/-(44,45,240/- as EDC, Rs.2,97,689/- as SIF, Rs.5,95,387/- as LF, Rs.4,71,864/- as Penal Interest) vide receipt No. 3325 dated 06/07/2020 of GLADA and 2nd installment of Rs.52,80,000/-(42,97,065/- as EDC, Rs.2,86,240/- as SIF, Rs.5,72,487/- as LF, Rs.1,24,208/- as Penal Interest) vide receipt No. 3326 dated 08/07/2020 of GLADA.

No. PBIP/CAPA(HUD)/2020/136

Dated: 10/7/2020

**Competent Authority Project Approval  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP**

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**PUNJAB BUREAU OF INVESTMENT PROMOTION**  
DEPARTEMENT OF INVESTMENT PROMOTION  
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Issued To: Gaurav Land Developers & Colonizers  
Private Limited  
District: Ludhiana

No. PBIP/CAPA(HUD)/2020/

Dated:

A Copy is forwarded to Labour commissioner with a request to verify the Labour Cess deposited by the Applicant and if any difference is found, the same may be recovered at your own level.

- Sd -

Competent Authority Project Approval  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP

No. PBIP/CAPA(HUD)/2020/

Dated:

A Copy is forwarded to following for information and necessary action please.

1. Chief Administrator, GLADA, Ludhiana.
2. Fire Officer, PBIP.
3. Member, Forest Department, PBIP.

- Sd -

Competent Authority Project Approval  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP

*Ally*

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## Dust Mitigation Measures

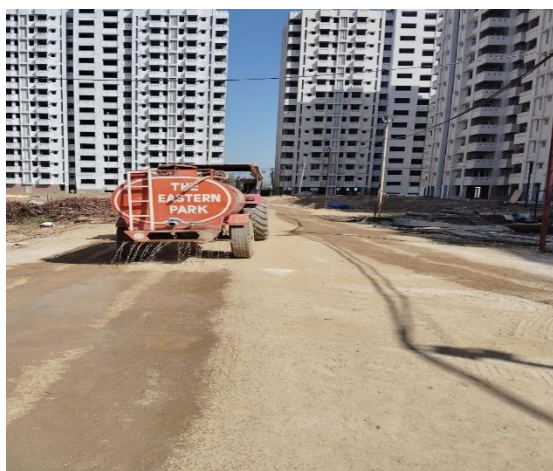
## Annexure - IV



Construction material is covered with sheets



Roads leading to site are metalled



Tanker is used to sprinkle water on site



Only trucks covered with sheets are allowed on site.



Sheets installed on site boundary as wind breaker



Relevant measures displayed on site  
For More Details  
Contacts  
+91 90406-90606

Website  
www.theeasternpark.com  
Email  
mail@theeasternpark.com

Registered Office  
Adj. Garden City, Village Bholapur,  
Chandigarh Road, Ludhiana - 141123

Corporate Office  
East City, Near Fortis Hospital,  
Chandigarh Road, Ludhiana



**J.B.R.**

**TECHNOLOGIES LIMITED**

CIN : U40100PB2005PLCO29336

Regd. Office : 2680, Jain Colony, Moti Nagar, Ludhiana-141009 (INDIA)

Contact No : 0161-5049975, 99147-01114, 90564-4317, 98725-31910

E-Mails : info@jbrtechnologies.org md@jbrtechnologies.org

To

Dated 30.12.2020

The Gaurav Land Developer and Colonizers Pvt. Ltd.  
Garden City, Village Bholapur,  
Chandigarh Road, Ludhiana-141123

**Subject:- NOC for supply for RO treated water**

Ref. Your Letter dated 15.08.2020

Dear Sir,

Please refer to your above letter for supply for RO treated water for your upcoming residential project at Chandigarh road Ludhiana. We have no objection to supply RO treated water from our CETP, Phase-VIII, Focal Point Ludhiana. The treated water will be supplied free of cost subject to its availability at our plant. The transportation of the same will be within your purview.

Thanking You,

Yours Sincerely,

For JBR Technologies Ltd.

