

MOHALI CITI CENTRE WALK

Business. Growth. Connectivity.

Dated: 15.11.2023

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

Subject: Submission of six monthly compliance report for period ending 30.09.2023 for the project namely “Mohali Citi Centre Walk” (5.69 acres) located at Pocket No. 2, Block-E, Aerocity, SAS Nagar (Punjab) by M/s. KLG Infra.

Sir,

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

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,

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

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

CC to:

Member Secretary, SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector 26, Chandigarh-160019 (soft copy through CD as EC letter granted Offline)

2023

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

**For
“Mohali Citi Centre Walk”
(5.69 acres)
Pocket No. 2, Block-E, Aerocity, SAS Nagar,
Punjab**

**Project by:
M/s KLG Infra
DSS 64, Mohali Citi Centre, Block-F, Aerocity,
SAS Nagar, Mohali, Punjab-140603**

Prepared by:



**Eco Paryavaran Laboratories and Consultants
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Ministry of Environment, Forest and Climate Change
Northern Regional Office,
Chandigarh-160030

DATA SHEET

1.	Project Type	Commercial Project
2.	Name of the Project	Commercial Project “Mohali Citi Centre Walk” (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by KLG Infra
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance is granted by MoEF&CC; vide Letter No. SEIAA/PB/MIS/2022/EC/17 dated 22/11/2022. Copy of the same is attached along as Annexure 1 .
4.	Location	Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by KLG Infra
	a) District (s)	SAS Nagar (Mohali)
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	The co-ordinates of project are: 30°38'20.23"N & 76°45'35.31"E 30°38'15.36"N & 76°45'41.61"E 30°38'12.89"N & 76°45'39.10"E 30°37'17.82"N & 76°45'32.81"E
5.	Address for correspondence	M/s KLG Infra Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by KLG Infra
6.	Salient features	
	a) of the project	As per the Environmental Clearance, the total plot area of the project is 5.69 acres (23,041.50 sqm) and the built up area of the project is 26,035.772 sq. m.
	b) of the environmental management plans	During operational phase. The total water requirement for the project will be 63 KLD, Fresh water 25 KLD will be supplied through GAMADA Water Supply. The total wastewater generation from the project will be 50 KLD, which will be treated in STP of capacity 75 KLD based on MBBR technology. The total quantity of solid waste generation will be 691 kg/day. Biodegradable waste will be managed by installation of Mechanical Composter of size 350 kg and manure generated will be utilized within the project for landscaping.

		<p>Recyclable waste will be recycled through authorized recyclers.</p> <p>Inert waste will be disposed to approved dumping site or disposal site of MC located at Industrial Area, Phase VIII B, Mohali.</p> <p>E-waste generated will be handled & disposed off as per E-waste Management Rules, 2016 and its amendments.</p>
7.	Break-up of the project area	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	Not applicable
8.	Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/ artisans.	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others <i>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)</i>	Not applicable
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	Original planned project cost: Rs. 197.89 Crores

b) Allocations made for environmental management plans with item wise and year wise break up.

The project proponent shall spend the minimum amount of Rs. 185 Lacs towards the capital cost along with Rs. 13 Lacs/annum towards recurring cost in construction phase and Rs. 18.5 Lacs towards recurring cost in operation phase of the project including the environmental monitoring and Rs. 1.97 crores towards CER activities.

Construciton Phase:

Description	Capital (In Rs. Lakhs)	Recurring Cost (In Rs. Lakhs)
Waste water Management: Dual plumbing system, Sewage Treatment Plant	50	2
Air & Noise Pollution Management (Acoustics enclosures for DG Set)	5	1
Landscaping	3	1
Rainwater Recharging (5 RWH pits)	10	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG Sets as per PPCB Guidelines)	5	4
Waste Management: (Collection of Solid Waste and disposal, Mechanical composter)	12	2
Energy Conservation measures	100	1
Total	Rs. 185 lakhs	Rs. 13 lakhs

		Operation Phase:		
		Description		Recurring Cost (In Rs. Lakhs)
		Waste Water Management (Sewage Treatment Plant)		5
		Air & Noise Pollution Management: Acoustics enclosures for DG Sets)		1
		Landscaping		3 (For three years)
		Rainwater Recharging		2
		Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG Sets as per PPCB Guidelines)		1.5
		Waste Management: (Collection of Solid Waste and disposal)		3
		Energy Conservation Measures		3
		Total		Rs. 18.5 say 19 Lakhs
		CER Activities:		
		Sr. No	Activities	Cost (in Crore)
		1.	Rejuvenation of 2 ponds located in village Bakarpur	1.30
		2.	Development of Cemetary (Shamshan Ghat) along with plantation work within the cemetery as well as around the boundary	0.67
Total		Rs. 1.97 Crore		
	c) Benefit cost ratio/internal rate of return and the year of assessment	Will be calculated and submitted.		
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes		

	e) Actual expenditure incurred on the project so far.	Expenditure incurred on the project till 30 th September, 2023 is 192.23 Cr.
	f) Actual expenditure incurred on environmental management plans so far.	No expenditure on EMP has been done so far on the project.
10.	Forest land requirement:	
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) the status of clear felling, if any	Not Applicable.
	c) the status of compensatory afforestation, if any.	Not Applicable.
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information	Not applicable
12.	Status of construction:	75 % construction of the project has been done. Photographs showing construction status attached as Annexure 2.
	a) Date of commencement (actual and/or planned)	Actual date of commencement-December'2022
	b) Date of completion (actual and/or planned)	Planned date of completion: Feb'2024
13.	Reasons for the delay, if the project is yet to start	Not applicable

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

1. Statutory compliance:

S. No.	Conditions	Reply
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. All necessary permissions will be obtained as and when required.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Agreed. The building will be designed in a way that it is earthquake resistant and as per NBC norms. The Structural Safety Certificate is obtained for the same. Copy of the same is enclosed as Annexure 3 .
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Not Applicable as land has been allotted by GMADA for development of said commercial project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of bird or wildlife sanctuary. Thus, NBWL clearance is not required
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.	Extension of Consent to Establish has been applied. Copy of Acknowledgement of applied CTE is attached as Annexure-4
6.	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.	Water requirement will be met through GMADA supply as mentioned in the allotment letter.

