

Date: Jan 13, 2021

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 Pak 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).

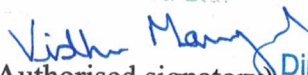
The project was granted EC by the SEIAA, Punjab, (vide no. DECC/SEIAA/2020/1693 dated 29.07.2020).

As a part of the statutory requirement, please find enclosed six-monthly compliance report, 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.
For Gaurav Land Developers and
Colonizers Pvt. Ltd.


(Authorised signatory) Director

Registered Office

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

Corporate Office

East City, Near Fortis Hospital,
Chandigarh Road, Ludhiana

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Gaurav Land Developers And Colonizers Pvt. Ltd.

SIX-MONTHLY ENVIRONMENTAL COMPLIANCE REPORT

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.	Project type	Construction Project												
2.	Name of the project	The Eastern Park by Garav Basera												
3.	Clearance letter (S) O.M. No.& Date	DECC/SEIAA/2020/1693 Dated 29/07/2020												
4.	Location													
a)	District(s)	Ludhiana												
b)	State(s)	Punjab												
c)	Latitude/Longitude	30°53'02"N, 75°57'34"E												
5.	Address for correspondence	Gaurav Land Developers & Colonisers Pvt. Ltd. Village Bholapur, Adjoining Garden City, Chandigarh Road, Ludhiana – 141123.												
6.	Salient Features													
a)	Of the project	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 ² (~7.641 acres) with total built-up area of ~95277.5 m ² .												
b)	Of the Environment Management Plans	<p>The basic details are;</p> <table border="1"> <tr> <td>Fresh water Demand</td> <td>~460 m³/day</td> </tr> <tr> <td>Water source</td> <td>groundwater</td> </tr> <tr> <td>Wastewater Treatment</td> <td>Proposed STP of capacity ~700 m³/day</td> </tr> <tr> <td>Solid waste</td> <td>The total quantity of solid waste generation (MSW) will be ~2000 kg/day.</td> </tr> <tr> <td>Storm water management</td> <td>9 recharge wells</td> </tr> <tr> <td>Solar energy</td> <td>~230 kWp</td> </tr> </table>	Fresh water Demand	~460 m ³ /day	Water source	groundwater	Wastewater Treatment	Proposed STP of capacity ~700 m ³ /day	Solid waste	The total quantity of solid waste generation (MSW) will be ~2000 kg/day.	Storm water management	9 recharge wells	Solar energy	~230 kWp
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Solar energy	~230 kWp													
7	Break-up of the project Area													
a)	Submergence area: Forest and Non-Forest	Not applicable												
b)	Others	Not applicable												
8	Break up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless laborers/land landless/artisans.	No population has been affected as there was no inhabitation on the land.												
a)	SC/ST/Adivasis	Not applicable												

b)	Others (please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)	Not applicable
9	Financial details	
a)	Project cost as originally planned and subsequent revised estimates and the year of price reference.	Total cost of the project is about ₹ 93 crores.
b)	Allocations made for environmental management with item wise and year of assessment.	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)	Benefit cost ratio/Internal rate of return and year of assessment.	Will be submitted
d)	Whether (c) includes the cost of environmental management as shown in (b) above.	Yes. The cost benefit ratio will be worked out considering the cost of environment, as well.
e)	Actual expenditure incurred on the project so far.	~₹ 4.5 Crores
f)	Actual Expenditure incurred on the EMP so far.	~₹ 12 lacs.
10	Forest lands requirements:	
a)	The status of approval for diversion of forest land for non-forestry use.	The project does not involve any forest land or trees.
b)	The status of clear felling, if any	Nil
c)	The status of compensatory afforestation, if any	N.A.
d)	Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	—
11	The status of clear felling in no forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information.	Nil
12	Status of Construction	
a)	Date of commencement (actual and/or planned)	Aug. 20, 2020
b)	Date of completion (actual and/or planned)	The project is still in construction phase. The planned date of completion is July 2027.
13	Reasons for the delay, if the project is yet to start:	No delay

Compliance Report of the Environmental Clearance

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

I. STATUTORY COMPLIANCE		
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/ applied for.
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 applicable safety features have been planned as per the provisions of the NBC. The permissions from the competent authorities have been obtained.
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. CTOs shall be obtained when the project is ready for commissioning.
vi)	The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.	Permission from the CGWA for abstraction of ground water applied for.
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.
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/ applied for.
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.	Agreed and undertake to ensure.

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.	Understood and accepted.
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.	Understood and accepted.
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.

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.	Adequate measures provided at site. Agreed and undertake to comply.
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 will be got 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.	Agreed and undertake to ensure.
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.
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.	Ground water shall be used to meet fresh water requirement. Permission from the CGWA for abstraction of groundwater already applied for.										
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.	Agreed and undertake to ensure.										
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.	Agreed and undertake to ensure.										

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.	Agreed and undertake to ensure.
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.	Agreed and undertake to ensure.
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.

IV. NOISE MONITORING AND PREVENTION

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 shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.	Adequate measures implemented to contain noise levels within the applicable standards, in conformance with the applicable requirements and guidelines, during the construction phase.
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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.	Agreed and undertake to ensure.
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.	Agreed and undertake to ensure.
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.

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.	Agreed and undertake to ensure.
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.	Agreed and undertake to ensure.
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 th August, 2003 and 25 th 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.

VII. GREEN `COVER		
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 1st 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.	General		
	1) Medical/Healthcare Support	300000	December, 2022
2.	Village Bholapur		
	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.	Village Jhabewal		
	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.	Village Shahbana		
	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
	Total Amount	5800000	

Agreed and undertake to comply.

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.	Environmental policy appropriately defined.
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 in place to manage the environmental issues,
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.	Agreed and undertake to ensure.

