

Date: December 27, 2024

The Joint Director (S)/Scientist-D

Ministry of Environment, Forest & Climate Change
Integrated Regional Office
Bays No. 24-25, Sector 31-A
CHANDIGARH.

SIR

Sub.: Submission of compliance of EC of "The Eastern Park by Garav Basera", Ludhiana"

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

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

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

Hope your good office will find the same in order

With regards

For Gaurav Land Developers & Colonizers Pvt. Ltd.

(Authorised signatory)

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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SIX-MONTHLY ENVIRONMENTAL COMPLIANCE REPORT

(Dec 2024)

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

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

SUBMITTED BY:

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

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

DATA SHEET

1.	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	<ul style="list-style-type: none"> • 30°53'07"N, 75°57'31.60"E • 30°53'07"N, 75°57'36.52"E • 30°52'59.32"N, 75°57'36.50"E • 30°52'59.32"N, 75°57'31.72"E 										
5.	Address for correspondence	Gaurav Land Developers & Colonizers 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" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">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>8 recharge wells</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	8 recharge wells
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Storm water management	8 recharge wells											

		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.		Revised cost estimate of the project is about ₹ 132 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.		~₹ 109 Crores

f)	Actual Expenditure incurred on the EMP so far.	About ₹ 305 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 (refer <i>Annexure-I</i>).
ii)	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire-fighting equipment etc. as per National Building Code including protection measures from lightning etc.	The structural design of the buildings under construction/to be constructed as a part of the project, has been carried out in accordance with the applicable BIS/NBC standards.
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.	CTO Air and Water obtained from PPCB for partial project (refer <i>Annexure-I</i>).
vi)	The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.	As per guidelines from PWRDA, no NOC is required if ground water extraction is done for drinking and domestic usage. Since, this is a Group Housing, the project is exempted from obtaining NOC.
vii)	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	The PSPCL has provided NOC to the project for supply of requisite electrical power (refer <i>Annexure-I</i>).
viii)	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	All applicable statutory permissions needed till now obtained (refer <i>Annexure-I</i>).

ix)	The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.	Being complied and undertake to comply in future.
x)	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	The requisite provisions have been incorporated in project planning and design and selection of building material and components, in conformance with the applicable requirements and guidelines.
xi)	The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/town. For that, the project proponent shall either submit the NOC/land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	The CLU permission obtained from the competent authority (refer <i>Annexure-I</i>).
xii)	Besides above, the project proponent shall also comply with siting criteria/ guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.	All applicable stipulation being adequately complied and undertake to comply in future.
xiii)	The project proponent shall get the layout plans approved from the Competent Authority for the activities/establishments to be set up at project site in consonance with the project proposal for which this environment clearance is applied.	The project has been accorded approval by the competent authority (refer <i>Annexures-I</i>).

II. AIR QUALITY MONITORING AND PRESERVATION

i)	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	<p>The dust mitigation measures have been appropriately implemented in accordance with the MoEFCC Notification vide no. GSR 94(E), dated 25.01.2018, at the site. The measures include;</p> <ul style="list-style-type: none"> • All roads approaching the site and also meant for vehicular movement within the site are paved/metalled. No vehicle movement is permitted on unlined area. • Loose construction material is kept properly covered using HDPE sheets. Water is regularly sprinkled over uncovered material to prevent it from getting air-borne. • The construction rejects are stored at designated place,
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		<p>specifically, earmarked for this purpose.</p> <ul style="list-style-type: none"> • Wind breaker has been provided along the periphery in conformance with that specified. • A tanker has been specifically earmarked for sprinkling of water. • No vehicle, carrying loose construction material, is allowed uncovered at the site. • Periodic monitoring of PM (at the site) is got carried out through an NABL approved laboratory to check that the PM concentration due to project activity should not exceed the applicable NAAQS. • The site supervisor is responsible for implementation of the above measures (which is regularly verified by the Project Director). • The relevant measures have been appropriately displayed at the site.
ii)	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Adequate measures provided at site.
iii)	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant-to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.	The ambient air quality is being monitored periodically through an approved laboratory.
iv)	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel should be ensured. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.	Adequately provided for.
v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (at	All measures adequately provided.

	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.	
vi)	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Being complied and undertake to comply in future.
vii)	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Being complied and undertake to comply in future.
viii)	No uncovered vehicles carrying construction material and waste shall be permitted.	Being complied and undertake to comply in future.
ix)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Top soil adequately preserved for re-laying.
x)	Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	All measures adequately provided.
xi)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.