7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Agreed. The same will be complied.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Agreed. All necessary permissions will be obtained as and when required. Fire NOC and AAI approval are attached as Annexure 5 and 6 Respectively.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	Noted. The said Rules will be implemented in the project
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly	Agreed and same will be complied.
11.	The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Dept. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	The project falls in Commercial Zone as per Master plan of SAS Nagar. Further, said plot has been allotted by GMADA.
12.	Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.	Agreed. Land has been allotted by GMADA for the establish of the project. Copy of Allotment Letter is enclosed as Annexure 7 .
13.	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance	Agreed. The building construction has been done as per the layout plan approved by the Competent Authority.

	with the project proposal for which this environment clearance is being granted.	
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2. Air quality monitoring and preservation:

S. No.	Conditions	Reply
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Agreed. All the necessary mitigation measures during construction activities are being implemented in the project.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed. All necessary steps will be taken to reduce the air pollution and to improve the air quality.
3.	The project proponent shall install system to undertake Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Ambient air monitoring is being done regularly. Copy of recent Test Reports are attached along as Annexure 8 .
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel would be the preferred option. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. DG Sets are not yet installed as the project is in the initial phase of construction.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous	Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets for covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution during construction phase.

	dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	
6.	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Dust mitigation measures are being followed within the project.
7.	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. Dust mitigation measures are being followed within the project.
8.	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed. All necessary steps like tarpaulin sheets for covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution during construction phase.
9.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Agreed. The topsoil excavated during construction activities is being used for development of green area within the project premises.
10.	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.	Agreed. The same shall be taken care.
11.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling is being done regularly to suppress dust during construction phase.
12.	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Agreed. The construction waste is stored at earmarked area within the project.

13.	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	Agreed. DG sets used during construction phase are running with low sulphur diesel type.
14.	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Agreed, the same will be complied.
15.	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.	Agreed. National Building Code will be followed for ventilation provision.
16.	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed. Paved surface will be provided.
17.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed, the same will be complied.
18.	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site.	Dust mitigation measures are being followed within the project.

3. Water quality monitoring and preservation:

S. No.	Conditions	Reply
1.	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed. It is being made sure that no Natural drainage will be altered during construction or the operational phase.
2.	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban	Agreed. The same will be complied.

	drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.													
3.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed.												
4.	The total water requirement for the project shall be 63 KLD, out of which 25 KLD shall be met through GMADA supply. Total fresh water use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:	Agreed. Fresh water requirement of the project will be met through GMADA supply and remaining through recycling of treated wastewater from the proposed STP of 75 KLD which will be installed within the project premises.												
5.	<table border="1" data-bbox="240 840 839 1290"> <tr> <td>Total water Requirement</td> <td>63 KLD</td> </tr> <tr> <td>Total wastewater generated</td> <td>50 KLD</td> </tr> <tr> <td>Treated wastewater</td> <td>49 KLD</td> </tr> <tr> <td>Flushing water requirement</td> <td>38 KLD</td> </tr> <tr> <td>Green area requirement</td> <td>Summer: 3KLD Winter: 1 KLD Monsoon:0.3KLD</td> </tr> <tr> <td>Excess will be disposed of into GMADA Sewer</td> <td>Summer: 8 KLD Winter: 10 KLD Monsoon:10.7KLD</td> </tr> </table> <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> <p>c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-</p>	Total water Requirement	63 KLD	Total wastewater generated	50 KLD	Treated wastewater	49 KLD	Flushing water requirement	38 KLD	Green area requirement	Summer: 3KLD Winter: 1 KLD Monsoon:0.3KLD	Excess will be disposed of into GMADA Sewer	Summer: 8 KLD Winter: 10 KLD Monsoon:10.7KLD	<p>Agreed. The wastewater generated from the project during operational phase will be treated in proposed STP of 75 KLD to be installed within the project premises. Further, treated water from the STP will be reused for flushing and horticulture purposes to the maximum possible extent.</p> <p>b) Agreed. Storage tank will be provided to store treated water from STP during operation phase.</p> <p>c) Agreed. The will be complied.</p>
Total water Requirement	63 KLD													
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	friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.	
5.	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Adequate facilities will be provided for safe drinking water.
6.	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.	Agreed. The records of fresh water usage, treated water from STP will be maintained during operation phase and same will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
7.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.	Water requirement will be met through GMADA supply as per the allotment letter. Copy of Allotment Letter is enclosed as Annexure 7 .
8.	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. The same shall be complied.
9.	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.	Agreed. The same will be complied.
10.	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the	Agreed. The same will be complied.

	requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.																
11.	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system/waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.	Agreed. Low flow fixtures will be provided for water conservation.															
12.	The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:	Agreed. Dual plumbing system will be provided for reuse of treated wastewater for flushing as well as green area and different colour coding will be done on the pipelines.															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Nature of the Stream</th> <th>Color code</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Fresh water</td> <td>Blue</td> </tr> <tr> <td>b)</td> <td>Untreated wastewater from Toilets/ urinal and from Kitchen</td> <td>Black</td> </tr> <tr> <td>c)</td> <td>Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing</td> <td>Grey</td> </tr> <tr> <td>d)</td> <td>Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the</td> <td>White</td> </tr> </tbody> </table>	Sr. No.	Nature of the Stream	Color code	a)	Fresh water	Blue	b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black	c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey	d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the	White	
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		Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.		
	e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green	
	f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green withstrips	
	g)	Storm water	Orange	
13.	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.		Agreed. Curing agents as well as other best practices are being used during construction work to reduce water demand.	
14.	The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 8 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.		Agreed. Adequate nos. of rain water recharging pits will be provided to recharge ground water during operation phase.	
15.	All recharge should be limited to shallow aquifers.		Agreed. It will be complied.	

16.	No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.	Agreed. Only treated water is being used for construction work.
17.	Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.	Agreed.
18.	The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.	The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.
19.	Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	Wastewater generated during operation phase will be treated in STP of capacity 75 KLD and treated water will be reused for flushing, landscaping purposes etc.
20.	No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry	Agreed. No sewage will be discharged directly without treatment. Wastewater generated from operation phase will be treated in STP and treated water will be recycled for flushing, landscaping, etc.

	of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.	
21.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Treated sewage will be regularly monitored once treatment facility is provided within the project.
22.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	STP sludge generated from proposed STP will be utilized for landscaping within the project only.

4. Noise monitoring and prevention:

S. No.	Conditions	Reply
1.	Ambient noise levels shall conform to residential area/ commercial area/ industrial area/ silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise and ambient air levels are being regularly monitored. Recent test report of ambient noise monitoring is enclosed as Annexure-8 .
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Ambient noise level is being monitored. Test Reports for ambient noise level are attached along as Annexure 8 .

3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Agreed. However, the DG Sets are not yet installed as the project is in the initial phase of construction.
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5. Energy Conservation measures:

S. No.	Conditions	Reply
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	ECBC guidelines will be followed in the project.
2.	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided once the project is operational.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased 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.	ECBC guidelines will be followed in the project.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. Adequate energy conservation measures are being followed during the construction phase to conserve energy.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	The solar energy will be utilized and electricity generation will be achieved as per bye laws.