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.	Agreed and undertake to ensure.
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.
XIII. SPECIAL CONDITIONS		
i)	This Environment Clearance is issued in the supersession of earlier Environmental Clearance granted vide no. SEIAA/2019/21dated 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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GSTIN : 03BPEPS9693P1ZV
PAN No. BPEPS9693P

PAGE 1 OF 1

DISPATCH No:-ETL/DSP/ 211621

Date:- 11/01/2021

TEST REPORT

To
THE EASTERN PARK BY GARAV BASERA
(PP-M/s GAURAV LAND DEVELOPERS & COLONIZERS PVT. LTD.)
VILLAGE BHOLAPUR, CHANDIGARH ROAD,
LUDHIANA, PUNJAB

Report No.	ETL/44/2021/O/2103L	Report Date	11.01.2021
Your Ref. No.	NIL	Type of Sample	Soil Sample
Sample Code given by Customer	NIL	Quantity	3 Kg
Sampling Location	Within Premises	Date of Sampling	04.01.2021
		Date of Sample Receipt	05.01.2021
		Sample I.D.	ETL/32/2021/O/03L
Sample Collected by	Lab Person	Date of Test	05.01.2021 – 11.01.2021
Sampling procedure	As Per SOP		

Sr.No	PARAMETERS	UNITS OF MEASUREMENT	RESULT	TEST METHODS
1	Moisture Content	%	11.4	USDA:1954-Reaffirmed 2010, IS 2720(Pt-2)(RA 2002)
2	Bulk Density	gm/cc	1.46	USDA:1954- (RA 2010)
3	Water Holding Capacity(WHC)	%	43	USDA:1954 (RA 2010)
4	pH	-----	7.62	IS:2720(Pt.26)2007
5	Conductivity	µS/cm	231	IS:14767:2000
6	Organic Carbon	%	0.26	IS:2720 (Pt-22):2001
7	Available phosphorus/Total phosphorus	Kg/Hectare	0.66	USDA:1954-(RA 20 10)-61
8	Texture	-----	Loam	USDA:1954/Reaff.2010 Page 30
9	Sand	%	44	USDA:1954/Reaff.2010 Page 30
10	Silt	%	36	USDA:1954/Reaff.2010 Page 30
11	Clay	%	20	USDA:1954/Reaff.2010 Page 30
12	Lead as Pb	mg/kg	ND	DTPA - AAS Method
13	Zinc as Zn	mg/kg	1.7	DTPA - AAS Method
14	Sodium as Na	mg/kg	10.7	USDA:1954/Reaff.2010 Page 131

Note: ND denotes NOT Detectable

1. The test report refers only to tested sample and applicable parameters.
2. This report can neither be used as evidence in the court of law nor can it be used in part or full in any media without prior permission.
3. The sample will be destroyed after fifteen days from the date of issue of test report unless otherwise specified.

Checked By



***END OF REPORT**

(Authorized Signatory)

JASVIR SINGH NAR
Deputy Quality Manager
Environ Tech Laboratories

Testing of Water, Waste Water, Soil, Food, Ambient Air, Noise Monitoring & Stack Emission
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GSTIN : 03BPEPS9693P1ZV
PAN No. BPEPS9693P

Dispatch No: ETL/DSP/ 211630

Page 1 of 1
Date: 11/01/2021

TEST REPORT

To
THE EASTERN PARK BY GARAV BASERA
(PP-M/s GAURAV LAND DEVELOPERS & COLONIZERS PVT. LTD.)
VILLAGE BHOLAPUR, CHANDIGARH ROAD,
LUDHIANA, PUNJAB

Report No.	ETL/44/2021/0/2103U	Report Date	11.01.2021
Your Ref.No	Ni	Type of sample	Ambient Air Monitoring
Sample Code given by Customer	Nil	Date of Sampling	04.01.2021 - 05.01.2021
Sampling Location	Near Main Gate	Date of Sample Receipt	05.01.2021
Sample Collected by	Lab Person	Sample I.D.	ETL/32/2021/0/03U
Sampling procedure	As Per SOP	Date of Test	05.01.2021 - 11.01.2021

TECHNICAL DATA

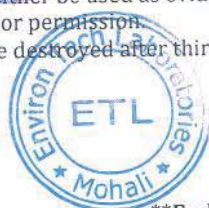
1	Location of Sampling Station	Near Main Gate
2	Instrument Used for Sampling	Respirable Dust Sampler
3	Source of Sampling	Ambient Air Monitoring
4	Temperature of Sampling Location	14 °C
5	Environmental Condition	Max temp. 17° C Min temp. 05° C Clear sky
6	Flow Rate of Sampling	0.2 LPM
7	Time Period for Sampling	1440min.

Sr.No.	PARAMETERS	RESULTS	STANDARD	TEST METHOD
1.	Respirable suspended particulate matter (PM ₁₀)	78.7	100.0 µg/m ³	IS:5182(Pt-23):2006, Reaffirmed 2017
2.	Sulphur dioxide (SO ₂)	6.3	80.0 µg/m ³	IS:5182(Pt-2): 2001, Reaffirmed 2017
3.	Nitrogen dioxide (NO ₂)	20.1	80.0 µg/m ³	IS:5182(Pt-6):2006, Reaffirmed 2017
4.	Fine particulate matter (PM _{2.5})	45.3	60.0 µg/m ³	IS:5182 (Pt - 24): 2019
5.	CO	ND	4.0 mg/m ³	IS:5182 (P-10)
6.	Nickel (Ni)	ND	20.0 ng/m ³	Lab. SOP (BY AAS)
7.	Arsenic (As)	ND	6.0 ng/m ³	Lab. SOP (BY AAS)
8.	Lead (Pb)	ND	1.0 µg/m ³	Lab. SOP (BY AAS)
9.	Benzene (C ₆ H ₆)	ND	5.0 µg/m ³	Lab. SOP (BY G.C)
10.	Benzo (a) Pyren (BaP)	ND	1.0 ng/m ³	Lab. SOP (BY G.C)
11.	Ammonia (NH ₃)	ND	400.0 µg/m ³	CPCB Guideline
12.	Ozone (O ₃)	ND	60.0 µg/m ³	CPCB Guideline

Note:

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- The sample will be destroyed after thirty days from the date of issue of test report unless otherwise specified.

(Checked By)



End of Report

(Authorized Signatory)

Deputy Quality Manager

Testing of Water, Waste Water, Soil, Food, Ambient Air, Noise Monitoring & Stack Emission
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GSTIN : 03BPEPS9693P1ZV
PAN No. BPEPS9693P

Dispatch No: ETL/DSP/211631

Page 1 of 1
Date: 11/01/2021

TEST REPORT

To
THE EASTERN PARK BY GARAV BASERA
(PP-M/s GAURAV LAND DEVELOPERS & COLONIZRS PVT. LTD.)
VILLAGE BHOLAPUR, CHANDIGARH ROAD,
LUDHIANA, PUNJAB

Report No.	ETL/44/2021/O/2103V	Report Date	11.01.2021
Your Ref. No	NIL	Type of sample	Ambient Noise Level
Sample Code given by Customer	NIL	Date Monitoring	04.01.2021
Sampling Location	Near Main Gate	Sample I.D.	ETL/32/2021/O/03V
Sample Monitored By	Lab Person		
Sampling procedure	As per SOP		

S. NO.	Site	Time of sampling		Result dB(A) Leq		Test method
		Day	Night	Day Time (Limits 65 dB(A)Leq as per noise rule 2000)	Night Time (Limits 55 dB(A)Leq as per noise rule 2000)	
1.	Near Main Gate	10:00 am to 11:00 am	01:30 am to 02:30 am	62.7	51.3	IS:9989-2001 Reaffirmed 2014

Note:

1. The test report refers only to tested sample and applicable parameters.
2. This report can neither be used as evidence in the court of law nor can it be used in part or full in any media without prior permission.