For JBR TECHNOLOGIES LIMITED

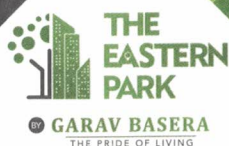
Director

Director/ Auth. Signatory



## Annexure - VI

0/C



To  
The Chairperson  
State Level Impact Assessment Authority,  
PBTI Complex, Knowledge City,  
Sector – 81,  
Mohali – 140 306.

Date: 12<sup>th</sup> June, 2024

**Subject:** Reply to “Show-cause notice” regarding EC Compliance

**Reference:** The SCN vide No. SEIAA/MS/2024/479, dated 05.06.2024.

Sir,

With utmost respect, it is submitted that regarding the CER activities proposed in the Environment Clearance granted to us, we are putting our sincere and diligent efforts to complete the committed activities. We have completed some activities as mentioned in the table below.

The pending activities are not yet complete due to delay in our project mainly due to the pandemic caused by COVID-19. Our project, which was still in its nascent stages when the COVID hit, was seriously impacted by the pandemic but still we remained committed to our work in the Affordable Housing sector. We would like to assure that all CER commitments shall be completed by June 2025.

We hereby submit the updated details of the completed activities –

S. No.	Proposed CER activity	Amount (INR)	Likely Date of Completion
<b>1.</b>	<b>Village Bholapur</b>		
i)	Plantation of trees with tree guards 450 nos.	450000	Already Done
ii)	Carpeting of Access road to Vill. Bholapur (60ft X 1 Km)	2000000	Already Done
<b>2.</b>	<b>Village Jhabewal</b>		
i)	Tree plantation with tree guards 350 nos.	350000	Already Done
	<b>Total Amount Used</b>	<b>2800000</b>	

The projected completion timelines of the remaining activities are as follow;

S. No.	Proposed CER activity	Amount (INR)	Likely Date of Completion
<b>1.</b>	<b>General</b>		
i)	Medical/Healthcare Support	300000	September 2024
<b>2.</b>	<b>Village Bholapur</b>		
i)	Renovation of Village Pond	800000	September 2024
ii)	Toilets for Girls in Govt. school	400000	December 2024
iii)	Installation of colour coded waste bins 50 sets	150000	September 2024

**Registered Office**  
Adj. Garden City, Village Bholapur,  
Chandigarh Road, Ludhiana - 141123

**Corporate Office**  
East City, Near Fortis Hospital,  
Chandigarh Road, Ludhiana

**For More Details  
Contacts**  
+91 90406-90606

**Website**  
www.theeasternpark.com  
**Email**  
mail@theeasternpark.com

<b>3.</b>	<b>Village Jhabewal</b>		
i)	Audio visual equipment for smart class in Govt. school	150000	December 2024
ii)	Colour coded waste bins 50 sets	150000	February 2025
iii)	Furniture for Govt. School	200000	February 2025
<b>4.</b>	<b>Village Shahbana</b>		
i)	Tree plantation with tree guards 300 nos.	300000	December 2024
ii)	Toilets for Girls in Govt. school	400000	March 2025
iii)	Colour coded waste bins 50 sets	150000	March 2025
	<b>Total Amount Pending</b>	<b>3000000</b>	

We hope that you will find our submissions satisfying and in order.

With thanks and regards

For Gaurav Land Developers and Colonizers Pvt. Ltd

*Vidh Manoj*  
Director

**Registered Office**

Adj. Garden City, Village Bholapur,  
Chandigarh Road, Ludhiana - 141123

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## Annexure - VII

### ENVIRONMENTAL POLICY STATEMENT

M/s Gaurav Land Developers & Colonizers Pvt. Ltd. recognizes that the construction industry can have a significant impact on the environment. The Company is committed to conducting its activities in an environmentally responsible manner, with a goal to meet the environmental protection standards expected by the community at large and by government, and to strive to exceed those standards.

