



Working Towards A Golden Tomorrow

Infrastructure Development. Integrated Townships. Industrial Parks.

(CIN U45200PB2003PTC026229)

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)

Memo.No:-JLPL/GIII/2023/ 5850

Date: 21/10/23

Subject: Submission of six monthly compliance report for period ending 30.09.2023 for the project namely "Galaxy Heights II" located at Sector- 66A, District S.A.S. Nagar (Mohali), by M/s. Janta Land Promoters Limited.

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. Janta Land Promoters Pvt. Ltd.

(Authorized Signatory)

Name- Hardeep Singh

Contact No.-8284922445

Designation- Deputy Chief Engineer

Email- hardeep.singh@jantahousing.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)

Janta Land Promoters Pvt. Ltd.

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2023

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

For
“Galaxy Heights II”
Located at Sector- 66A, District SAS Nagar
(Mohali), Punjab

Project by:
M/s Janta Land Promoters Pvt. Ltd.
SCO: 39-42, Sector 82, S.A.S. Nagar (Mohali),
Punjab.

Prepared by:



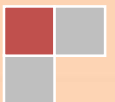
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Ministry of Environment, Forests & Climate Change
Northern Region Office
Chandigarh-160030

DATA SHEET

1.	Project Type	Residential Project
2.	Name of the Project	“Galaxy Heights II” By M/s Janta Land Promoters Pvt. Ltd.
3.	Clearance letter (s) O.M. No. & Date	Environment Clearance has been granted vide Letter No. SEIAA/MS/2021/4246 dated 07.06.2021 and the copy of the same is attached along as Annexure -1 .
4.	Location	Sector - 66A,
a.	District(s)	S.A.S. Nagar (Mohali)
b.	State (s)	Punjab
5.	Address for correspondence	M/s Janta Land Promoters Pvt. Ltd. SCO 39-42, Sector 82, S.A.S. Nagar (Mohali), Punjab.
6.	Salient features	
a.	Of the Project	As per the Environment Clearance, the total site area is 14,528.19 sq. m (3.59 acres) and the built-up area of the project is 48,336.64 sq.m. The project consists of 4 residential towers (284 residential flats) and community center. The total cost of project is Rs. 90 crores.

b.	Of the environment	<p>The total water requirement is 127 KLD out of which, net fresh water requirement will be 95 KLD which will be fulfilled by borewells of Super Mega Mixed Use Integrated Industrial Park Project and remaining flushing water requirement@32 KLD will be met through recycling of treated wastewater.</p> <p>Total 102 KLD of wastewater will be generated from the project which will be treated in proposed STP of Super Mega Project of 2.8 MLD capacity.</p> <p>The project proponent has proposed to use 32 KLD of treated wastewater for flushing purpose, 21 KLD (maximum during summer season) will be used for irrigation for green area and remaining 68 KLD (maximum during rainy season) will be utilize in other pockets of super mega projects.</p> <p>The total quantity of solid waste generation will be 598 kg/day. Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable, non-biodegradable and hazardous waste. 269 kg/day biodegradable waste will be converted to manure by use of common Mechanical Composter of Super Mega Project. 317 kg/day Non-biodegradable waste will be disposed of through authorized recycler vendors. 12 kg/day domestic hazardous waste will be disposed of to authorized vendors as per the Solid Waste Management Rules, 2016. STP sludge will be dried and used as manure for green area development within the project.</p> <p>The total load of electricity required for project will be 1,200 KW which will be met from PSPCL. 2 DG sets of 500 kVA will be installed as power back up arrangement. 144 kW energy will be saved by utilizing solar energy (64 kW) and using LED against CFL lights (80Kw).</p>
7.	Breakup of the Project Area	--
a.	Submergence area	Not applicable
8.	Break up of project affected population with enumeration of those losing	Not applicable

	houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless laborers/land landless laborers / artisans.													
a.	SC/ST/ Adivasis	--												
b.	Others (Please indicate whether these figures are base 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)	--												
9.	Financial details													
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference.	Rs. 90 crores.												
b.	Allocations made for environmental management plan with item wise and year of assessment.	<p>As per EMP, proposed expenditure on environment protection measures as below:</p> <p>Construction Phase:</p> <table border="1"> <thead> <tr> <th>Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Description</th> <th>Capital cost in Lakhs</th> <th>Recurring Cost In Lakhs/Annun</th> <th>Recurring Cost in Lakhs/Annum</th> </tr> </thead> <tbody> <tr> <td>Air Pollution control</td> <td>5</td> <td>0.5</td> <td>0.5</td> </tr> </tbody> </table>	Title	Construction Phase		Operation Phase	Description	Capital cost in Lakhs	Recurring Cost In Lakhs/Annun	Recurring Cost in Lakhs/Annum	Air Pollution control	5	0.5	0.5
Title	Construction Phase		Operation Phase											
Description	Capital cost in Lakhs	Recurring Cost In Lakhs/Annun	Recurring Cost in Lakhs/Annum											
Air Pollution control	5	0.5	0.5											