(Checked by)



End of Report

(Authorized Signatory)
JASVIR SINGH RAI
Deputy Quality Manager
Environ Tech Laboratories

Environ Tech Laboratories

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GSTIN : 03BPEPS9693P1ZV
PAN No. BPEPS9693P

Page 1 of 2

Dispatch No:- ETL/DSP/211616

Dated:- 11/01/2021

TEST REPORT

To
THE EASTERN PARK BY GARAV BASERA
(PP-M/s GAURAV LAND DEVELOPERS & COLONIZRS PVT. LTD.)
VILLAGE BHOLAPUR, CHANDIGARH ROAD,
LUDHIANA, PUNJAB

Report No.	ETL/44/2021/O/2103G	Report Date	11.01.2021
Your Ref. No.	Nil	Type of sample	Borewell Water
Sample Code Given by Customer	Nil	Quantity	10 Liter
Sampling Location	Within Premises	Date of sampling	04.01.2021
Sample Collected By	Lab person	Date of sample receipt	05.01.2021
Sampling procedure	As per SOP	Sample I.D.	ETL/32/2021/O/03G
		Date of test	05.01.2021 - 11.01.2021

	Parameters	Results	Limits of IS: 10500 - 2012 (Amendment no. 1, June 2015)		Test method
			Requirement (Acceptable Limit)	Permissible limit in absence of alternate source	
1	pH	7.31	6.5 - 8.5	No relaxation	APHA 23 rd Edition:2017 -4500 B
2	Colour, Hazen unit, max	<1	5	25	APHA 23 rd Edition:2017-2120 B
3	Odour	Agreeable	Agreeable	-----	APHA 23 rd Edition:2017-2150
4	Turbidity, NTU max	<1	5	10	APHA 23 rd Edition 2017 2130 B
5	Total Dissolved Solids mg/l Max	287	500	2000	APHA 23 rd Edition:2017 -2540 C
6	Alkalinity (as CaCO ₃) mg/l, Max	175	200	600	APHA 23 rd Edition:2017-2320 B
7	Chloride (as Cl), mg/l, Max	19	250	1000	APHA 23 rd Edition:2017 -4500 B
8	Sulphate (as SO ₄) mg/l, Max	18.6	200	400	APHA 23 rd Edition 2017-4500 E
9	Nitrate (as NO ₃) mg/l, Max	7.2	45	No relaxation	APHA 23 rd Edition:2017 -4500 B
10	Fluoride (as F) mg/l Max	0.41	1.0	1.5	APHA 23 rd Edition:2017 -4500 D
11	Calcium (as Ca) mg/l Max	60	75	200	APHA 23 rd Edition:2017 -3500 B
12	Magnesium (as Mg) mg/l, Max	8.8	30	100	APHA 23 rd Edition:2017 -3500 B
13	Total Hardness (as CaCO ₃) mg/l, Max	186	200	600	APHA 23 rd Edition:2017 -2340 C

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GSTIN : 03BPEPS9693P1ZV
 PAN No. BPEPS9693P

Page 2 of 2

Report No.	ETL/44/2021/O/2103G	Sample I.D.	ETL/32/2021/O/03G
------------	---------------------	-------------	-------------------

S. No.	Parameters	Results	Limits of IS: 10500 - 2012 (Amendment no. 1, June 2015)		Test method
			Requirement (Acceptable Limit)	Permissible limit in absence of alternate source	
14	Chromium (as Cr)mg/L, Max	0.001	0.05	No relaxation	APHA 23 rd Edition 2017-3111 B
15	Manganese (as Mn) mg/L, Max	0.004	0.1	0.3	APHA 23 rd Edition 2017-3111 B
16	Zinc (as Zn) mg/L, Max	0.19	5	15	APHA 23 rd Edition 2017-3111 B
17	Iron (as Fe) mg/L Max	0.13	0.3	No relaxation	APHA 23 rd Edition 2017-3500 B
18	Boron (as B) mg/L Max	ND	0.5	1.0	APHA 23 rd Edition 2017-4500 B B
19	Copper (as Cu) mg/L, Max	0.009	0.05	1.5	APHA 23 rd Edition 2017-3111 B
20	Lead(as Pb) mg/L, Max	0.003	0.01	No relaxation	APHA 23 rd Edition 2017-3111 B
21	Aluminium (as Al) mg/L, Max	ND	0.03	0.2	IS: 3025 (Part 31) : 1964 3500 Al.B
22	Arsenic (as As) mg/L, Max	0.008	0.01	0.05	APHA 23 rd Edition 2017-3114 B
23	Selenium(as Se) mg/L, Max	0.002	0.01	No relaxation	APHA 23 rd Edition 2017-3114 B
24	Mercury (asHg) mg/L, Max	ND	0.001	No relaxation	APHA 23 rd Edition 2017-3112 B
25	Cadmium(as Cd) mg/L, Max	ND	0.003	No relaxation	APHA 23 rd Edition 2017-3111 B
26	Residual free chlorine mg/L, Min	0.17	0.2	1	APHA 23 rd Edition 2017-4500 B

Bacteriological examination:-

S. NO.	PARAMETERS	TEST RESULTS	LIMITS	TEST METHOD
1	E.coli/100ml	ABSENT	Shall not be detected in any 100 ml of sample	IS 15185: 2016
2	Coliform /100ml	ABSENT		IS 15185: 2016

ND: denotes Not Detectable

All tested parameters are within permissible limit as per IS 10500:2012(Amendment no. 1, June 2015)
 for drinking water, so water is potable.

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Checked By



End of Report

(Authorized Signatory)

Testing of Water, Waste Water, Soil, Food, Ambient Air, Noise Monitoring & Stack Emission
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SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



SITE PHOTOGRAPHS





Issued To: Gaurav Land Developers & Colonizers Pvt. Ltd.
District-Ludhiana

To

**The Director,
Gaurav Land Developers & Colonizers Pvt. Ltd.,
Village-Bholapur
Chandigarh road, Ludhiana.**

No.

Dated:

**Subject: Change of Land Use for Gaurav Land Developers & Colonizers Pvt. Ltd.,
Village- Bholapur, Ludhiana on an area of 7.641 Acres.**

Change of Land Use to Gaurav Land Developers & Colonizers Pvt. Ltd., Village- Bholapur, Ludhiana on an area of 7.641 Acres was issued under Affordable Housing Policy 2016 vide letter no. PBIP/CAPA/HUD/2017/944 dated 21.12.2017. Now the applicant has requested that the case should be considered under Affordable Colony Policy-2018 of Government of Punjab issued Vide No. 12/01/2018-5hg2/806 dated 13 March 2018. Accordingly, the Change of Land Use issued vide letter No. PBIP/CAPA/HUD/2017/944 dated 21.12.2017 stands cancelled.