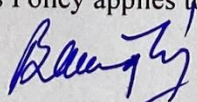
To accomplish this, M/s Gaurav Land Developers & Colonizers Pvt. Ltd. will:

- Develop and maintain a corporate culture of environmental stewardship;
- Develop and maintain an Environmental Management program;
- Conduct Environmental Risk Assessments and prepare project-specific environmental control plans as required;
- Commit to training and educating the staff and promote a culture of minimizing the environmental impact with particular emphasis on air quality, water quality, habitat conservation, and socio-economic welfare;
- Meet environmental requirements defined by legislation, regulation, government directives, standards, Best Practices and other applicable environmental standards;
- Ensure that planning and operational decision making at the Company gives great consideration to how the actions impact the environment and how to manage and actively mitigate environmental impacts;
- Integrate environmental protection into our business by planning activities to avoid or mitigate adverse environmental impacts;
- Ensure that the contractors and their employees understand and adhere to the Company's environmental policy and procedures;
- Conserve resource use by efficient use of energy, by reduction of emissions and discharges, by eliminating unnecessary waste and by recycling where practical;
- Ensure that response to any environmental incidents associated with the Company's operations is swift and effective;
- Work towards continual improvement of the Company's environmental performance and environmental management systems.

The policy implementation shall be exclusive responsibility of the Environment Management Team comprising of;

- Mr. Balraj Garg (MD)
- Mr. Vidhu Mangal (Director)
- Mr. Gaurav Garg (Director)
- Project Engineer

This Policy applies to all activities and operations of M/s Gaurav Land Developers & Colonizers Pvt. Ltd.

  
(Mr. Balraj Garg)  
Managing Director

#### Registered Office

Adj. Garden City, Village Bholapur,  
Chandigarh Road, Ludhiana - 141123

#### Corporate Office

East City, Near Fortis Hospital,  
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Annexure - 8

### Expenditure Details on EMP

Proposed Action Plan is as follows –

Capital/One Time cost

S. No.	Activity	Cost (in Rs.)
1	Statutory permissions	As applicable
2	STP and sewage system	90,00,000/-
3	Storm Water Management	10,00,000/-
4	Electrical and fire safety	30,00,000/-
5	MSW Collection	10,00,000/-
6	Green belt development	10,00,000/-
7	During Construction phase	10,00,000/-
8	CSR/CER	56,00,000/-
9	Sundry	10,00,000/-
	<b>Total</b>	<b>2,26,00,000/-</b>

Operational Phase

S. No.	Activity	Cost (in Rs.)
1	Sewage collection, treatment & disposal	25,00,000/-
2	MSW Management	5,00,000/-
3	Environment Monitoring	2,00,000/-
4	Miscellaneous Maintenance	10,00,000/-
5	Sundry	5,00,000/-
	<b>Total</b>	<b>47,00,000/-</b>

Details of expenditure done on EMP is as follows

S. No.	Activity	Cost (in Rs.)
1	STP and sewage system	1,39,20,000/-
2	Storm Water Management	6,00,000/-
3	Electrical and fire safety	40,00,000/-
4	MSW Collection	2,00,000/-
5	Green belt development	1,25,000/-
6	During Construction phase	12,00,000/-
7	CSR/CER	28,00,000/-
8	Sundry	0/-
9		
	<b>Total</b>	<b>2,28,45,000/-</b>

**Registered Office**

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## Centre for Environment and Food Technology Pvt. Ltd.

An ISO 9001; 2015, ISO 45001; 2018 (OHSAS); ISO/IEC 17025; 2017

NABL & IQAS Accredited, FSSAI and MoEF Recognised Testing Laboratory

### TEST REPORT

Issued To: M/s The Eastern Park by Garav Basera  
(PP: M/s Gaurav Land Developers & Colonizers Pvt. Ltd.)  
Village Bholapur, Chandigarh Road, Ludhiana (Punjab).