III. WATER QUALITY MONITORING AND PRESERVATION

i)	The natural drain system should be maintained for ensuring unrestricted flow of water.	Being complied and undertake to comply in future.																				
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.	Understood and agreed. Undertake to ensure the compliance with the specified values.																				
v)	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;	Understood and agreed. Undertake to ensure the compliance with the specified values.																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;">S. No.</th> <th style="text-align: center; padding: 5px;">Season</th> <th style="text-align: center; padding: 5px;">For Flushing purposes (KLD)</th> <th style="text-align: center; padding: 5px;">Green Area (KLD)</th> <th style="text-align: center; padding: 5px;">Plantation area (9.256 acres) in addition to the green area adjoining to the project or Sewer* (KLD)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1.</td> <td style="text-align: center; padding: 5px;">Summer</td> <td style="text-align: center; padding: 5px;">200</td> <td style="text-align: center; padding: 5px;">40</td> <td style="text-align: center; padding: 5px;">290</td> </tr> <tr> <td style="text-align: center; padding: 5px;">2.</td> <td style="text-align: center; padding: 5px;">Winter</td> <td style="text-align: center; padding: 5px;">200</td> <td style="text-align: center; padding: 5px;">20</td> <td style="text-align: center; padding: 5px;">310</td> </tr> <tr> <td style="text-align: center; padding: 5px;">3.</td> <td style="text-align: center; padding: 5px;">Rainy</td> <td style="text-align: center; padding: 5px;">200</td> <td style="text-align: center; padding: 5px;">10</td> <td style="text-align: center; padding: 5px;">320</td> </tr> </tbody> </table>	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	2.	Winter	200	20	310	3.	Rainy	200	10	320	
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1.	Summer	200	40	290																		
2.	Winter	200	20	310																		
3.	Rainy	200	10	320																		

	<p>* Note: Surplus treated wastewater will be discharged into MC sewer as and when sewer connection is available with the project</p>	
	<p>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.</p>	Being complied and undertake to comply in future.
	<p>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</p>	Adequate facility provided for management of domestic wastewater during construction phase.
vi)	<p>The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.</p>	Adequately provided.
vii)	<p>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.</p>	Being complied and undertake to comply in future.
viii)	<p>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.</p>	As per guidelines from PWRDA, no NOC is required if ground water extraction is done for drinking and domestic usage. Since, this is a Group Housing, the project is exempted from obtaining NOC.
ix)	<p>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.</p>	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and bye-laws.
x)	<p>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.</p>	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.

xi)	The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.	Agreed and undertake to ensure.
xii)	The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system/ water less urinals/twin flush cisterns/sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans/building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
xiii)	The project proponent will provide plumbing system for reuse of treated wastewater for flushing/HVAC/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources/treated wastewater as follows:	Agreed and undertake to ensure.
xiv)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Adequately provided for.
xv)	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. Thus, 20 nos. of rain water harvesting recharge pits shall be provided for ground water recharging. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
xvi)	All recharge should be limited to shallow aquifer.	Agreed and undertake to ensure.
xvii)	No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.	The project is sourcing its construction water requirement from the treated wastewater available from the CETP at Focal Point, Ludhiana (being operated by M/s JBR Technologies Ltd.), since the start of on-site construction. The water is conveyed through self-owned tanker, from the CETP as per the actual need.
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	No dewatering of groundwater involved.

	shall be taken from the CGWA for any ground water abstraction or dewatering.	
xix)	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed and undertake to ensure.
xx)	Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed of into municipal storm water drain.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
xxi)	No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.
iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Adequately incorporated in the project planning and design, and building material selection, in conformance with the applicable requirements and guidelines.
iv)	Energy conservation measures like installation of LEDs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
v)	Solar, wind or any other Renewable Energy equipment shall be installed to meet electricity generation equivalent to at least 1% of the demand load or as per the state level/local building bye-laws requirement, whichever is higher.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.
vi)	Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines.