Now, Change of land Use on an area measuring 7.641 Acres falling in Village- Bholapur (H.B. No. 238), Tehsil & District- Ludhiana from Agriculture to Residential (Group Housing project under Affordable Colony Policy-2018 of Government of Punjab issued Vide No. 12/01/2018-5hg2/806 dated 13 March 2018) has been considered at the level of Competent Authority Project Approval, Housing and Urban Development Department, Punjab Bureau of Investment Promotion Level. The permission for Change of Land Use for Residential Purpose (Group Housing project under Affordable Colony Policy-2018) is hereby given on following terms and conditions.

The detail of land as submitted by the promoter and verified by the Revenue department, PBIP is as follows:

Sr. No.	Mustil No.	Khasra No.	Area in K-M
1.	36	3	7-5.64
2.		4/1	6-2
3.		4/2	1-18
4.		7	8-0
5.		8	7-5.64
6.		13	7-5.64
7.		14/1	4-0

Shijes



Issued To: Gaurav Land Developers & Colonizers Pvt. Ltd.
District-Ludhiana

8.		14/2/1/1	1-16
9.		14/2/2	1-18
10.		14/2/2/1	0-6
11.		17	8-0
12.		18	7-5.64
Total			61K – 2.56M or 7.641 Acres

1. The Change of Land Use shall be in the hands of **Gaurav Land Developers & Colonizers Pvt. Ltd., Vill. Bholapur, Ludhiana.**
2. The promoter has deposited Rs. 57,30,750/- (Fifty Seven lakh Thirty Thousand Seven Hundred Fifty Only) as CLU fee and Rs. 2,86,538/- (Two Lakh Eighty Six Thousand Five Hundred Thirty Eight Only) as SIF as per Receipt No. PBIP-1482 dated 11.12.2017 and Receipt No. PBIP-1752 Dated 24.05.2018.
3. The promoter shall deposit EDC, License/Permission fee and all other charges to be calculated at the time of submission of Layout Plan and he shall be liable to pay the same.
4. The promoter shall develop the site after obtaining license under PAPRA 1995 and PAPR (Amendment) Act, 2014 and the rules made there under from the Competent Authority.
5. The promoter shall have to get the Layout Plan, Zoning Plan and Building Plans approved from the Competent Authority.
6. The promoter shall be responsible for litigation if any, regarding land and any other issue in any court of law.
7. The applicant shall abide by the Affordable Colony Policy -2018 of Govt. of Punjab issued vide notification No. 12/01/2018-5hg2/806 dated 13 March 2018.
8. The promoter shall not undertake/continue with any development work/construction on the site until final Layout and Zoning are approved by the Competent Authority.
9. The issue of ownership of land is independent and exclusive of permission of change of land use. Therefore the permission of C.L.U. does not in any manner grant or effect ownership right of this land. The promoter in whose hand this change of land use lies shall be bound by the decision of such competent authority.

Aljies



Issued To: Gaurav Land Developers & Colonizers Pvt. Ltd.
District-Ludhiana

10. In case of any controversy amongst the Partners/Directors or any litigation in any Court of law, this office shall in no manner be responsible/party to it.
11. Through revenue rastas/khals and pucca roads passing through the site shall be kept unobstructed.
12. **The applicant has to construct 60 feet wide road in front of the site in question, at his own cost, as per the self-declaration submitted by the applicant in this office and this road shall be used as public road.**
13. The promoter shall not make any construction under H.T./L.T./66kv/11kv electric line, if any, passing through the site or shall get these lines shifted by applying to the concerned authority.
14. As per section 83 of Punjab Regional and Town planning and Development Act 1995 amendment, any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.
15. The promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant act before undertaking the development at the site.
16. The promoter 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.
17. The promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/Storm water of the surrounding area.
18. The promoter shall make provision of rain water harvesting within the project area at its own cost.
19. The promoter shall also install solar water heating system at the site as per PEDAGuidelines.
20. The permission can be withdrawn at any time in case of any type of litigation/violation.



Issued To: Gaurav Land Developers & Colonizers Pvt. Ltd.
District-Ludhiana

21. The promoter shall develop the site as per the proposal of Master Plan, Ludhiana.
22. The promoter shall make its own suitable arrangement for provision for drinking water supply and disposal of sewerage and solid waste management.
23. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
24. The promoter shall also obtain NOC/permission from other concerned department/s.
25. The promoter shall start development works only after taking demarcation level of verification of depth and size of water supply & sewerage lines and plinth level from Competent Authority.
26. The promoter shall not object to the acquisition of land for proposed roads, if any passing through or near the site.
27. As per memo No. PUDA/CA/20131713-16 dated 27.02.13 Restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the authorized office (Deputy Commissioner) of the district and subject to the guidelines/safeguards envisaged from time to time in this connection by the authority for ground water extraction and rain water harvesting recharges etc.

sd

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

Endst No. PBIP/CA PA (HUD)/2018/1120

Dated: 25.5.2018

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

1. Chief Administrator, Punjab Urban Development Authority (PUDA).
2. Chief Administrator, Greater Ludhiana Area Development Authority, (GLADA).
- ✓ 3. Senior Town Planner, Ludhiana.
4. District Town Planner, Ludhiana.

Aljies

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



PUNJAB POLLUTION CONTROL BOARD

Zonal Office-II, E-648-B, Backside CICU Office, Phase-5, Focal Point, Ludhiana

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: R18LDH3246496

Application No : 14322096

To,

Balraj Garg
3225, Phase-2, Dugri, Urban Estate, Ludhiana
Ludhiana, Punjab-141013

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

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

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

Certificate No.	CTE/Fresh/LDH3/2021/14322096
Date of issue :	05/04/2021
Date of expiry :	04/04/2022
Certificate Type :	Fresh

2. Particulars of the Industry

Name & Designation of the Applicant	Balraj Garg, (Director)
Address of Industrial premises	The Eastern Park By Garav Basera (m/s Gaurav Land Developers And Colonizers Pvt. Ltd), Adj. Garden City, Village Bholapur, Chandigarh Road, Ludhiana, Ludhiana East, Ludhiana Iii-141123
Capital Investment of the Industry	9300.0 lakhs
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
Office District	Ludhiana Iii
Consent Fee Details	Rs. 52800/- vide R. No. 458112205 dated 23.09.2020.