6.	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Agreed. Same will be complied.
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6. Waste Management:

S. No.	Conditions	Reply
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Agreed. Same will be complied.
2.	The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.	Agreed. The Mechanical Composter of 350 kg capacity to treat wet component of the Solid Waste will be installed once the project is in operational phase.
3.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside premises.
4.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided for segregation of solid waste during operation phase
5.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg / person/ day must be installed.	Mechanical Composter of 350 kg capacity to treat wet component of the Solid Waste will be installed once the project is in operational phase.

6.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed. The same will be complied.
7.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Noted.
8.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. The same is being followed.
9.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Ready mixed concrete are being used in building construction.
10.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	The construction waste generated is being managed as per Construction and Demolition Rules, 2016.
11.	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed. The same will be complied.

6. Green Cover:

S. No.	Conditions	Reply
1.	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project. Thus, permission is not required.
2.	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 100 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.	Agreed. Same will be complied.
3.	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one	Agreed. The same will be compiled.

	tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.	
4.	Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	No tree cutting is involved in the project.
5.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Yes, the topsoil excavated during construction activities will be used for development of green area within the project premises.
6.	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.	No chemical fertilized/ pesticides will be used in green area.
7.	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Agreed. Adequate green area will be provided within the project premises.
8.	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Agreed. The same will be complied.

7. Transport:

S. No.	Conditions	Reply
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of	Agreed. The same will be complied.

	<p>users. The road system can be designed with these basic criteria.</p> <ul style="list-style-type: none"> • Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. • Traffic calming measures. • Proper design of entry and exit points. • Parking norms as per local regulation. 	
2.	<p>Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.</p>	<p>Agreed. Vehicles used at the construction site are being monitored regularly during construction phase and are found to be in good condition.</p>
3.	<p>A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.</p>	<p>Agreed. The same will be complied.</p>
4.	<p>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.</p>	<p>Adequate parking area will be made available for the vehicles within the project premises. No traffic congestion will take place near entry/exit.</p>

8. Human health issues:

S. No.	Conditions	Reply
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipment (PPE) is being provided to workers for safety.
2.	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.	Agreed. The same will be complied as per NBC.
3.	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. All the necessary facilities are being provided to labors at the construction site.
4.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Regular health check-up of the workers is being done
5.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid facility is being provided at the project site during construction phase and the same will be provided during operational phase also. Photographs showing the First Aid Kit is enclosed as Annexure 2.

9. Environmental Management Plan:

S. No.	Conditions	Reply
1.	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/ deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.	Agreed. The same will be complied.
2.	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.	Agreed. Environment Management Cell will be formed for the monitoring of environment related aspects.
3.	Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 185 Lacs towards the capital cost and Rs. 13 Lacs/annum towards recurring cost in the construction phase and Rs. 18.5 towards the recurring cost in operation phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project and Rs. 1.97 crores towards CER activities as per the details given in the Table below:	Agreed. The commitments made in the EMP report will be adhered.

Construction Phase:

S r. N o.	Description	Capit al Cost (Rs. in Lacs)	Rec urri ng cost (in LPA)	Recur ring cost(in LPA)
Construction Phase				Opera tion Phase
1.	Waste water Mana gemen t	50	2	6
2.	Air & Noise Pollution Managem ent	5	1	1
3.	Landscaping	3	1	2
4.	Rainwater Recharging	10	2	2
5.	Environm ental Monitorin g	5	4	1.5
6.	Waste Mana gemen t	12	2	3
7.	Energy Conserv ation measure s	100	1	3
	Total	185	13	18.5 say 19

Operation Phase:

Description	Recurring Cost (in Rs. Lakhs)
Waste Water Management (Sewage Treatment Plant)	5
Air & Noise Pollution Management: (Acoustics enclosures for DG sets)	1
Landscaping	3 (For three years)
Rainwater Recharging	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	1.5
Waste Management: (Collection of Solid Waste And disposal)	3
Energy Conservation measures	3
TOTAL	Rs. 18.5 say 19 Lakhs

CER Activities:

Sr. No.	Activities	Cost (in Crore)
1.	Rejuvenation of 2 ponds located in Village Matran & Village Bakarpur	1.30
2.	Development of Cemetery (Shamshan Ghat) along with plantation work within the cemetery as well as around the boundary	0.67
Total		Rs. 1.97 Crore

	<p>The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility for implementation of the environmental management plan is legally transferred to the owners of the commercial units under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report. The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of CER activities in all the subsequent six-monthly compliance reports till the completion of these activities.</p>	
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10. Validity:

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

11. Miscellaneous:

S. No.	Conditions	Reply
1.	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.	Agreed. The completion certificate will be obtained and same will be submitted.
2.	The project proponent shall comply with the conditions of CLU, if obtained.	Not applicable as the project is a commercial project proposed at Block

		E, Aero City, SAS Nagar, Mohali (Punjab). As per Layout Plan of Aerocity, S.A.S Nagar, land is allocated for commercial purpose.
3.	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/ SEIAA website where it is displayed.	Agreed. Advertisement will be published in the newspapers.
4.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.	Copies of the environmental clearance were submitted to concerned authorities.
5.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.	Agreed. Status of compliance of the stipulated environment clearance conditions, including results of monitored data will be uploaded on company's website. However, the website is yet to be designed.
6.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	Agreed. The same will be complied. Copy of the acknowledgment is attached as Annexure-9
7.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as	Agreed. The same shall be complied.

	amended subsequently and put the same on the website of the company.	
8.	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted.
9.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted. Stipulations made by the State Pollution Control Board and the State Government Will be strictly followed.
10.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.	Agreed. The commitments made in the EMP report will be adhered.
11.	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference will be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
12.	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports
13.	This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India,	Noted.

	Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.	
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12. Additional Conditions:

S. No.	Conditions	Reply
I.	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.	Noted.
II.	The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.	Agreed. It will be made sure that no Natural drainage is affected during construction or the operational phase of the project.
III.	Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.	Agreed. Same will be complied.
IV.	The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.	Agreed. Same will be complied.
V.	In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM	Agreed. Same will be complied.

	dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is re report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.	
VI.	This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.	Agreed. Same will be complied.
VII.	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.	Agreed. Same will be complied.
VIII.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.	Noted.
IX.	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.	Noted.
X.	Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

ENVIRONMENTAL
CLEARANCE

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

To,

The Partner
 KLG INFRA

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

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/PB/MIS/265451/2022 dated 04 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B038PB156892 |
| 2. File No. | SEIAA/PB/MIS/2022/EC/17 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Commercial Project "Mohali Citi Centre Walk" (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by KLG Infra. |
| 7. Name of Company/Organization | KLG INFRA |
| 8. Location of Project | Punjab |
| 9. TOR Date | N/A |

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

Date: 22/11/2022

(e-signed)
 Kamal Kumar Garg, PCS
 Member Secretary
 SEIAA - (Punjab)

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

This is a computer generated cover page.