VI. WASTE MANAGEMENT

i)	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the MSW generated from project shall be obtained.	NOC obtained from the MC, Ludhiana, for handling of MSW during construction and operation phases (refer <i>Annexure-I</i>).
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ii)	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Adequate measures provided to prevent any adverse effect.
iii)	Chute System, wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and Inert materials.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines
iv)	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/person/day must be installed for treatment and disposal of the waste.	Adequately incorporated in the project planning and design, in conformance with the applicable requirements and guidelines
v)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Being complied and undertake to comply in future.
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).	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.
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)	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ul style="list-style-type: none"> 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)	<p>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:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Proposed CER activity</th><th style="text-align: center;">Amount (INR)</th><th style="text-align: center;">Likely Date of Completion</th></tr> </thead> <tbody> <tr> <td colspan="3">1. General</td></tr> <tr> <td>1) Medical/Healthcare Support</td><td style="text-align: center;">300000</td><td style="text-align: center;">December, 2022</td></tr> <tr> <td colspan="3">2. Village Bholapur</td></tr> <tr> <td>1) Street Lighting 50Nos.</td><td style="text-align: center;">350000</td><td style="text-align: center;">Already Done</td></tr> <tr> <td>2) Plantation of trees with tree guards 100 Nos</td><td style="text-align: center;">100000</td><td style="text-align: center;">December, 2020</td></tr> <tr> <td>3) Renovation of Village Pond</td><td style="text-align: center;">8000000</td><td style="text-align: center;">December, 2023</td></tr> <tr> <td>4) Toilets for Girls in Govt. School</td><td style="text-align: center;">400000</td><td style="text-align: center;">December, 2021</td></tr> <tr> <td>5) Installation of colour coded waste bins 50 Sets</td><td style="text-align: center;">150000</td><td style="text-align: center;">December, 2020</td></tr> <tr> <td>6) Carpeting of Access road to Vill. Bholapur (60ft X 1Km)</td><td style="text-align: center;">2000000</td><td style="text-align: center;">Already Done</td></tr> <tr> <td colspan="3">3. Village Jhabewal</td></tr> <tr> <td>1) Solar Street Lighting 20 Nos.</td><td style="text-align: center;">300000</td><td style="text-align: center;">December, 2021</td></tr> <tr> <td>2) Audio visual equipment for Smart Class in Govt. School</td><td style="text-align: center;">150000</td><td style="text-align: center;">December, 2020</td></tr> <tr> <td>3) Tree plantation with tree guards 50 Nos.</td><td style="text-align: center;">50000</td><td style="text-align: center;">December, 2020</td></tr> <tr> <td>4) Colour coded waste bins 50 Sets</td><td style="text-align: center;">150000</td><td style="text-align: center;">December, 2020</td></tr> <tr> <td>5) Furniture for Govt. School</td><td style="text-align: center;">200000</td><td style="text-align: center;">December, 2022</td></tr> <tr> <td colspan="3">4. Village Shahbana</td></tr> <tr> <td>1) Solar Street Lighting 20 Nos.</td><td style="text-align: center;">300000</td><td style="text-align: center;">December, 2021</td></tr> <tr> <td>2) Toilets for girls in Govt. School</td><td style="text-align: center;">400000</td><td style="text-align: center;">December, 2023</td></tr> <tr> <td>3) Colour coded waste bins 50 Sets</td><td style="text-align: center;">150000</td><td style="text-align: center;">December, 2020</td></tr> <tr> <td style="text-align: right;">Total Amount</td><td style="text-align: center;">5800000</td><td></td></tr> </tbody> </table>	Proposed CER 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		<p>The PP has already spent more than ₹ 80 Lacs on CER/CSR activities. Kindly refer Annexure 2 for details.</p>
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ii)	<p>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.</p>	<p>There is a well defined corporate environment policy in place.</p>
iii)	<p>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.</p>	<p>Environmental Cell is in place to manage the environmental issues (refer <i>Annexure-VII</i>)</p>
iv)	<p>Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and 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.</p>	<p>A detailed statement of activities undertaken and expenses incurred on activities related to EMP are attached as <i>Annexure-2</i>.</p>

XI. VALIDITY

i)	<p>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.</p>	<p>Understood and agreed.</p>
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XII. MISCELLANEOUS

i)	<p>The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the</p>	<p>Being complied and undertake to comply in future.</p>
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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.	Being complied and undertake to comply in future.
iii)	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	The advertisements already issued.
iv)	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Adequately implemented.
v)	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	The environmental and other compliances are duly uploaded at our company's website " www.theeasternpark.com ".
vi)	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal.	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.
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.	Being complied and undertake to comply in future.

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/2019/21 dated 07/01/2019 to Garav Basera.	Understood and accepted.
ii)	The project proponent shall not sale or utilize the land measuring 9.256 acres adjoining to the project site for other propose except for discharging the treated waste water according to Karnal Technology till the time project sites gets sewerage connectivity from the local body or any other development body.	Being complied and undertake to comply in future.

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

Statutory Approvals/Permissions – The Eastern Park, Ludhiana

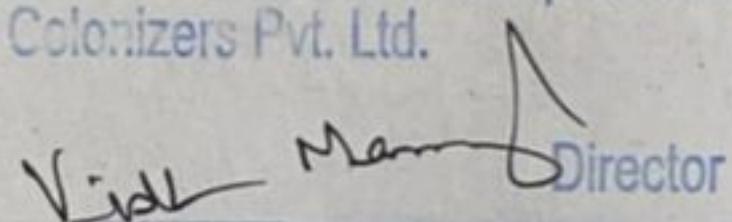
S. No.	Approval/ Permission	Reference No.	Date of Issue	Expiry Date
1.	CLU	PBIP/CAPA(HUD)/2018/1120	13.03.2018	–
2.	License to Develop Colony	LDC/PBIP/CAPA(HUD)/2019/15	06.05.2019	05.05.2025
3.	Layout Plan	PBIP/CAPA(HUD)/2019/146	06.05.2019	–
4.	Environment Clearance – SEIAA Punjab	DECC/SEIAA/2020/1693	29.07.2020	28.07.2027
5.	NOC – Airport Authority of India	AAI/RHQ/NR/ATM/NOC/2017/35/ 2001-2004	08.12.2017	07.12.2025
6.	RERA	Registration No. PBRERA-LDH44- PR0468	31.05.2019	30.12.2024
7.	PSPCL	5907/Gaurav Land/RID-21108	28.07.2023	–
8.	NOC - Fire	1211-93260-Fire/70581	19.06.2024	19.06.2025
9.	CTO – PPCB	CTO Water – PBIP/PPCB/2024/1293	19.07.2024	19.07.2025
		CTO Air – PBIP/PPCB/2024/1290	19.07.2024	19.07.2025
10.	NOC – Drainage Department	922-24/2Flood/2019	11.03.2019	–
11.	Municipal Solid Waste Disposal	2523/MOH/D	20.08.2018	–