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Ludhiana, Ludhiana East, Ludhiana Iii, 141123

Raw Materials (Name with quantity per day)	<i>N.A. It is a group housing project in an area of 30935 Sq. mtr. and built up area of 95277.5 Sq. mtr.</i>
Products (Name with quantity per day)	<i>N.A. It is a group housing project in an area of 30935 Sq. mtr. and built up area of 95277.5 Sq. mtr having 96 No. EWS, 118 Janta (1 BHK), 774 no. Swiss (2 BHK) apartment, 18 no. Studio apartment, convenient shops in an area of 1275.5 Sq. Mtr. & Playway School/Community Hall/Medical Room in an area of 513.4 Sq. Mtr.</i>
By-Products, if any,(Name with quantity per day)	-
Details of the machinery and processes	<i>N.A. It is a group housing project in an area of 30935 Sq. mtr. and built up area of 95277.5 Sq. mtr having 96 No. EWS, 118 Janta (1 BHK), 774 no. Swiss (2 BHK) apartment, 18 no. Studio apartment, convenient shops in an area of 1275.5 Sq. Mtr. & Playway School/Community Hall/Medical Room in an area of 513.4 Sq. Mtr.</i>
Details of the Effluent Treatment Plant	<i>Domestic Effluent @ 670.0 KLD [{in Summer Season (200 KLD for Flushing, 50 KLD for Green Area, 420 KLD onto land for Plantation/Irrigation)}, {In Winter Season (200 KLD for Flushing, 25 KLD for Green Area, 445 KLD onto land for Plantation/Irrigation)}, {In Rainy Season (200 KLD for Flushing, 15 KLD for Green Area, 455 KLD onto land for plantation/Irrigation)}]</i>
Mode of Disposal of Effluent	<i>Domestic Effluent @ 670.0 KLD [{in Summer Season (200 KLD for Flushing, 50 KLD for Green Area, 420 KLD onto land for Plantation/Irrigation)}, {In Winter Season (200 KLD for Flushing, 25 KLD for Green Area, 445 KLD onto land for Plantation/Irrigation)}, {In Rainy Season (200 KLD for Flushing, 15 KLD for Green Area, 455 KLD onto land for plantation/Irrigation)}]</i>
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	<i>As prescribed by PPCB/CPCB/MoEF (as applicable)</i>
Sources of emissions and type of pollutants	<i>One DG set of 1000 KVA capacity</i>
Mode of disposal of emissions with stack height	<i>DG set with adequate stack height as per condition no. 9 of this consent</i>
Quantity of fuel required in TPD	<i>DG set of 1000 KVA capacity- HSD as per requirement</i>
Type of Air Pollution Control Devices to be installed	<i>Canopy along with adequate stack height with the DG set</i>
Standars to be achieved under Air (Prevention & Control of Pollution) Act, 1981	<i>As prescribed by PPCB/CPCB/MoEF (as applicable)</i>

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07/04/2021

(Sandeep Bahl)
Sr Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana with the request to report w.r.t compliance of special condition as per time schedule allowed to the project proponent.



07/04/2021

(Sandeep Bahl)
Sr Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

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Ludhiana, Ludhiana East, Ludhiana Iii, 141123*

A. GENERAL CONDITIONS

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

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

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

Where L= length in mts. W= Width in mts.
 - ii) The sampling port shall be 7 to 10 cm in diameter
9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

(i) Stack height for boiler plants

S.NO.	Boiler with Steam Generating Capacity	Stack heights
1.	Less than 2 ton/hr.	9 meters or 2.5 times the height of neighboring building whichever is more
2.	More than 2 ton/hr. to 5 ton/hr.	12 meters
3.	More than 5 ton/hr. to 10 ton/hr	15 meters
4.	More than 10 ton/hr. to 15 ton/hr	18 meters
5.	More than 15 ton/hr. to 20 ton/hr	21 meters
6.	More than 20 ton/hr. to 25 ton/hr.	24 meters
7.	More than 25 ton/hr. to 30 ton/hr.	27 meters
8.	More than 30 ton/hr.	30 meters or using the formula $H = 14 Q_g^{0.3}$ or $H = 74 (Q_p)^{0.24}$ Where Q_g = Quantity of SO ₂ in Kg/hr. Q_p = Quantity of particulate matter in Ton/day.

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

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

(iii) Stack height for diesel generating sets:

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Capacity of diesel generating set	Height of the Stack	
0-50 KVA	Height of the building	+ 1.5 mt
50-100 KVA	-do-	+ 2.0 mt.
100-150 KVA	-do-	+ 2.5 mt.
150-200 KVA	-do-	+ 3.0 mt.
200-250 KVA	-do-	+ 3.5 mt.
250-300 KVA	-do-	+ 3.5 mt.

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

$$H = h + 0.2 (KVA)^{0.5}$$

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

10. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
11. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
 - (i) Once in Year for Small Scale Industries.
 - (ii) Four in a Year for Large/Medium Scale Industries.
 - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
12. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.
13. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-
 - (i) Once in Year for Small Scale Industries.
 - (ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries.
14. The pollution control devices shall be interlocked with the manufacturing process of the industry.
15. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time.
16. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.
17. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
18. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
19. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
20. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
 - (i) Where unavoidable to prevent loss of life or some property damage or
 - (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.

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21. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
22. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
23. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
24. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
25. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
26. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
27. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified
28. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water.
29. The industry shall submit a detailed plan showing therein, the distribution system for conveying waste-waters for application on land for irrigation along with the crop pattern to be adopted throughout the year.
30. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
31. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
32. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
33. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
34. The industry shall maintain the following record to the satisfaction of the Board :-
 - (i) Log books for running of air pollution control devices or pumps/motors used for it.
 - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
 - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
35. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
36. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
37. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry



07/04/2021

(Sandeep Bahl)
Sr Environmental Engineer

*For & on behalf
of*

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B. SPECIAL CONDITIONS

1. The project proponent will keep 9.256 Acres of land reserved for plantation only as per undertaking submitted by the project proponent and will not sell it without prior permission of the Board.
2. The project proponent will obtain the permission for the use/abstraction of ground water as per the requirements of Central Ground Water Authority (CGWA). In absence of obtaining of permission, the operation of the project is entirely at its risk and cost and the Board will not be responsible for any loss, in case the CGWA will prohibit the abstraction/use of water on account of non-obtaining of such permission.