Report No.	CEFT 2405 1145	Report Date	14.05.2024
Your Ref. No	Nil	Type of sample	Ambient Noise
Sample Code given by Customer	Nil	Date of Monitoring	07.05.2024
Sampling Location	Within premises		
Sample Monitored By	Lab Person	Sample I.D.	CEFT GEN 2405 1145
Sampling procedure	As per SOP	Date of test	07.05.2024

Sr. No.	Location	Results dB(A) Leq	Standards dB(A) Leq	Test Method
1	Near Main Gate	62.7	75(DAY) As per Noise Rule 2000	IS 9989
2	Near Main Gate	58.3	70(Night) As per Noise Rule 2000	IS 9989

Page No. 1/1

\*\*End of Report\*\*

Branch Office-111A, Sunder Enclave, First Floor, Near maa Shimla Homes, Opposite radha swami Satsung Bhawan, Kharar, Mohali, Punjab-140301

Note : 1. The test results are related to the sample/ tested as identified.

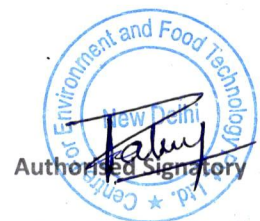
2. The sample will be discarded after retention time of 7 days unless otherwise specified.

3. Any Discrepancy found in the test report may be communicated within seven days.

4. This report shall not be reproduced, cannot be used as evidence in the court of law and should not be used in any advertising media without written permission of CEO, CEFT Pvt. Ltd.

5. The Court Jurisdiction will be Delhi.

6. Customer complaint register is available at the laboratory.





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NABL & IQAS Accredited, FSSAI and MoEF Recognised Testing Laboratory

## TEST REPORT

Issued To: M/s The Eastern Park by Garav Basera  
(PP: M/s Gaurav Land Developers & Colonizers Pvt. Ltd.)  
Village Bholapur, Chandigarh Road, Ludhiana (Punjab)

Report No.	CEFT 2405 1146	Report Date	14.05.2024
Your Ref. No	nil	Type of sample	Ambient Air Sample
Sample Code Given by Customer	Nil	Date of sampling	07.05.2024
Sampling Location	Within Premises	Date of Sample Receipt	08.05.2024
Sample Collected By	Lab Person	Sample I.D.	CEFT GEN 2405 1146
Sampling procedure	As per SOP	Date of test	08.05.2024 to 14.05.2024

### TECHNICAL DATA

1	Location of Sampling Station	Near Main Gate
2	Instrument Used for Sampling	Respirable Dust Sampler
3	Source of Sampling	Ambient Air Sample
4	Temperature of Sampling Location	38°C
5	Environmental Condition	Max temp. 42°C Min temp. 27°C Clear sky and wind direction west to east
6	Flow Rate of Sampling	0.5 LPM
7	Time Period for Sampling	480Minutes
8	Volume of Air Sampled	0.24 m <sup>3</sup>

Sr.N.	PARAMETERS	RESULTS	STANDARD	TEST METHOD
1.	Respirable suspended particulate matter( PM <sub>10</sub> )	88	100.0 µg/m <sup>3</sup>	IS 5182 (Part-23)
2.	Sulphur dioxide (SO <sub>2</sub> )	13	80.0 µg/m <sup>3</sup>	IS 5182 (Part-2)
3.	Nitrogen dioxide (NO <sub>2</sub> )	25	80.0 µg/m <sup>3</sup>	IS 5182 (Part-6)
4.	Fine particulate matter ( PM <sub>2.5</sub> )	49	60.0 µg/m <sup>3</sup>	IS 5182 (Part-24)
5.	CO	ND	2.0 mg/m <sup>3</sup>	IS 5182 (Part-10)
6.	Nickel (Ni)	ND	20.0 ng/m <sup>3</sup>	IS 5182 (Part-22)
7.	Arsenic (As)	ND	6.0 ng/m <sup>3</sup>	IS 5182 (Part-22)
8.	Lead (Pb)	ND	1.0 µg/m <sup>3</sup>	IS 5182 (Part-22)
9.	Benzene (C <sub>6</sub> H <sub>6</sub> )	ND	5.0 µg/m <sup>3</sup>	IS 5182 (Part-11)
10.	Benzo(a)pyrene (BaP)	ND	1.0 ng/m <sup>3</sup>	IS 5182 (Part-12)
11.	Ammonia (NH <sub>3</sub> )	ND	400.0 µg/m <sup>3</sup>	IS 5182 (Part-25)
12.	Ozone (O <sub>3</sub> )	ND	100.0 µg/m <sup>3</sup>	IS 5182 (Part-9)