Expenditure Details on EMP

Details of expenditure done on EMP is as follows

S. No.	Activity	Cost (in Rs.)
1	STP and sewage system	1,50,00,000/-
2	Storm Water Management	8,00,000/-
3	Electrical and fire safety	40,00,000/-
4	MSW Collection	4,00,000/-
5	Green belt development	5,00,000/-
6	During Construction phase	15,00,000/-
7	CSR/CER	80,00,000/-
8	Sundry	3,00,000/-
9		
	Total	3,05,00,000/-

For Gaurav Land Developers and
Colonizers Pvt. Ltd.


Vishal Mann
Director

ਜ਼ਿਲਾ ਵਿਕਾਸ ਤੇ ਪੰਚਾਇਤ ਅਫਸਰ, ਲੁਧਿਆਣਾ।

Annexure - 2

ਵੱਲ,

ਬਲਾਕ ਵਿਕਾਸ ਅਤੇ ਪੰਚਾਇਤ ਅਫਸਰ,
ਲੁਧਿਆਣਾ 2

ਨੰ ੫੭੧੨ ਮਿਤੀ ੦੨ ੧੮ /੧੫

ਵਿਸ਼ਾ:- ਸੀ.ਈ.ਆਰ ਅਧੀਨ ਗਰਾਮ ਪੰਚਾਇਤ ਭੋਲਾਪੁਰ ਦੇ ਛੱਪੜ ਦਾ ਨਵੀਨੀਕਰਨ ਕਰਨ ਸਬੰਧੀ।

ਹਵਾਲਾ:- ਆਪ ਦੇ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰਬਰ 3144/ਸੁਪਰਡੈਂਟ ਮਿਤੀ 02.08.2024 ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿਚ ਹਵਾਲਾ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਏ ਪੱਤਰ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਨਿਯਮਾਂ/ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਪਿੰਡ ਭੋਲਾਪੁਰ ਵਿਖੇ ਛੱਪੜ ਦਾ ਨਵੀਨੀਕਰਨ ਅਮਲ ਵਿਚ ਲਿਆਂਦਾ ਜਾਵੇ। ਇਥੇ ਇਹ ਵੀ ਧਿਆਨ ਰੱਖਿਆ ਜਾਵੇ ਕਿ ਉਕਤ ਸਬੰਧੀ Gaurav Land Developer And Colonizer Pvt. Ltd ਨੂੰ ਕਿਸੇ ਕਿਸਮ ਦਾ ਕੋਈ ਲਾਭ (ਵਿੱਤੀ) ਪ੍ਰਾਪਤ ਨਾ ਹੋਵੇ ਅਤੇ ਗ੍ਰਾਮ ਪੰਚਾਇਤ ਭੋਲਾਪੁਰ ਨੂੰ ਕਿਸੇ ਕਿਸਮ ਦਾ ਕੋਈ ਵਿੱਤੀ ਨੁਕਸਾਨ ਨਾ ਹੋਵੇ।