07/04/2021

(Sandeep Bahl)
Sr Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)



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**FORM APR V
(Rule 13)**

**License No. LDC/PBIP/CAPA(HUD)/2019/15
Dated 06.05.2019**

LICENSE TO DEVELOP A COLONY

This License No. LDC/PBIP/CAPA(HUD)/2019/15 is hereby granted under the provisions of The Punjab Apartment & Property Regulation Act (PAPRA) to **Gaurav Land Developers & Colonizers Pvt. Ltd.** for Residential Purpose (Group Housing project under Affordable Colony Policy, 2018) as per CLU approval letter no. PBIP/CAPA(HUD)/2018/1117, dated 25.05.2018 issued by the Competent Authority Project Approval HUD, PBIP at **Village- Bholapur (H.B. No.238), Tehsil & District Ludhiana** for an area of **61 Kanal-2.56 Marla (7.641 acres)** as per approved Revised Layout Plan Drawing No. CD-102, Ka-939/2 dated 14.12.2018 (copy attached).

This License is subject to the following conditions: -

1. The promoter shall fulfill all the conditions imposed in CLU letter, Layout/Site Plan approval letter no. PBIP/CAPA(HUD)/2019/146 dated 06.05.2019 and conditions imposed at the time of approval/NOC issued or to be issued by the various other departments as per the undertaking submitted dated 22.02.2019.
2. The promoter shall be bound to comply with all the terms & conditions of the license and supplementary terms and conditions (Annexure-'A') along with those which are part of agreement as per Form- IV.
3. The License is valid for a period of **five years** commencing from 06.05.2019 and ending with 05.05.2024. The Licensee shall complete the development works within the validity period of the license and shall take the completion certificate as per the provisions of the PAPR Act and rules made thereunder and all other notifications issued in this regard by the Department of Housing and Urban Development (HUD).

PUNJAB BUREAU OF INVESTMENT PROMOTION

DEPARTMENT OF INVESTMENT PROMOTION

ADDRESS: UDYOG BHAWAN, SECTOR 17, CHANDIGARH

TEL: 0172 2778001; Email: info@investpunjab.gov.in; Website: www.investpunjab.gov.in



4. The Licensee shall enter into an agreement with the Competent Authority in Form APR IV within a period of thirty days from the grant of the license as per the provisions of PAPRA.
5. The Licensee shall be responsible for developing the Colony as per the provisions of the Master Plan Ludhiana and as per the stipulated norms/notifications of the Department of HUD and further as per the provisions of the PAPRA and rules made thereunder.
6. The Licensee shall develop the Colony as per the approved Revised Layout/Site Plan Drawing No. CD-102, Ka-939/2 dated 14.12.2018. In case there is any change in Layout/Site Plan during demarcation w.r.t. dimensions and proposals of Master Plan, then the licensee is bound to get the revised Layout Plan sanctioned from the Competent Authority.
7. The Licensee shall carry out all directions issued by the Competent Authority for ensuring due compliance of the execution of approved layout and the development works therein and to permit the competent authority or any officer authorized by it to inspect such execution.
8. The Licensee shall get the detailed Service Plans including all Engineering services plans/estimates approved from the Competent Authority before the start of work at site as per the approved Layout Plan. In case of any discrepancy, the Licensee shall get the revised service plans sanctioned from the Competent Authority.
9. The applicant shall start the development works only after taking the road/services level of project site from the concerned Development Authority and shall develop the Project as per the approved Service Plans by the Engineering wing of concerned Development Authority. In case of any discrepancy, the Licensee shall get the reconciliation done and get the Revised Layout Plan sanctioned from the Competent Authority.
10. The Licensee shall get the approval of Building Plans from the Competent Authority before start of construction at site and all other mandatory approvals of all other Departments required for Building construction before start of construction at site.
11. The Licensee shall be responsible for development/construction of the EWS component/blocks as per approved layout plan and shall be responsible for bearing the cost of maintenance of lift and provision of 100% power backup to lifts at his own cost



throughout the life of structure. Further as per the undertaking dated 06.03.2019 submitted by the authorized signatory i.e. Managing Director of the Licensee that they shall be responsible for ensuring the routine maintenance cost of all the elevators including electricity bills for EWS category apartments numbering 90 (ninety) throughout the life of the building/apartments.

12. The Licensee shall obtain the Completion/Occupancy Certificate for the project from the Competent Authority within the validity period of license as per the provisions/ procedure laid under the PAPR Act or as issued by the Deptt. Of HUD from time to time before offer of possession.
13. The applicant shall get all the requisite permissions/NOCs from all the concerned departments under any other Act/Rules before the start of development works/construction at site.
14. The Licensee shall not contravene the provisions of any other Law for the time being in force in the area where the colony is being developed.
15. The Licensee shall obtain and submit clearance from Airport Authority of India/ Ministry of Defence regarding height of the building at the time of submission of the Building Plans.
16. The Licensee shall comply with the provisions of the Punjab Apartment & Property Regulation Act, 1995, as amended from time to time and the rules made there under.
17. The License shall abide by the terms and conditions of NOC of Drainage department issued by Chief Engg./Drainage, Department of Water Resources, Punjab vide letter no. 922-24 dated 11.03.2019 (copy attached).
18. The Licensee shall maintain a separate account in any Scheduled Bank of sums/amount taken by him from persons intending to take or who have taken the apartments, as advance, towards the sale price or for any other purpose or deposit and shall disburse the money for meeting the cost of development works related to his project authenticated by Architect, Engineer and CA and shall on demand, in writing, by the Competent Authority, make full and true disclosure of all transactions in respect of that account.
19. The Licensee shall not use under-ground water for construction/ development works in the notified area and this condition shall also be incorporated in the allotment letter of



plots / apartments directing the allottees not to use the under- ground water for construction purpose and use surface water sources or treated water from nearby Sewage Treatment Plant.


20. The Licensee shall get his project registered with Real Estate Regulatory Authority under RERA Act, 2017 and shall abide by all the provisions of RERA Act, 2017 or as amended from time to time/Rules made thereunder or as amended from time to time.
21. The Licensee shall obtain the requisite Environmental Impact Assessment Clearance, as mandated by Ministry of Environment & Forests, Government of India vide its notification dated 14.09.2006 before the start of work.
22. The Licensee shall be responsible to deposit all/any other charges levied or to be levied by this department or any other department at any stage/time during the validity period of this License.
23. The licensee shall handover the possession of flats only after obtaining the Completion Certificate and Occupancy Certificate of individual apartments/flats.
24. The Licensee has submitted the Bank Guarantee no. 2416ILG001119 dated 22.03.2019 of Rs.1,89,00,000.00/- (Rupees One Crore Eighty-Nine Lakhs Only) in favor of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road, Ludhiana against 35% estimated cost of Internal Development Works of the project amounting to Rs. 5,37,39,000/- (Rupees Five Crore Thirty-Seven Lakh Thirty-Nine Thousand Only) duly approved/vetted by the competent authority of GLADA vide their letter no. SE/GLADA/2018/2601 dated 25.07.2018. In case after the approval of the revised Service Plans as per approved Revised Layout/Site Plan from the Competent Authority, any variation in Bank Guarantee amount arises, the Licensee shall pay the difference in form of additional Bank Guarantee as per the undertaking submitted by the licensee dated 08.04.2019.