PARIVESH

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



This has reference to your online proposal no. SIA/PB/MIS/265451/2022 dated 04.10.2022 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority has examined the proposal for establishment of Commercial Project “Mohali Citi Centre Walk” (5.69 acres) in the total land area of project is 23,041.50 sqm with built up area of 26,035.772 sqm at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab. The project is covered under category ‘B2’ of activity 8(a); ‘Building and Construction projects’ as per the Schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

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

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

Sr. No.	Item	Details	
1.	Name and Location of the project	Commercial Project “Mohali Citi Centre Walk” (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by KLG Infra.	
	Project/activity covered	8 (a)	
	Category	B2	
2.	Classification/Land use pattern as per Master Plan	The site of the project falls in the Mix Land Use as per the Master Plan of SAS Nagar.	
3.	Cost of the project	Rs. 197.89 Crores	
4.	Total Plot Area, Built-up Area, and Green area	Particulars	Total (in sqm)
		Size of the project/land	23,041.50
		Built-up area	26,035.772
		Green Area	598.77
5.	Latitude & Longitude	Latitude	Longitude
		30°38'20.23"N	76°45'35.31"E
		30°38'15.36"N	76°45'41.61"E
		30°38'12.89"N	76°45'39.10"E
		30°37'17.82"N	76°45'32.81"E
6.	Estimated Population	3,455 persons	
7.	Parking	Parking required: 207 ECS Parking proposed: 266 ECS	
8.	Water Requirements & source during Operation Phase	Total water demand (A): 63 KLD Flushing Water (B): 38 KLD Fresh Water demand (A-B): 25 KLD	

		Source: GMADA supply																				
9.	Disposal Arrangement of Wastewater in Operation Phase	<p>Total 50 KLD wastewater will be generated which will be treated in the STP of capacity 75 KLD based on MBBR technology to be installed within the project premises. The details of the disposal arrangement of treated wastewater of 49 KLD available at the outlet of STP is given as under:</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Season</th> <th>Flushing (KLD)</th> <th>Horticulture Demand for Green Area</th> <th>Excess disposal into GMADA sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>38</td> <td>3</td> <td>8</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>38</td> <td>1</td> <td>10</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>38</td> <td>0.3</td> <td>10.7</td> </tr> </tbody> </table>	Sr. No	Season	Flushing (KLD)	Horticulture Demand for Green Area	Excess disposal into GMADA sewer	1.	Summer	38	3	8	2.	Winter	38	1	10	3.	Rainy	38	0.3	10.7
Sr. No	Season	Flushing (KLD)	Horticulture Demand for Green Area	Excess disposal into GMADA sewer																		
1.	Summer	38	3	8																		
2.	Winter	38	1	10																		
3.	Rainy	38	0.3	10.7																		
10.	Rainwater recharging detail	Total of 5 no. recharging pits will be provided to recharge the rooftop rainwater of the buildings after treatment through Oil & Grease Traps.																				
11.	Solid waste generation and its disposal	<p>a) 691 kg/day</p> <p>b) Biodegradable waste will be managed by installation of Mechanical Composter of size 350 kg and manure generated will be utilized within the project for landscaping.</p> <p>c) Recyclable waste will be recycled through authorized recyclers.</p> <p>d) Inert waste will be disposed to approved dumping site or disposal site of MC located at Industrial Area, Phase VIII B, Mohali.</p> <p>e) E-waste generated will be handled & disposed off as per E-waste Management Rules, 2016 and its amendments.</p>																				
12.	Hazardous Waste & E-waste	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																				
13.	Energy Requirements & Saving	<p>a) 1500 KW energy will be required which will be met from PSPCL.</p> <p>b) 1 DG set of capacity 500 KVA shall be installed equipped with canopy and adequate stack height.</p> <p>c) Energy will be saved by adopting following measures:</p> <p>(i) Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 3109.71 m² (which is 30% of roof top area i.e. 10,365.7 m²) which will generate 259 KW of power generation.</p>																				

	(ii) Energy will be saved by LED will be approx. 23 KW.
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6) As per the undertaking submitted by Project Proponent, the proposal neither requires approval/clearance under the Forest (Conservation) Act,1980 nor under the Wildlife (Protection) Act,1972. Also, no litigation is pending in respect of the land on which the project is to be developed.

7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of Experts Members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the Consultant accredited by the QCI/NABET on behalf of the project proponent in its 231st meeting held on 28.10.2022. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

8) The Committee noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the establishment of Commercial Project "Mohali Citi Centre Walk" in the total land area of project is 5.69 acres with built up area of 26,035.772 sqm located at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by M/s KLG Infra, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was considered by the SEIAA in its 220th meeting held on 09.11.2022 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined and appraised the environmental impacts and other aspects of the project proposal in detail as deliberated upon and recorded in the proceedings of its 220th meeting held on 09.11.2022 and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the establishment of Commercial Project "Mohali Citi Centre Walk" in the total land area of project is 5.69 acres with built up area of 26,035.772 sqm located at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by M/s KLG Infra, as per the details mentioned in Form 1, 1A, EMP, PFR, Approved plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC in addition to the proposed measures.

10) Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance of terms and conditions as follows:

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 63 KLD, out of which 25 KLD shall be met from GMADA supply. Total freshwater use shall not exceed the

proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed of into GMADA Sewer
1.	63 KLD	50 KLD	49 KLD	38 KLD	Summer: 3 KLD Winter: 1 KLD Monsoon: 0.3 KLD	Summer: 8 KLD Winter: 10 KLD Monsoon: 10.7 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) 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.

- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 5 no. recharging pits will be provided for groundwater recharging as per the CGWB norms.

The groundwater shall not be withdrawn without approval from the Competent Authority.

- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the

construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 289 trees in the project area at the identified location, as the

per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) 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.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.