ਜ਼ਿਲਾ ਵਿਕਾਸ ਤੇ ਪੰਚਾਇਤ ਅਫਸਰ,
ਲੁਧਿਆਣਾ।

Annexure - 2

1 of 2

STP, Collection, Water treatment Tank 35' Dia 18' Depth								
Estimate							With material Rate in ₹	
Sr. Nos.	Description	Nos.	Size			Qty. in (Cft)	Rate in ₹	Amount in ₹
			Length in (Rft)	Width in (Rft)	D/H in (Rft)			
A	Excavation including Refilling							
1	Footing Tanks	2	47.00	47.00	18.00	79524.00 Cft		
2	Footing STP	1	86.50	45.00	17.00	66172.50 Cft		
						Total in Cft = 145696.50 Cft		
						Total in Cum = 4126.21 Cum	₹ 90.00	₹ 371,358.96
B	Pcc							
1	Footing Dia = 41.5'	2	1351.97		0.333	900.41 Cft		
2	Footing Column	2	28.26	1.00	0.333	18.82 Cft		
3	Footing STP	1	79.50	37.50	0.333	992.76 Cft		
						Total in Cft = 1911.99 Cft		
						Total in Cum = 54.15 Cum	₹ 3,500.00	₹ 189,520.39
C	Rcc							
1	Footing Dia = 41'	2	1319.59		1.000	2639.17 Cft		
	Column Footing Dia = 8'	2	50.24		1.000	100.48 Cft		
2	Wall Dia 36'	2	113.04	1.00	18.000	4069.44 Cft		
3	Columns	2	1.50	1.50	18.000	81.00 Cft		
4	Beams	8	16.75	1.00	1.500	201.00 Cft		
5	Roof slab dia = 37'	2	1074.67		0.500	1074.67 Cft		
	STP							
1	Rcc Of Raft Slab	1	79.50	37.50	2.000	5962.50 Cft		
2	Extra for sump Base	1	15.50	12.25	1.000	189.88 Cft		
3	Extra for sump Wall i	2	12.50	3.00	2.000	150.00 Cft		
4	Extra for sump Wall ii	2	3.25	3.00	2.000	39.00 Cft		
	Wall Etc.					8191.31 Cft		
	Roof slab etc.					1530.68 Cft		
						Total in Cft = 24229.13 Cft		
						Total in Cum = 686.18 Cum	₹ 8,500.00	₹ 5,832,557.49

Annexure - 2

2 of 2

Sr. Nos.	Description	Nos.	Size			Qty. in (Cft)	Rate in ₹	Amount in ₹
			Length in (Rft)	Width in (Rft)	D/H in (Rft)			
E	Shuttering							
1	Pcc	2	130.31		0.333	86.79 Sft		
	Footing	2	128.74		1.000	257.48 Sft		
2	Wall Dia 36' C/C	4	113.04		18.000	8138.88 Sft		
3	Columns Sides	8	1.50		16.500	198.00 Sft		
5	Beam Bottom	8	16.75	1.00		134.00 Sft		
	Beam Sides	16	16.75	1.50		402.00 Sft		
6	Roof slab dia = 35'	2	961.63			1923.25 Sft		
	STP							
1	Raft Shuttering					565.50 Sft		
2	Wall Shuttering					1431.83 Sft		
3	Staircase shuttering					37.76 Sft		
4	Manhole shuttering					432.00 Sft		
5	Roof slab , staircase shutt.					3300.89 Sft		
					Total in Sft =	16908.38 Sft		
					Total in Sqm =	1571.41 Sqm	₹ 300.00	₹ 471,423.23
F	Steel (detail attached in next file)							
1	Collection & Treated water tank					25.54 MT		
2	STP					49.39		
					Total in MT =	74.93 MT	₹ 70,000.00	₹ 5,245,100.00
							Total A =	₹ 12,109,960.08
							Contingencies Charge @	5% ₹ 605,498.00
							Total B =	₹ 12,715,458.08
							Maintaining Labour EPF & Labour license etc @	1% ₹ 127,154.58
							Total C =	₹ 12,842,612.66
							Contractor Profit & Overhead charges @	20% ₹ 2,568,522.53
							Total C =	₹ 15,411,135.20
							Say =	₹ 15,411,135.00

Annexure - 2

1 of 1

External Road with material									
Estimate									
Sr. Nos.	Description	Nos.	Size			Qty. in (Cft)	Rate in ₹	Amount in ₹	Remarks
			Length in (Rft)	Width in (Rft)	D/H in (Rft)				
1	Subgrade With Compaction	1	900.00	57.00		51300.00 Sft			
						Total in Sft = 51300.00 Sft	₹ 2.50	₹ 128,250.00	Incurred
2	Rubble Flooring with 4" to 6" Stone	1	900.00	35.00		31500.00 Sft			
						Total in Sft = 31500.00 Sft	₹ 30.00	₹ 945,000.00	Incurred
3	5" thick layer of Stone dust mixed with 4% lime	1	900.00	35.00		31500.00 Sft			
						Total in Sft = 31500.00 Sft	₹ 25.00	₹ 787,500.00	Incurred
4	4" thick layer of waterbond macadam	1	900.00	35.00		31500.00 Sft			
						Total in Sft = 31500.00 Sft	₹ 30.00	₹ 945,000.00	Incurred
5	4" thick layer of Pcc (1:6:12)	1	900.00	35.00		31500.00 Sft			
						Total in Sft = 31500.00 Sft	₹ 35.00	₹ 1,102,500.00	Incurred
6	4" thick layer of Pcc (1:4:8)	1	900.00	35.00		31500.00 Sft			
						Total in Sft = 31500.00 Sft	₹ 40.00	₹ 1,260,000.00	
7	7½" thick layer of Rcc (M-35) finish with hardner @5.38 kg/Sqm	1	900.00	32.00		28800.00 Sft			
						Total in Sft = 28800.00 Sft	₹ 150.00	₹ 4,320,000.00	Pending
8	Steel including winding wire (detail attached in next file) Labour rate					Total in MT = 31.71 MT	₹ 80,000.00	₹ 2,536,794.40	Pending
9	Groove cutting & filling with filler (900/20) = 45	45	9.75			438.75 Mtr			
						Total in Sft = 438.75 Mtr	₹ 150.00	₹ 65,812.50	
						Total A = ₹ 12,090,856.90		5,168,250.00	
									(Amount Incurred)