25. The licensee has deposited Rs. 2,82,000/- as balance of CLU charges, Rs. 61,845/- as Revised Layout/Site Plan Scrutiny fee, 10% of the total EDC charges (Rs.3,29,27,700/-) i.e. Rs. 32,92,770/-, 10% of total license fee (30,53,265/-) i.e. Rs. 3,05,327/-, Urban Development Fund amounting to Rs. 1,90,615/- & 10% of total Social Infrastructure fund (Rs. 15,26,611/-) i.e. Rs. 1,52,662/- as per receipt No. PBIP-2373 & PBIP-2374 dated 05.04.2019.
26. The payment schedule for the balance 90% charges of CLU/EDC/LF/SIF is attached (Annexure 'B') and the licensee is bound to pay the charges as per this schedule. Further, the Licensee has submitted the Bank Guarantee no.2416ILG001019, dated 22.03.2019 amounting to Rs. 4,27,00,000/- (Rs. Four Crores Twenty-Seven Lakhs Only) in favour of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road Ludhiana against 90% of the balance installments of EDC, LF and SIF.
27. In case of any difference in charges/installments/Bank Guarantee found during any audit, the licensee shall be bound to pay the difference within 30 days from the date of issue of demand letter.
28. If any of the above conditions and Supplementary Terms & Condition (Annexure 'A') and conditions mentioned in agreement are not complied with, due action shall be taken as per the provisions of PAPR Act or any other Law in force.

Dated 6/5/19

Place: Chandigarh


**Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
(Exercising the powers of Competent Authority)**



No.PBIP/CAPA(HUD)/2019/

Dated:

A copy of the above is forwarded to following for information & necessary action pl: -

- i) Chief Administrator, PUDA Bhawan, SAS Nagar.
- ii) Chief Administrator, GLADA, with a copy of approved Revised Layout/Site plan, Bank Guarantee no.2416ILG001019, dated 22.03.2019 of Rs. 4,27,00,000/- in favour of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road, Ludhiana against 90% of the balance instalments of EDC, LF and SIF and Bank Guarantee no. 2416ILG001119 dated 22.03.2019 of Rs. 1,89,00,000.00/- in favour of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road, Ludhiana against 35% estimated cost of Development work of the project.
- iii) ACA, GLADA with the request to verify charges and bank guarantees and differences if any, may be recovered at your level under intimation of this office.
- iv) Nodal officers of PPCB, PSPCL, Department of Forest, Drainage, PBIP, Chandigarh.
- v) Senior Town Planner, Ludhiana.
- vi) Chief Engineer, GLADA, Ludhiana along with three sets of service plans submitted by the Licensee.
- vii) Estate Officer Plots & Estate Officer Regulatory, GLADA, Ludhiana.

-Sd-
Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
(Exercising the powers of Competent Authority)

**(Annexure-'A')****License No. LDC/PBIP/CAPA(HUD)/2019/15****Dated- 6.5.2019****Issued to:** Gaurav Land Developers & Colonizers Pvt. Ltd., Village- Bholapur (H.B.No.238),
Tehsil & District- Ludhiana.**Supplementary Terms & Conditions**

- I. Licensee shall get the Road levels/plinth level approved from the Engineering wing, GLADA, Ludhiana before the start of work.
- II. The Licensee shall get the Scheme approved from the Competent Authority for disposal of treated water available from the Sewage Treatment Plant before the start of work.
- III. The Licensee shall get the detailed building plans including all Engineering services plans approved from Competent Authority before the start of work at site.
- IV. The electrification scheme of the colony will be as per the design and specifications approved by the Electrical Department of GLADA and PSPCL and the execution of the same shall be carried out under strict supervision of the Competent Authority. Similarly, the Licensee will take prior approval of the electric scheme/power load before the execution of work.
- V. The Licensee shall obtain a final No Objection Certificate from the PSPCL.
- VI. All the development works will be executed strictly as per PWD/GLADA or any other competent authority specification.
- VII. The licensee shall obtain NOC from the Fire Deptt. and shall submit at the time of approval of Building Plans.
- VIII. Whenever the services like water supply, storm and sewerage system are laid in the periphery by GLADA or any other authority, the Licensee of the colony shall integrate the services provided in the Colony with these services at his own expenses as per rules and with the prior permission from the Authority, under the applicable rules.
- IX. The Licensee shall be responsible for installing STP for the treatment of sewage/effluents as per the norms laid down by the PPCB or any other department.

PUNJAB BUREAU OF INVESTMENT PROMOTION

DEPARTMENT OF INVESTMENT PROMOTION

ADDRESS: UDYOG BHAWAN, SECTOR 17, CHANDIGARH

TEL: 0172 2776001; Email: info@investpunjab.gov.in; Website: www.investpunjab.gov.in



- X. All the materials to be used will conform to BIS code and shall be of specified ISI code with latest amendments.
- XI. The licensee shall obtain/renew the NOC/ Permission of PPCB at his own level.
- XII. The rain water harvesting structures for the disposal of storm water shall be provided as per design approved by Central Ground Water Board (CGWB) before the execution of work.
- XIII. The Licensee shall be responsible to provide (a) good quality of work as per norms/specifications (b) storm water & sewage disposal till out fall (c) Plinth of buildings & road crown levels w.r.t. H.F.L. & other hydrological conditions and to comply with the observations, if any, raised by the Executive Engineer, PWD (B&R) and Drainage (d) to provide potable drinking water.
- XIV. The layout/site plan and the estimates are a part of the Agreement/ License. However, the licensee shall get the detailed Services plans/estimates sanctioned from the concerned Competent Authority as per approved revised plans before the start of construction at the site. Variations, if any, shall be got amended and approved from Competent Authority.
- XV. The Licensee will be governed by the provisions of the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981, and rules made there-under.
- XVI. The licensee shall get demarcation of the layout plan done and in case of any discrepancy during demarcation, the reconciliation shall be done before getting Architectural Controls, integrated Zoning Plans of commercial area, residential and other buildings approved by the Competent Authority.
- XVII. The Licensee shall transfer free of cost the non-saleable areas open spaces roads, parks, utilities etc. in favor of GLADA or Residents Welfare Association(RWA) or any other local authority as per provisions of the PAPRA or as amended from time to time or as prescribed by the Government from time to time. This shall be done before the expiry of License or issue of the Completion Certificate, whichever is earlier. However, the onus of maintaining such common area/open spaces/utilities including parks and roads for a period of five years from the issue of Completion Certificate



shall continue to remain with the Licensee even after the transfer of such non-saleable areas.