Note: ND denotes NOT Detectable

Page No. 1/1

\*End of Report\*

Branch Office-111A, Sunder Enclave, First Floor, Near maa Shimla Homes, Opposite radha swami Satsung Bhawan, Kharar, Mohali, Punjab-140301

Note : 1. The test results are related to the sample/ tested as identified.

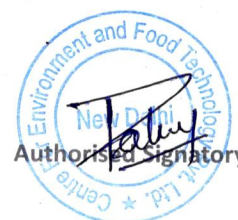
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## TEST REPORT

Issued To: M/s The Eastern Park by Garav Basera  
(PP: M/s Gaurav Land Developers & Colonizers Pvt. Ltd.)  
Village Bholapur, Chandigarh Road, Ludhiana (Punjab)

Report No.	CEFT   2405   1147	Report Date	14.05.2024
Your Ref. No.	Nil	Type of sample	Borewell Water
Sample Code Given by Customer	Nil	Quantity	02 LITER
		Date of sampling	07.05.2024
Sampling Location	Within Premises	Date of sample receipt	08.05.2024
Sample Collected By	Lab Person	Sample I.D.	CEFT   GEN   2405   1147
Sampling procedure	As per SOP	Date of test	08.05.2024 to 14.05.2024

S. No.	Parameters	Results	Limits of IS: 10500 – 2012		Test method
			Requirement (Acceptable Limit)	Permissible limit in absence of alternate source	
1	pH	7.25	6.5 – 8.5	No relaxation	IS 3025 (Part-11)
2	Total Dissolved Solids mg/l Max	296	500	2000	IS 3025 (Part-16)
3	Alkalinity ( as CaCO <sub>3</sub> )mg/l ,Max	185	200	600	IS 3025 (Part-23)
4	Chloride (as Cl), mg/l, Max	27	250	1000	IS 3025 (Part-32)
5	Sulphate (as SO <sub>4</sub> ) mg/l, Max	10	200	400	IS 3025 (Part-24)
6	Calcium (as Ca) mg/l Max	66	75	200	IS 3025 (Part-40)
7	Magnesium (as Mg) mg/l, Max	24	30	100	IS 3025 (Part-46)
8	Total Hardness( as CaCO <sub>3</sub> )mg/l, Max	168	200	600	IS 3025 (Part-21)
9	Sodium (as Na) mg/l Max	25	-	-	IS 3025 (Part-45)
10	Potassium (as K) mg/l Max	2.8	-	-	IS 3025 (Part-45)
11	Nitrate (as NO <sub>3</sub> ) mg/l, Max	3.6	45	No relaxation	IS 3025 (Part-34)
12	Fluoride (as F) mg/l Max	0.35	1.0	1.5	APHA 4500F (D)
13	Colour, Hazen unit, max	<1	5	25	IS 3025 (Part-4)
14	Odour	Agreeable	Agreeable	-----	IS 3025 (Part-5)
15	Turbidity, NTU max	<1	5	10	IS 3025 (Part-10)
16	Taste	Agreeable	Agreeable	-----	IS 3025 (Part -8)
17	Iron ( as Fe) mg/l Max	0.12	0.3	No relaxation	IS 3025 (Part-53)
18	Boron (as B) mg/l Max	ND	0.5	1.0	IS 3025 (Part-57)
19	Manganese (as Mn) mg/l Max	ND	0.1	0.3	IS 3025 (Part-59)
20	Zinc (as Zn) mg/l Max	1.3	5	15	IS 3025 (Part-49)
21	Copper (as Cu) mg/l Max	ND	0.05	1.5	IS 3025 (Part-42)
22	Cadmium (as Cd) mg/l Max	ND	0.003	No relaxation	IS 3025 (Part-41)
23	Lead (as Pb) mg/l Max	ND	0.01	No relaxation	IS 3025 (Part-47)
24	Aluminium (as Al) mg/l Max	ND	0.03	0.2	IS: 3025 ( Part 31 ) 3500 Al.B
25	Selenium (as Se) mg/l Max	ND	0.01	No relaxation	IS 3025 (Part-56)
26	Mercury (as Hg) mg/l Max	ND	0.001	No relaxation	IS 3025 (Part-48)