Annexure - 3



RB ENVIRO LABORATORIES (OPC) PRIVATE LIMITED

Plot No. 56, First Floor, Shivalik City-Nijjer Road, Sec. 127, Kharar, SAS Nagar, Mohali

ISO 9001:2015, ISO 14001:2015, ISO 45001:2018

GSTIN: 03AANCR1768G1Z9, Email: rbenvirosolution@gmail.com

+91, 6239447329, 8437473298

Page 1 of 1

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

Report No.	RBEL/2412/015A	Report Date	16.12.2024
Your Ref. No	Nil	Type of sample	Ambient Air Sample
Sample Code Given by Customer	Nil	Date of sampling	10.12.2024
Sampling Location	Within Premises	Date of Sample Receipt	11.12.2024
Sample Collected By	Lab Person	Sample I.D.	RBEL/2412/015A
Sampling procedure	As per SOP	Date of test	11.12.2024 to 16.12.2024

TECHNICAL DATA		
1	Location of Sampling Station	Near Main Gate
2	Instrument Used for Sampling	Respirable Dust Sampler
3	Source of Sampling	Ambient Air Sample
4	Temperature of Sampling Location	17°C
5	Environmental Condition	Max temp. 22°C Min temp. 07°C Clear sky and wind direction west to north-east
6	Flow Rate of Sampling	0.5 LPM
7	Time Period for Sampling	480Minutes
8	Volume of Air Sampled	0.24 m ³

Sr. No.	PARAMETERS	RESULTS	STANDARD	TEST METHOD
1.	Respirable suspended particulate matter (PM ₁₀)	83	100.0 µg/m ³	IS 5182 (Par-23): 2006
2.	Sulphur dioxide (SO ₂)	12	80.0 µg/m ³	IS 5182 (Part-2): 2006
3.	Nitrogen dioxide (NO ₂)	16	80.0 µg/m ³	IS 5182 (Part-6): 2006
4.	Fine particulate matter (PM _{2.5})	43	60.0 µg/m ³	IS 5182 (Par-24): 2006
5.	CO	ND	2.0 mg/m ³	NIOSH to 6604: 1996
6.	Nickel (Ni)	ND	20.0 ng/m ³	IS 5182 (Part-22): 2004
7.	Arsenic (As)	ND	6.0 ng/m ³	IS 5182 (Part-22): 2004
8.	Lead (Pb)	ND	1.0 µg/m ³	IS 5182 (Part-22): 2004
9.	Benzene (C ₆ H ₆)	ND	5.0 µg/m ³	IS 5182 (Part-11): 2006
10.	Benzo(a)pyrene (BaP)	ND	1.0 ng/m ³	IS 5182 (Part-12): 2006
11.	Ammonia (NH ₃)	ND	400.0 µg/m ³	NIOSH to 6015: 1994
12.	Ozone (O ₃)	ND	100.0 µg/m ³	IS 5182 (Part-9): 1974

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.

(Authorized Signatory)


End of Report

RB ENVIRO LABORATORIES (OPC) PRIVATE LIMITED

Plot No. 56, First Floor, Shivalik City-Nijjer Road, Sec. 127, Kharar, SAS Nagar, Mohali

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

Report No.	RBEL/2412/015B	Report Date	16.12.2024
Your Ref. No	NIL	Type of sample	Ambient Noise
Sample Code Given by Customer	NIL	Date of Monitoring	10.12.2024
Sampling Location	Within Premises		
Sample Monitored By	Lab Person	Sample I.D.	RBEL/2412/015B
Sampling procedure	As per SOP	Date of test	10.12.2024

Sr. No.	Location	Results dB(A)Leq	Standards dB(A)Leq	Test Method
1	Near Main Gate	61.2	75(Day) As per Rule 2000	IS 9989 : 2008
2	Near Main Gate	52.0	70(Night) As per Rule 2000	IS 9989 : 2008

Note:

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End of Report

Annexure - 3



RB ENVIRO LABORATORIES (OPC) PRIVATE LIMITED

Plot No. 56, First Floor, Shivalik City-Nijjer Road, Sec. 127, Kharar, SAS Nagar, Mohali

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(PP: M/s GAURAV LAND DEVELOPERS & COLONIZERS PVT. LTD.)
VILLAGE-BHOLAPUR, CHANDIGARH ROAD, LUDHIANA (PUNJAB)

Report No.	RBEL/2412/015C	Report Date	16.12.2024
Your Ref. No.	Nil	Type of sample	Borewell Water Sample
Sample Code Given by Customer	Nil	Quantity	01 LITER
		Date of sampling	10.12.2024
Sampling Location	Within premises	Date of sample receipt	11.12.2024
Sample Collected By	Lab Person	Sample I.D.	RBEL/2412/015C
Sampling procedure	As per Lab Sop	Date of test	11.12.2024 -16.12.2024