- c) Proper design of entry and exit points.
- d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any

infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 185 Lacs towards the capital cost along with Rs. 13 Lacs/annum towards recurring cost in construction phase and Rs. 18.5 lacs towards recurring cost in operation phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project and Rs. 1.97 crores towards CER activities as per the details given in Table below:

Construction phase

Description	Capital (in Rs. Lakhs)	Recurring Cost (in Rs. Lakhs)
Waste water Management: Dual plumbing system, Sewage Treatment Plant	50	2
Air & Noise Pollution Management (Acoustics enclosures for DG set)	5	1
Landscaping	3	1
Rainwater Recharging (5 RWH pits)	10	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	4
Waste Management: (Collection of Solid Waste and disposal, Mechanical composter)	12	2
Energy Conservation measures	100	1
TOTAL	Rs. 185 lakhs	Rs. 13 lakhs

Operation Phase

Description	Recurring Cost (in Rs. Lakhs)
Waste Water Management (Sewage Treatment Plant)	5
Air & Noise Pollution Management: (Acoustics enclosures for DG sets)	1

Landscaping	3 (For three years)
Rainwater Recharging	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	1.5
Waste Management: (Collection of Solid Waste And disposal)	3
Energy Conservation measures	3
TOTAL	Rs. 18.5 say 19 Lakhs

CER Activities:

Sr. No.	Activities	Cost (in Crore)
1.	Rejuvenation of 2 ponds located in Village Matran & Village Bakarpur	1.30
2.	Development of Cemetery (Shamshan Ghat) along with plantation work within the cemetery as well as around the boundary	0.67
Total		Rs. 1.97 Crore

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

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of CER activities in all the subsequent six-monthly compliance reports till the completion of these activities.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the

stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.

- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) 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.

- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) 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.
- x) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

The SEIAA reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.

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

The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.

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

(Kamal Kumar Garg, PCS)
Member Secretary, SEIAA

Through Parivesh Portal

Copy to: -

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Anil Goyal, Partner

- b) Mobile No. : 98143-01635
c) Email Id : anilgoyal134@gmail.com
d) Email ID of Consultant : md@ecoparyavaran.org

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

(Kamal Kumar Garg, PCS)
Member Secretary, SEIAA
E-mail: seiaapb2017@gmail.com



Site Photographs





Er. PankajNanda

B.E. (Civil) M.E. (Structures)

ER. PANKAJ NANDA
STRUCTURAL DESIGN ENGINEER

Office: S.C.O No-39, Sector -12,
Panchkula-134112 (Haryana)

Phone: 0172-4171073

Mobile: 98140-04827

E-mail:pnstructures@gmail.com

DATE: 14.09.2022

CERTIFICATE OF STRUCTURAL STABILITY

(To whom so ever it may concern)

This is to certify that the Structural Design of “**Mohali City Centre Walk**” at Pocket No 2, Block E, Aerocity, Mohali, Developed by KLG Infra at Mohali city center, Mohali for Mr. Anil Goel, **will be designed** as per the guidelines laid down by the latest B.I.S standards i.e. IS:456-2000, IS:1893 (Earthquake Code), IS:875 (Wind Code), IS: 13920, NBC-2016 and **will be structurally safe.**

Note: The client shall get the design vetted from Govt. Engineering College, before the start of construction.



ER. PANKAJ NANDA
S.E (CIVIL); M.E (STRUCTURES)
23, SECTOR-16
PANCHKULA - 134109

ER. PANKAJ NANDA
M.E. STRUCTURES



Regulatory Clearances

Annexure-4

Menu



Apply New

Applied 1

Pending

Issued

Rejected

Withdrawn

Applied

Search by PIN, Project Sector, Project Name, Applicant Name or Mobile Number

PIN & Date -Applicant Name & Mobile No	Project Name -District -Project Sector	Regulatory Application Pending here from no days	Action
221127769 & 21-Nov-2023 Mr Anil Goyal & 9814301635	Mohali Citi Centre Walk -S.A.S Nagar -Retail & E-Commerce	Consent To Establish - CTE (Extension) & Pending @ Mr. Gulshan Kumar , S.A.S Nagar from 3.3 days (@PPCB 5.1/21)	



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



Office Dispatch No.: **PBIP/507350/2023**

Date: **10.02.2023**

To

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

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

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

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

PIN	221127769
Application No.:	2211891854
Date of Issue:	10-Feb-2023
Date of Expiry:	18-Nov-2023
Certificate Type:	Fresh
Certificate No:	CTE/Fresh/PBIP/SAS/2022/221127769

2. Particulars of the Industry:

Name & Designation of the Applicant:	Anil Goyal, (Partner)
Name of Business Entity	null
Name of the Project/Unit:	Mohali Citi Centre Walk
Address of Project/Unit:	Located in pocket no. 2, Block E, Aerocity , Mohali , S.A.S Nagar
Capital Investment of the Industry(in lakhs):	19566.00
Category of Industry:	Orange
Type of Industry:	2021 - Building and construction project more than 20,000 sq. m built up area and having waste water generation less than 100 KLD
Scale of the Industry:	Large - > Rs. 50 Crore
Office District:	SAS Nagar
Consent Fee Details:	Rs. 1,44,500/- vide R no. 743478667 dated 19.11.2022.
Raw Materials (Name with quantity per day):	Commercial Project in total land area of 5.69 acres & having max. built-up area of 26,035.772 sqm
Products (Name with quantity)	Commercial Project in total land area of 5.69 acres & having max. built-up area of

per day):	26,035.772 sqm
By Products, if any (Name with quantity per day) :	--
Details of the machinery and processes:	As per application form.
Details of Effluent Treatment Plant:	Domestic Effluent generated @ 50 KLD shall be treated through STP of capacity 75 KLD, based on MBBR technology.
Mode of disposal of Effluent:	Treated wastewater @ 38 KLD shall be reused for flushing purpose by providing dual plumbing system in the project during all seasons. Treated wastewater @ 3 KLD, 1 KLD, 0.3 KLD shall be utilized in green area during Summer, Winter and Monsoon seasons, respectively. Treated wastewater @ 8 KLD, 10 KLD, 10.7 KLD shall be discharged into GMADA sewer during Summer, Winter and Monsoon seasons, respectively.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.
Sources of emissions and type of pollutants:	01 no. DG set of capacities 500 KVA - SPM, SOx, NOx
Mode of disposal of emissions with stack height:	01 no. DG set of capacities 500 KVA - canopies alongwith Stack of height as per following formula: $H = h + 0.2 (KVA)^{0.5}$ where h = height of the building in meters where the generator set is installed.
Quantity of fuel required in TPD:	01 no. DG set of capacities 500 KVA - HSD in all DG Sets.
Type of Air Pollution Control Devices to be installed:	01 no. DG set of capacities 500 KVA - Canopy to be provided.
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.




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

Endst. No.

Dated:

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

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


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

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 which ever is more
2	More than 2 ton/hr to 5 ton/hr	12 meters
3	More than 5 ton/hr to 10 ton/hr	15 meters
4	More than 10 ton/hr to 15 ton/hr	18 meters
5	More than 15 ton/hr to 20 ton/hr	21 meters
6	More than 20 ton/hr to 25 ton/hr	24 meters

7	More than 25 ton/hr to 30 ton/hr	27 meters
8	More than 30 ton/hr	30 meters or using the formula $H = 14 Q_g^{0.3}$ $H = 74 (Q_p)^{0.24}$ 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:

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 provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.

12. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-

(i) Once in Year for Small Scale Industries.

(ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries

13. The pollution control devices shall be interlocked with the manufacturing process of the industry.

14. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time

15. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.

16. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.

17. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.

18. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.

19. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.

(i) Where unavoidable to prevent loss of life or some property damage or

(ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.

20. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.

21. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06.

22. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.

23. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act,1991.

24. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable

25. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.

26. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified

27. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water

28. The industry shall submit a detailed plan showing therein, the distribution system for conveying wastewaters for application on land for irrigation along with the crop pattern to be adopted throughout the year

29. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.

30. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.

31. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.

32. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.

33. The industry shall maintain the following record to the satisfaction of the Board :-

(i) Log books for running of air pollution control devices or pumps/motors used for it.

(ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.

(iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.

34. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.

35. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.

36. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry



Environmental Engineer (PBIP)

for & on behalf of

Chief Environmental Engineer (PBIP)

B. SPECIAL CONDITIONS

1. This CTE is valid for establishment of Commercial Project in total land area of 5.69 acres & having max. built-up area of 26,035.772 sqm. only.
2. The promoter company shall comply with conditions mentioned in the Environmental Clearance granted to it by the SEIAA vide EC Identification no. EC22B038PB156892 dated 22.11.2022 for establishment of its commercial project namely Mohali Citi Centre Walk located at Block- E, Aerocity, SAS Nagar, Punjab.
3. The promoter company shall install STP of capacity 75 KLD based on MBBR technology for the treatment of domestic effluent generated by the project premises, as proposed by it and in accordance with the Environment Clearance granted to it by the competent authority.
4. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 38 KLD and shall develop adequate green/ plantation area for discharge of the remaining treated effluent after STP, as proposed by it and in accordance with the Environment Clearance granted to it by the competent authority.
5. The project proponent shall not allow occupancy in the project till GMADA upgrades its existing STP to cater to the entire quantity of effluent to be generated from the project. Further, it shall not allow occupancy in the project till Sewer Connection and Occupancy Certificate have been issued by GMADA.
6. The promoter shall also not allow any occupancy in the project till the time adequate arrangements for solid waste disposal are made as well as 'consents to operate' under the Water Act, 1974 & the Air Act, 1981 are obtained.
7. The promoter company shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
8. The project proponent shall obtain permission from the PWRDA for the abstraction of ground water.
9. The project proponent shall utilize treated wastewater from nearby STPs for the construction purpose and shall submit an agreement in this regard within one month.
10. The project proponent shall provide separate water meter and energy meter for the STP and maintain record of the same on daily basis.
11. The promoter shall provide a buffer zone of green belt (dense populated trees with pleasant fragrance) around the sewage treatment plant, so as to reduce the effect of odour problem in its vicinity.
12. The promoter company shall explore the possibility of using treated domestic effluent for useful purpose such as construction work, sprinkling on dusty patches/roads, use in nearby construction activities etc.
13. The project proponent shall place adequate no. of bins outside its premises from where the Municipal Solid Waste shall be got lifted.
14. The project proponent shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing mechanical composter of adequate capacity to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.
15. The project proponent shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.
16. The project proponent shall comply with the provisions of the Construction and Demolition Management Rules, 2016.
17. The project proponent shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disperse in the air in any form.
18. The project proponent shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris

or the construction material does not get disburse into the air or atmosphere in any form.

19. The project proponent shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.

20. The project proponent shall ensure that the vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

21. The project proponent shall provide mask to every worker working on the construction site and involved in loading/ unloading and carrying of construction material and construction debris.

22. The project proponent shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.

23. The project proponent shall install mechanical composter for the treatment of solid waste being a bulk waste generator.

24. The project proponent shall make use of alternatives of single use plastics (SUP) within its premises and will not use any SUP items banned in accordance with MoEF&CC notification no. G.S.R. 571(E) dated 12.08.2021.

25. The Punjab Pollution Control Board shall have the liberty to revoke this consent & take penal action against the industry/project proponent and its responsible/ concerned person(s), in case any information/document provided by the industry/ project proponent is found to be incorrect/false/misleading at any point of time.

26. The Punjab Pollution Control Board shall not be responsible for any financial liability and/ or any other liability of the project proponent, due to grant of this Consent to Establish.

-Sel-

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



Punjab Fire Services (Mohali MC)



APPROVAL OF FIRE SAFETY ARRANGEMENTS ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. 2004-59446-Fire/43001

Dated 20-Sep-2022

Certified that the **MOHALI CITY CENTER WALK** at **MOHALI CITY CENTER WALK, Block-E, Aerocity, SAS Nagar** has been inspected by the fire officer. This site is vacant/under construction and is accessible to fire brigade. Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group **Mercantile Building-F** subdivision **Group-2** (as per National Building Code of India/ Building bye Laws).

Issued on 20-Sep-2022 at **Mohali MC**

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ **MOHALI CITY CENTER WALK** ਜੋ ਕਿ **MOHALI CITY CENTER WALK, Block-E, Aerocity, SAS Nagar** ਵਿਖੇ ਸਥਾਪਤ ਹੈ, ਜਿਸ ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗ੍ਹਾ ਖਾਲੀ/ ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬ੍ਰਿਗੇਡ ਦੀ ਪਹੁੰਚ ਦੇ ਅੰਦਰ ਹੈ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੈਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ **Mercantile Building-F** ਸਬਡਵੀਜ਼ਨ **Group-2** ਵਿੱਚ ਪੈਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ 20-Sep-2022 ਕਿੱਥੇ **Mohali MC**This project comprise of **7** towers/blocks with number of floors as given below:ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ **7** ਟਾਵਰ/ਬਲਾਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:

Block Name	No. Of Floors	Area (sq. mtr.)
Block-01 (Basement Storage+ Ground Floor)	1	2186.00
Block-02 (Basement Storage+ Ground Floor)	1	4117.00
Block-03 (Basement Storage+ Ground Floor)	1	4034.00
Block-04 (Basement Storage+ Ground Floor)	1	4048.00
Block-05 (Basement Storage+ Ground Floor)	1	3307.00
Block-06 (Basement Storage+ Ground Floor)	1	2764.00
Basement For Car Parking	1	5506.00

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

* This is digitaly created cerificate, no signatue are needed

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

Tele: 011-25687194/7315

HQ Western Air Command
Indian Air Force
Subroto Park
New Delhi-10

WAC/S 5016/2/ATS (89/22)

17 November 2022

M/S KLG Infra, DSS – 63 – 64,
Mohali Citi Centre, Block – F,
Aero City, Mohali, Distt – SAS Nagar,
Mohali, Punjab - 140603

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application dated 14 September 2022 on the subject, received at this HQ on 22 September 2022.