- XVIII. Constitution of RWA is mandatory as per provisions of PAPRA and the maintenance of common areas shall be the responsibility of RWA after handing over these areas to RWA.
- XIX. The Licensee shall get the Building plans approved from the competent authority as per the applicable bye-laws i.e. Building Bye-laws of HUD for colonies located outside the municipal limits & the Bye-laws of the concerned ULB for colonies if located within the municipal limits.
- XX. The Licensee shall abide by the conditions of all the No Objection Certificates (NOCs)/ approvals issued (copies attached) or to be issued by any Authority/Department. Violation of any of the conditions of any NOC/ approval will attract penal action under the relevant provisions of PAPRA and relevant laws. In case any NOC/approval by any Department is yet to be issued, it shall be ensured by the Licensee that any conditions imposed by such NOC/approval would be complied with. In case any department refuses to grant NOC/ approval, the licensee shall immediately inform the competent authority for taking appropriate action.
- XXI. The Licensee shall abide by all the terms and conditions mentioned in LOI issued vide letter No. PBIP/CAPA(HUD)/2018/92, dated 14.03.2019.
- XXII. The Licensee shall be responsible for construction of community buildings in the said colony on the land set apart for this purpose or transfer such land to the State Government at any time as may be decided by the State Government.
- XXIII. The Licensee shall make his own arrangements for providing water supply, installation of sewage treatment plant ensuring smooth power supply and other requisite services for the colony at its own cost. It shall also be ensured that such costs are included in the estimates.
- XXIV. No earth excavation will be allowed from the plot by the Licensee for the construction of roads.
- XXV. The licensee shall execute a conveyance deed in favor of allottees after getting requisite approval as per provisions of the PAPRA or as amended from time to time.




- XXVI. The Licensee shall connect the storm water, drainage & sewerage of his colony with the storm water, drainage and sewer of GLADA / any other Department/authority at its own cost as and when these services are laid by Concerned Development authority and also provide water supply and sewerage service to the colony at its own expenses till it is integrated with the services of Authority. However, installation of any treatment plant for sewage/effluent shall be the responsibility of the promoter. The licensee shall be responsible for discharge of sewage/effluent of his colony to the satisfaction of the Concerned Authorities.
- XXVII. The Licensee shall not undertake any development activity on Forest land / Govt. land/ Panchayat land etc., (if applicable), without getting requisite prior permission from the concerned Department of Govt. of India and State of Punjab under the relevant Acts.
- XXVIII. The Licensee shall neither construct nor undertake any developmental activities under High Tension (HT)/ Power lines if any passing through the colony unless these lines are shifted/ adjusted at its own cost, if required.
- XXIX. The Licensee shall neither construct nor undertake any developmental activities under revenue rastas passing through the site without getting approval from the concerned authority.
- XXX. The Licensee shall not use any access to any roads without the requisite permission from the concerned authority, if required, and will have no claim/ objection on GLADA/PBIP for such access.
- XXXI. The minor canals (khal) and choe, if any, passing through the colony shall be maintained as such by the licensee and mandatory No Construction Zone/Green Buffer Zone shall be maintained by the licensee as determined by the concerned departments and as per approved Layout Plan.
- XXXII. In case, there is any revision of rates of EDC, CLU, License fees fixed by the Government, the same shall be paid by the licensee within a period of 30 days of the issue of such notice seeking payment of revised charges.



XXXIII. The licensee shall provide suitable site for a separate sub-station within this colony, if required, by Punjab State Power Corporation Ltd.(PSPCL), in reference to its Memo No. 65 Dated 29-01-2018.

XXXIV. The licensee would have a website where the Revised Layout/Site Plan/Building Plans approved by the Competent Authority shall be exhibited for the customers along with the license issued to him as per the provision/norms/rules of PAPRA and RERA.

In case of non-compliance of any of above conditions, the authority would reserve the right to withdraw the License as well as initiate action against the developer.


**Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
(Exercising the powers of Competent Authority)**

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PUNJAB**

SUNIL K. ARORA

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

STRUCTURAL STABILITY CERTIFICATE

Certified that the structural design of GARAV BASERA by EASTERN Park, currently under construction, promoted and developed by GAURAV LAND DEVELOPERS & COLONIZERS PVT. LTD. at village Bholapur (H. B. No. -238) outside municipal limits of Ludhiana, Punjab spread over 7.641 Acres site consisting of ten Blocks conform to all relevant codes applicable to high rise residential group housing buildings, especially IS 456-2000, IS 13920-2016, IS 1893-2016 situated in ZONE-IV.

Concrete of M-35, M-40 grade and steel conforming to Fe550D is specified in all structural components of the framed structure comprising STILT PLUS FOURTEEN FLOORS to achieve perfection of SAFETY and STABILITY.

The validity of the stability certificate is limited to the DESIGN ELEMENTS only

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

For Arora Associates
(SUNIL KUMAR ARORA)

Date -19/03/2021

Sunil Kumar Arora

(CORPORATE MEMBER INSTITUTION OF ENGINEERS)

Membership No M/108472/5

Signature of Structural
Engineer with date

12/160 2nd FLOOR APM School MALVIYA NAGAR, New Delhi -17* Phone : 26689892 Telefax : 26671952

NEWSPAPER ADVERTISEMENTS

through DCR No. 353413 Dated 23.10.2013 of above said property

Public Notice

This is to inform to General Public that the project "The Eastern Park by Garav Basera" being developed by M/s Gaurav Land Developers and Colonizers Pvt. Ltd. Adj. Garden City, Village Bholapur, Chandigarh Road, Ludhiana - 141123 (Punjab) has been accorded Environmental Clearance by State Environmental Impact Assessment Authority, Punjab vide Letter No. DECC/SEIAA/2020/1693 Dated 29/07/2020. Copy of the environmental Clearance can be seen at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala and at the website www.parivesh.nic.in.

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ ਪੁੱਤਾ ਭਵਨ ਸੈਕਟਰ-62, ਪੋਸਟ ਮੋਹਾਲੀ

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Colony, DHURI-148024 (Sangrur), Mobile No. 98772-69886

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BABA BANDA BAHADUR COLLEGE OF EDUCATION

M/s Bajaj In mortgage t City Union Ludhiana. I deed or has then he sho undersigne publication there is no c Alok Mohin Chamber Ludhiana. I City Union. I Gill Road L

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It hereby i large that? Sarabjit Si SMALL F have its b council a Punjab-1. Sale deed dated 14. Sushma S