S. No.	Parameters	Results	Limits of IS: 10500 – 2012		Test method
			Requirement (Acceptable Limit)	Permissible limit in absence of alternate source	
1	pH	7.22	6.5 – 8.5	No relaxation	IS 3025 (Part-11) : 2002
2	Total Dissolved Solids mg/l Max	245	500	2000	IS 3025 (Part-16): 2002
3	Alkalinity (as CaCO ₃)mg/l ,Max	164	200	600	IS 3025 (Part-23): 2003
4	Chloride (as Cl), mg/l, Max	20	250	1000	IS 3025 (Part-32): 2007
5	Sulphate (as SO ₄) mg/l, Max	11	200	400	IS 3025 (Part-24): 2003
6	Calcium (as Ca) mg/l Max	19	75	200	IS 3025 (Part-40): 2002
7	Magnesium (as Mg) mg/l, Max	07	30	100	IS 3025 (Part-46): 2003
8	Total Hardness(as CaCO ₃)mg/l, Max	121	200	600	IS 3025 (Part-21) : 2009
9	Sodium (as Na) mg/l Max	26	-	-	IS 3025 (Part-45): 2003
10	Potassium (as K) mg/l Max	04	-	-	IS 3025 (Part-45): 2003
11	Nitrate (as NO ₃) mg/l, Max	8.8	45	No relaxation	IS 3025 (Part-34): 2003
12	Fluoride (as F) mg/l Max	0.2	1.0	1.5	APHA 4500F (D): 2017
13	Colour, Hazen unit, max	<1	5	25	IS 3025 (Part-4) : 1983
14	Odour	Agreeable	Agreeable	-----	IS 3025 (Part-5) : 2002
15	Turbidity, NTU max	<1	5	10	IS 3025 (Part-10) : 2002
16	Taste	Agreeable	Agreeable	-----	IS 3025 (Part -8) : 2002
17	Iron (as Fe) mg/l Max	0.14	0.3	No relaxation	IS 3025 (Part-53): 2003
18	Boron (as B) mg/l Max	ND	0.5	1.0	IS 3025 (Part-57): 2005
19	Manganese (as Mn) mg/l Max	ND	0.1	0.3	IS 3025 (Part-59): 2006
20	Zinc (as Zn) mg/l Max	ND	5	15	IS 3025 (Part-49): 1994
21	Copper (as Cu) mg/l Max	ND	0.05	1.5	IS 3025 (Part-42): 1992
22	Cadmium (as Cd) mg/l Max	ND	0.003	No relaxation	IS 3025 (Part-41): 1992
23	Lead (as Pb) mg/l Max	ND	0.01	No relaxation	IS 3025 (Part-47): 1994
24	Aluminium (as Al) mg/l Max	ND	0.03	0.2	IS: 3025 (Part 31) : 1964 3500 Al.B
25	Selenium (as Se) mg/l Max	ND	0.01	No relaxation	IS 3025 (Part-56): 2003
26	Mercury (as Hg) mg/l Max	ND	0.001	No relaxation	IS 3025 (Part-48): 1994

Bacteriological examination:-

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

Note: ND Denotes Not Detectable

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(Authorized Signatory)



End of Report

RB ENVIRO LABORATORIES (OPC) PRIVATE LIMITED

Plot No. 56, First Floor, Shivalik City-Nijjer Road, Sec. 127, Kharar, SAS Nagar, Mohali

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To,
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(PP: M/s GAURAV LAND DEVELOPERS & COLONIZERS PVT. LTD.)
VILLAGE-BHOLAPUR, CHANDIGARH ROAD, LUDHIANA (PUNJAB)

Report No.	RBEL/2412/015	Report Date	16.12.2024
Your Ref. No.	Nil	Type of sample	Soil Sample
Sample Code Given by Customer	Nil	Quantity	02 Kg
Sampling Location	Within premises	Date of sampling	10.12.2024
Sample Collected By	Lab Person	Date of sample receipt	11.12.2024
Sampling procedure	As per Lab Sop	Date of test	11.12.2024 -16.12.2024

SR. NO.	PARAMETERS	UNITS OF MEASUREMENT	RESULT	TEST METHODS
1.	Colour	-----	Brownish	IS:2720
2.	pH	-----	7.27	IS:2720(Pt.26)2007
3.	Conductivity (EC)	micro mhos/cm at 25°C (Soil Water Ratio- 1:2)	238	IS:14767:2000
4.	Moisture Content	%	10.4	USDA:1954/Reaff.2010 Page 107
5.	Bulk Density	gm/cm ³	1.61	USDA:1954/Reaff.2010 Page 121
6.	Water Holding Capacity(WHC)	%	37	USDA:1954/Reaff.2010 Page 39
7.	Texture	-----	Sandy Loam	USDA:1954/Reaff.2010 Page 30
8.	Sand	%	53	USDA:1954/Reaff.2010 Page 30
9.	Silt	%	24	USDA:1954/Reaff.2010 Page 30
10.	Clay	%	21	USDA:1954/Reaff.2010 Page 30
11.	Organic Carbon	%	0.22	IS:2720:USDA-2010
12.	Total Kjeldahl Nitrogen(Available)	Kg/ha	29	IS:2720:USDA-2010
13.	Cation Exchange Capacity	%	0.04	USDA:1954/Reaff.2010 Page101 IS: 2720(Pt. 24)1976/Reaff.2005
14.	Available Nitrogen	Kg/ha	11	IS:2720:USDA-2010