2. The application has been examined under Gazette of India GSR 770 (E), Works of Defence Act 1903 and other relevant orders on the subject. **This HQ has no objection for construction of 40 m high building for commercial complex named "Mohali City Centre Walk" at commercial chunk site, block – E, (commercial pocket No. 2 site) Aero city, Mohali, distt – SAS Nagar, Mohali, Punjab, subject to following conditions: -**

(a) The NOC with respect to **Air Force Station Chandigarh** is for construction of the subject building and cannot be used as document for any other purpose/ claim whatsoever including ownership of land.

(b) The applicant is responsible to obtain NOC/all statutory clearance from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.

(c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. However, at any stage, if it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.

(d) The issue of the NOC is further subject to the provisions of Section 5(2) of GSR 770 (E) read in conjunction with sub section (1) and clause (O) & clause (R) of sub section 2 of section 5 read with section 9 (A) of Aircraft Act 1934.

(e) Vertical extent (highest point) of the building proposed at coordinates mentioned overleaf shall not exceed **344 m, AMSL or 40 m, AGL. In addition, a maximum of 05 m crane height is permitted above the proposed building during construction period.** No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corners	Latitude	Longitude	Site Elevation
1	30° 38' 18" N	76° 45' 33" E	303 m, AMSL
2	30° 38' 13" N	76° 45' 39" E	304 m, AMSL
3	30° 38' 15" N	76° 45' 42" E	303 m, AMSL
4	30° 38' 20" N	76° 45' 35" E	304 m, AMSL

(f) Standard obstruction lightings as per International Civil Aviation Organization (ICAO) standards a stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rule, 2016 / Gazette Notification SO 1357 (E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.

(h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the airport shall be installed at the site at any time during or after the construction of the building.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to Air Officer Commanding, AF Station Chandigarh. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for **Five years** from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh NOC from Indian Air Force.

File No.GMADA-EOAL0AERO/13/2021-EO -GMADA



Greater Mohali Area Development Authority

PUDA BHAWAN, SECTOR-62, S.A.S NAGAR

www.gmada.gov.in

To

M/s KLG INFRA Through Its Partner Anil Goyal,
R/o # DSS-64, Mohali Citi Centre, Block-F,
Aerocity, Mohali, Punjab 140603

Memo No. EO/2021/ 91217

Date: 15/12/2024

Sub: Allotment of Commercial Chunk Site (Adjoining Jubilee), Pocket No. 2, Block-E, measuring 23041.50 Square Metres at Aerocity, SAS Nagar.

In reference to your highest bid in the e-auction concluded on 16-08-2021, the following commercial chunk site is allotted to you on freehold basis.

Area	23041.50 Sq. Mtr. (Approx. 5.69 Acre)
Auction Price	Rs. 176,33,89,037/- (Rupees One Hundred and Seventy Six Crore Thirty Three Lakh Eighty Nine Thousand and Thirty Seven only)
Land use	Commercial Chunk Site
Floor Area Ratio (FAR)	Basic FAR: 1:2.0, Additional FAR purchasable, Maximum FAR Unlimited, Maximum Ground Coverage 45%

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

1. FINANCIAL CONDITIONS:

- (i) The payment amounting to Rs. 38,79,50,574.74/- Rupees Thirty Eight Crore Seventy Nine Lakh Fifty Thousand Five Hundred Seventy Four and Seventy Four Paise Only (in words) already made by you (including Rs. 3,52,67,780.74/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 20% of the auction price of the site and cess @2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund".
- (ii) The balance 80% amount of Rs 141,07,06,243.00/- Rupees One Hundred and Forty One Crore Seven Lakh Six Thousand Two Hundred and Forty Three (in words) is payable either in lumpsum within 60 days from the date of allotment, in which case 10% discount on the balance principal amount i.e. 80% shall be given. In case of lumpsum payment towards total bid amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment OR in 12 half yearly installments with first installment payable at the end of 2 years moratorium period. Moratorium period of two years from the date of allotment shall be allowed during which the interest on principal amount shall be payable half yearly. Interest rate applicable on balance payment shall be @9.50% p.a compounded annually. In case interest is not paid within the

File No.GMADA-EOAL0AERO/13/2021-EO -GMADA

given time, penal interest @ 15% p.a. compounded annually will be levied for the delayed period. The delay in the payment of interest shall be condoned up to a maximum period of 3 years from the due date.

Amount Payable during Moratorium period

Due date	Total Amount Due (INR)
02-06-2022	67008546.54
02-12-2022	67008546.54
02-06-2023	67008546.54

Schedule of Payment

#	No of Installment	Date of Payment of Installment	Principal Amount (INR)	Interest (INR)	Total Amount (INR)
1	1 st	02-12-2023	117558854.00	67008547.00	184567401.00
2	2 nd	02-06-2024	117558854.00	61424501.00	178983355.00
3	3 rd	02-12-2024	117558854.00	55840455.00	173399309.00
4	4 th	02-06-2025	117558854.00	50256410.00	167815264.00
5	5 th	02-12-2025	117558854.00	44672364.00	162231218.00
6	6 th	02-06-2026	117558854.00	39088319.00	156647173.00
7	7 th	02-12-2026	117558854.00	33504273.00	151063127.00
8	8 th	02-06-2027	117558854.00	27920228.00	145479082.00
9	9 th	02-12-2027	117558854.00	22336182.00	139895036.00
10	10 th	02-06-2028	117558854.00	16752136.00	134310990.00
11	11 th	02-12-2028	117558854.00	11168091.00	128726945.00
12	12 th	02-06-2029	117558849.00	5584045.00	123142894.00
Total			1410706243.00	435555551.00	1846261794.00

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

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

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

2. OWNERSHIP & POSSESSION:-

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



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

3. BUILDING BYE-LAWS:-

(i) PUDA (Building) Rules, 2018 as amended from time to time will be applicable. The allottee shall be allowed to undertake construction of building only after getting the Building Plans approved from the competent authority of GMADA. For permissible Ground Coverage, Set Backs, Height of Buildings, Parking norms etc. also PUDA (Building) Rules, 2018 shall be applicable.

(ii) Basic FAR 1:2.00, Maximum FAR Unlimited, Additional FAR purchasable, Maximum Ground Coverage 45%. If the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

Bid Price X 35% X Additional FAR

2

(iii) In case the allottee opts for having FAR in excess of permitted FAR, Charges for such increase in FAR would be determined proportionate to the bid amount and date of determination shall be the date of sanction of building plan. Such charges would be payable either in lumpsum within 60 days and in such case discount of 7.5% shall be given to the allottee OR the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly instalments with 9.50% interest p.a. compounded annually. In case of default, 15% p.a. compounded annually penal interest will be levied for the period of delay. Further, in case lumpsum payment of this amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.