### Bacteriological Examination: -

S. NO.	PARAMETERS	TEST RESULTS	LIMITS	TEST METHOD
1	E.coli/100ml	ABSENT	ABSENT	IS 5887 (Part-1): 2005
2	Coliform /100ml	ABSENT	ABSENT	IS 1622: 2003

Note: ND Denotes Not Detectable

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

Page No. 17

Note : 1. The test results are related to the sample/ tested as identified.

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## TEST REPORT

Issued To: M/s The Eastern Park by Garav Basera  
(PP: M/s Gaurav Land Developers & Colonizers Pvt. Ltd.)  
Village Bholapur, Chandigarh Road, Ludhiana (Punjab)

Report No.	CEFT 2405 1148	Report Date.	14.05.2024
Your Ref. No.	Nil		
Type of soil	Sandy loam and Brownish in colour	Type of sample	Soil Natural
		Quantity	5 Kg
		Date of sampling	07.05.2024
Sampling Location	Near Stack	Date of sample receipt	08.05.2024
Sample Collected By	Lab Person	Sample I.D.	CEFT GEN 2405 1148
Sampling procedure	As per SOP		
		Date of test	08.05.2024 to 14.05.2024

SR. NO.	PARAMETERS	UNITS OF MEASUREMENT	RESULT	TEST METHODS
1.	Colour	-----	Brownish	IS:2720
2.	pH	-----	7.45	IS:2720(Pt.26)2007
3.	Conductivity (EC)	micro mhos/cm at 25°C (Soil Water Ratio- 1:2)	255	IS:14767:2000
4.	Moisture Content	%	7.55	USDA:1954/Reaff.2010 Page 107
5.	Bulk Density	gm/cm <sup>3</sup>	142	USDA:1954/Reaff.2010 Page 121
6.	Water Holding Capacity(WHC)	%	30	USDA:1954/Reaff.2010 Page 39
7.	Texture	-----	Sandy Loam	USDA:1954/Reaff.2010 Page 30
8.	Sand	%	56	USDA:1954/Reaff.2010 Page 30
9.	Silt	%	24	USDA:1954/Reaff.2010 Page 30
10.	Clay	%	20	USDA:1954/Reaff.2010 Page 30
11.	Organic Carbon	%	0.22	IS:2720:USDA-2010
12.	Total Kjeldahl Nitrogen(Available)	Kg/ha	35	IS:2720:USDA-2010
13.	Cation Exchange Capacity	%	0.07	USDA:1954/Reaff.2010 Page101 IS: 2720(Pt. 24)1976/Reaff.2005
14.	Available Nitrogen	Kg/ha	10	IS:2720:USDA-2010

Page No. 1/1

\*\*End of Report\*\*

Branch Office-111A, Sunder Enclave,First Floor, Near maa Shimla Homes,Opposite radha swami Satsung Bhawan, Kharar, Mohali,Punjab-140301

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## Annexure – X: SITE PHOTOGRAPHS

### Tower-1





## Annexure – X: SITE PHOTOGRAPHS

### Tower-2





## Annexure – X: SITE PHOTOGRAPHS

### Tower-3





## Annexure – X: SITE PHOTOGRAPHS

### Tower-4



## **Annexure – X: SITE PHOTOGRAPHS**

**Tower-7**



**Tower-8**





## Annexure – X: SITE PHOTOGRAPHS

### Tower-9





## Annexure – X: SITE PHOTOGRAPHS

### Tower-10





## Annexure – X SITE PHOTOGRAPHS

### STP



## Annexure – X: SITE PHOTOGRAPHS

### Boundary Wall