Note:

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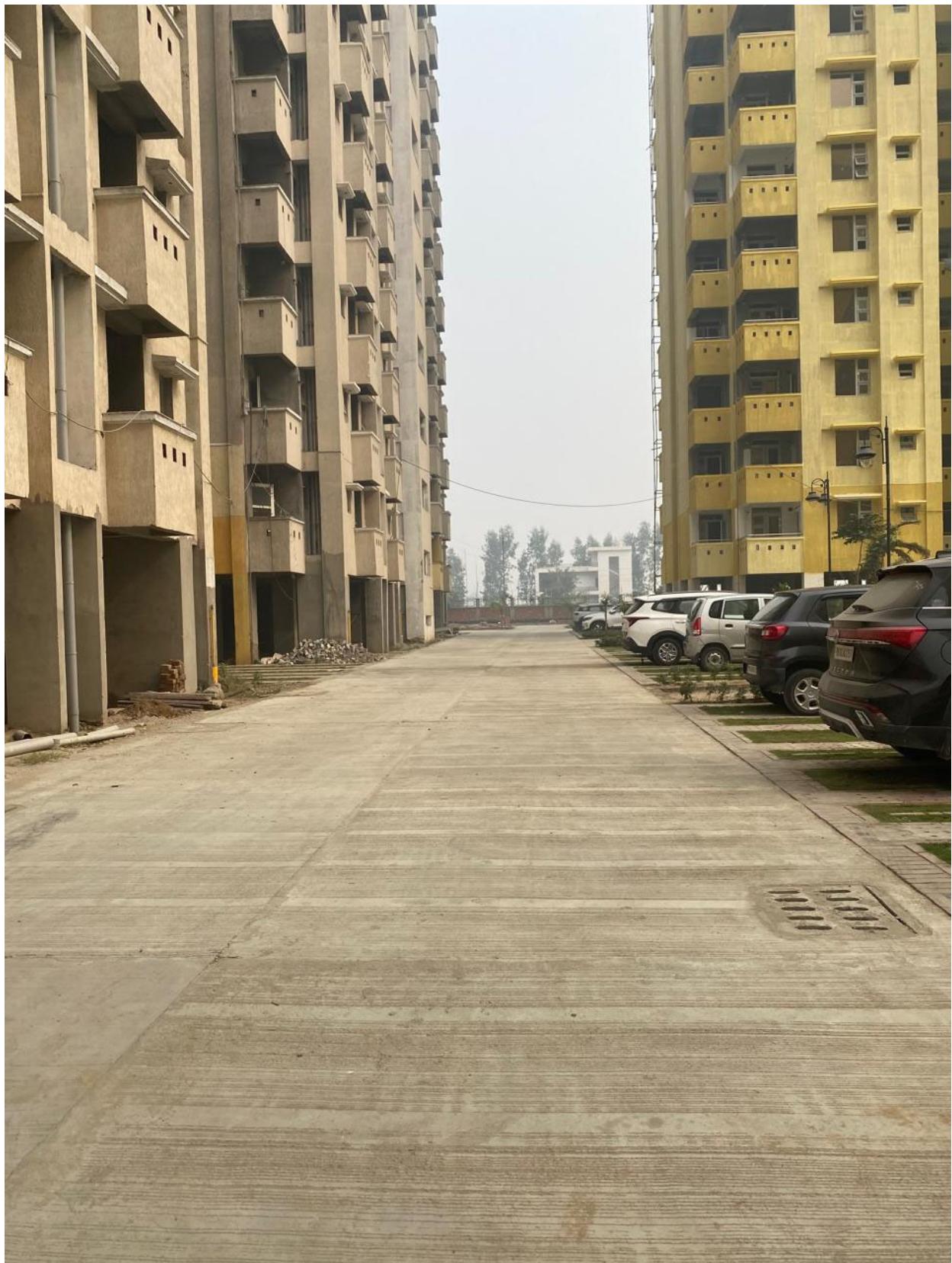


End of Report

Annexure - 4: SITE PHOTOGRAPHS



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Annexure - 4: SITE PHOTOGRAPHS



Annexure - 4: SITE PHOTOGRAPHS

STP



Annexure - 4: SITE PHOTOGRAPHS

Boundary Wall