(iv) No Sub-division/fragmentation of the site will be allowed.

(v) Height; no restriction but NOC from Airport Authority of India.

(vi) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various Acts as are applicable.

4. USAGE AND PERIOD OF CONSTRUCTION:-

(i) Site shall be used only for the purpose of which the same is allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.

(ii) The site is offered on "as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.

(iii) There will be no time limit for construction.

(vii) Before occupying the building, the allottee will be required to obtain Completion / occupation certificate from the concerned Estate Officer.

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

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$$\frac{\text{Bid Price} \times 35\% \times \text{Additional FAR}}{2}$$

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- (iii) There will be no time limit for construction.
- (vii) Before occupying the building, the allottee will be required to obtain Completion / occupation certificate from the concerned Estate Officer.



5. OTHER GENERAL CONDITIONS:-


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



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

6. DISPUTE RESOLUTION:-

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



ESTATE OFFICER
GMADA, S.A.S. NAGAR

Endst No. E.O./2021/

Dated:

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

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


ESTATE OFFICER
GMADA, S.A.S. NAGAR



TEST REPORT

ULR No. : NA		Test Report No. : NWAM301023NA003	
Type of Sample : Water (Ground Water)		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Walk" By KLG Infra Located at Pocket No. 2, Block-E, Aerocity SAS Nagar, Punjab.	Work Order No. & Date	Email Confirmaton DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:17614 (P-1) 2021	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	30/10/2023
Sampling Location	Borewell (Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	30/10/2023 To 02/11/2023
Sample Description	Clear, colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 500ml Glass Bottle Marked A/30/01		

RESULTS

I -Chemical Testing

1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL	5	15	IS: 3025 (Part-4)Cl 2.0 [DL- 5 Colour Units]
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.20	6.5-8.5	No relaxation	IS:3025 (Part-11) [DL- 2]
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL	1	5	IS 3025 (Part-10) (DL- 1 NTU)
6	Chloride as Cl	mg/l	16	250	1000	IS: 3025 (Part-32) [DL- 1 mg/l]
7	Iron as Fe.	mg/l	0.14	1.0	No relaxation	USEPA 3015A [DL- 0.001 mg/l]
8	Total hardness as CaCO ₃	mg/l	190	200	600	IS :3025 (Part-21) [DL- 1 mg/l]

II -Biological Testing

1. Water (Ground Water)

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

Ritika Kumari

Authorized Signatory-Biological

Umesh Kumar

Authorized Signatory-Chemical



ULR No. : NA		Test Report No. : NWAM301023NA003			
Type of Sample : Water (Ground Water)		Date of Reporting : 02/11/2023			
2		ml			

Remarks : NA

OTHER INFORMATION

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

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

****End of Report****

Ritika Kumari
Authorized Signatory-Biological



Umesh Kumar
Authorized Signatory-Chemical



TEST REPORT

ULR No. : NA		Test Report No. : NSOM301023NA004	
Type of Sample : Soil.		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Walk" By KLG Infra Located at Pocket No. 2, Block-E, Aerocity SAS Nagar, Punjab.	Work Order No. & Date	Email Confirmaton DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	30/10/2023
Sampling Location	Project Site	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	30/10/2023 To 02/11/2023
Sample Description	Brown coloured soil.		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked A/30/02		

RESULTS

I. Chemical Testing

1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	7.64	IS:2720 (Part-26) Cl-2, [DL- 2]
2	Conductivity	mmhos/cm	0.260	IS:14767 [DL- 0.1 mmhos/cm]
3	Moisture Content	%	7.2	IS:2720 (Part-II) Sec-1 [DL- 0.1 %]
4	Organic Matter	%	1.53	IS: 2720 (Part XXII) Sec-1, [DL- 0.1 %]
5	Texture	--	Sandy Loam	IS:2720 (Part-4) Cl 2,4
6	Bulk Density	gm/cc	1.48	IS: 2720 (Part-7) [DL- 1 gm/cc]

Remarks : NA

OTHER INFORMATION

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

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

End of Report



Authorized Signatory-Chemical



TEST REPORT

ULR No. : NA		Test Report No. : NNOM311023NA001	
Type of Sample : Ambient Noise		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Walk" By KLG Infra Located at Pocket No. 2, Block-E, Aerocity SAS Nagar, Punjab.	Work Order No. & Date	Email Confirmaton DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS 9989-1989, RA 2008.	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	31/10/2023
Sampling Location	Project Site	Period of Analysis	31/10/2023 To 31/10/2023
Testing Protocol	IS 9989-1989, RA 2008.		
Testing Location	On Site & Permanent Facility		

RESULTS

I- Chemical Testing

1. Atmospheric Pollution (Ambient Noise Level)

S.No.	Test Parameters	Units	Results	Method
1	Ambient Day Time Noise Levels	dB(A)	61.6	LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10

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

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

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

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

Remarks : NA

OTHER INFORMATION

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

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

End of Report



Umesh Kumar
Authorized Signatory-Chemical



TEST REPORT

ULR No. : NA		Test Report No. : NAIM311023NA002	
Type of Sample : Ambient Air Quality		Date of Reporting : 02/11/2023	
Customer	Commercial Project "Mohali Citi Walk" By KLG Infra Located at Pocket No. 2, Block-E, Aerocity SAS Nagar, Punjab.	Work Order No. & Date	Email Confirmaton DT:07.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/10/2023	Date of Receipt of Sample	31/10/2023
Sampling Location	Project Site (Near Main Gate)	Period of Analysis	31/10/2023 To 02/11/2023
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Clear sky
Testing Location	On Site & Permanent Facility		

RESULTS

I-Chemical Testing

1. Atmospheric Pollution (Ambient Air)

S.No.	Test Parameter	Unit	Result	Standard	Method
1	Respirable Suspended Particulate Matter (as PM10)	µg/m ³	123	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	µg/m ³	70	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO ₂)	µg/m ³	13	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO ₂)	µg/m ³	27	80	IS: 5182 (Part-6)
5	Ammonia (as NH ₃)	µg/m ³	22	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O ₃)	µg/m ³	25	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO),	mg/m ³	0.79	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

OTHER INFORMATION

Abbreviation :

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

Terms & Conditions :

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

End of Report



Umesh Kumar

Authorized Signatory-Chemical



Year of Compliance: -All Years- ▼

Date of Compliance * : Select ▼

Remarks :

Upload Compliance Letter/Report * : No file chosen

(.pdf only)

Annexure-9

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/MIS/265451/2022	0602202394395568MCCWalkMarch.pdf	Submission of SMC period ending 31.03.2023	02/06/2023	