		Water pollution control	10	1.5	2
		Noise Pollution control	1	0.5	0.10
		Landscaping	10	3	3
		Solid waste management	10	2	5
		Rainwater Recharging	25	0.5	1.5
		Energy conservation	45	2	1
		Environmental Monitoring		2	2
		TOTAL	106 Lakhs	12 Lakhs	Rs. 15.1 Lakhs/Annum
c.	Benefit cost ratio/Internal rate of return and year of assessment.	Will be calculated and submitted separately.			
d.	Whether (c) includes the cost of environmental management as shown in (b) above.	Yes, the cost benefit ratio will be worked out considering the cost of environment management.			
e.	Actual expenditure incurred on the project so far.	Expenditure incurred on the project is approx. Rs.15.5 crores till 30.09.2023.			
f.	Actual expenditure incurred on the environmental management plans so far.	Approx. Rs.2 lakhs has been spent on project till 30.09.2023.			
10 .	Forest lands requirement:	Not applicable			
a.	The status of approval for diversion of forest	--			

	land for non-forestry use.	
b.	The status of clear felling.	--
c.	The status of compensatory a forestation programmer in the light of actual field experience so far.	--
11 .	The status of clear felling in non forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information.	--
12 .	Status of construction	20% of the construction work has been completed so far. Photographs showing the same is enclosed as Annexure-2.
a.	Date of commencement (actual and /or planned).	February, 2022.
b.	Date of completion (actual and / or planned).	October, 2026 (Planned date of completion)
13 .	Reasons for the delay if the project is yet to start:	Not Applicable

Compliance to conditions imposed in Environmental Clearance of project “Galaxy Heights II” 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.	<ul style="list-style-type: none"> • Consent to Establish Extension has been obtained from PPCB vide certificate no. CTE/Ext/SAS/2023/20560095 which is valid till 30.11.2023. Copy of grant certificate is attached along as Annexure-3. • NOC has been obtained from Airport Authority of India; copy of the same is attached along as Annexure-4. • NOC for solid waste disposal has been obtained from MC, SAS Nagar vide Memo No. 1797 dated 11.05.2012; copy of the same is attached along as Annexure-5. • NOC for Sewerage Connection has been obtained from GMADA vide Memo No. GMADA/Div. Engg.(Ph-1)/2014/1110 dated 21.03.2014; copy of the same is attached along as Annexure-6.
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 and Noted. All the requisite approvals will be obtained as and when required.
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 no forest land is involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable, as 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 concerned State Pollution Control Board/Committee.	Agreed. Consent to Establish Extension has been obtained from PPCB vide certificate no. CTE/Ext/SAS/2023/20560095 which is valid till 30.11.2023. Copy of grant certificate is attached along as Annexure-3 .
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Fresh water requirement will be fulfilled by borewells of Super Mega Mixed Use Integrated Industrial Park Project. PWRDA approval has been obtained by Supermega for ground water abstraction. Copy of the permission is attached along as Annexure-10(a). In addition, we have applied for PWRDA application as per the revised notification no. 75340/PWRDAPWRD0GENL/37/2021-PWRDA-BR/418 dated. 27th January 2023. Copy of the acknowledgement is enclosed as Annexure 10(b). The application is also applied online on PWRDA portal which is currently under processing.
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 and 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 the requisite approvals will be obtained as and when required. AAI approval has been obtained. Copy of the same has been enclosed as Annexure 4 .
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 are being implemented in the project and will be complied in future also.
10.	The project proponent shall follow the	Agreed and same will be complied.

	ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly	
11.	The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt' of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.	As per the Master Plan of SAS Nagar, project falls under industry and warehouse zone. However, CLU has been obtained from the competent authority; copy of the same is enclosed as Annexure -7.
12.	Besides above, the project proponent shall also comply with siting criteria / guidelines' standard operating practices, code of practice and guidelines if any prescribed by the SPCB/ CPCB/ MoEF&CC for such type of projects'	Agreed and the same will be complied.
13.	The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.	The layout plan has been already approved by GMADA.

2. Air quality monitoring and preservation:

1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Agreed. The mitigation measures for construction activities are being implemented in the project.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed. All necessary steps will be taken to reduce the air pollution and to improve the air quality.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PMI ₁₀ and PM _{2.5}) covering upwind and downwind	Agreed. The same will be complied. Ambient air quality emissions are being monitored. Recent monitoring has been carried out and all the parameters are within the permissible limit. Test Reports

	directions during the construction period.	for ambient air quality monitoring 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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. DG set with acoustic enclosure running with low Sulphur diesel has been provided at construction site. Photographs of the same enclosed as Annexure-2
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height or 1/3 rd of the building height and maximum up to 10m). 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.	Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets for covering vehicles carrying construction materials, etc. is being followed to reduce the air pollution during construction phase.
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. Regular water sprinkling is done during the activity.
7.	No loose soil or sand or construction & demolition waste or any other construction Material that causes dust shall be left uncovered	Agreed. Loose soil or sand or construction & demolition waste or any other construction Material covered properly so that minimum dust generates.
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 stored and will be used for development of green area within the project premises.
10.	Grinding and cutting of building material in open area shall be prohibited' wet jet shall be provided for grinding and stone cutting	Agreed. For grinding and stone cutting wet jet are provided.
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 (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	Agreed. The construction waste is being stored at earmarked area within the project.
13.	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Agreed. DG set with acoustic enclosure running with low Sulphur diesel has been provided for construction activities.
14.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Adequate stack height as well as acoustic enclosure will be provided with DG sets as per CPCB norms during the operational phase also.
15.	For indoor air quality the ventilation provisions as per National Building Code of India.	NBC is being followed in the project.
16.	Roads leading to or at construction site must be paved and blacktopped (i.e.'	Agreed.

	metallic road)	
17.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing	Noted.
18.	Construction and Demolition waste processing and Disposal site shall be identified and required dust mitigation measure be notified at the site'	Dust mitigation measures are being followed within the project.

3. Water quality monitoring and preservation:

1.	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed.										
2.	No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Agreed. It is made sure that no Natural drainage is being affected during construction or the operational phase of the project										
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 will be 127 KLD/day, out of which fresh water demand of 95 KLD/day shall be met through borewells of super Mega Mixed Use Industrial Project and remaining through recycling of treated waste water from the STP of Super Mega Mixed Use Industrial Project. Total fresh water use shall not exceed the proposed requirement as provided in the project details'	Agreed. The total fresh water quantity will not be increased beyond the approved quantity.										
5.	a) The total wastewater generation from the project will be 102 KLD/day, which will be treated in proposed STP of 2.8 MLD capacity located within the Super Mega Mixed Use Industrial Project. As proposed, reuse of treated wastewater shall be as under: - <table border="1" data-bbox="226 1883 874 1921"> <thead> <tr> <th>S.No</th> <th>Season</th> <th>For</th> <th>Green</th> <th>Utilize</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	S.No	Season	For	Green	Utilize						a) The total wastewater generated will be treated in common STP of 6 MLD instead of 2.8 MLD considering the future expansion of the project as well as industrial park project located at sector-66A or other nearby development. Further, 85% of construction work of STP
S.No	Season	For	Green	Utilize								

		Flushing purpose s (KLD)	area (KLD)	in other pockets of Super Mega Project s	
1	Summer	32	21	49	has been completed.
2	Winter	32	7	63	
3	Rainy	32	2	68	
					<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 construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.</p>
6.	The project proponent shall ensure 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.
7.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.				Agreed. The records of fresh water usage, treated water from STP will be maintained during operation phase and same will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
8.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified				Permission from PWRDA has been obtained by supermega for abstraction of ground water. The copy of permission is enclosed as Annexure 10(a) .

	separately for ground water and surface water sources, ensuring that there is no impact on other users.	In addition, we have applied for PWRDA application as per the revised notification no. 75340/PWRDAPWRD0GENL/37/2021 -PWRDA-BR/418 dated. 27th January 2023. Copy of the acknowledgement is enclosed as Annexure 10(b) . The application is also applied online on PWRDA portal which is currently under processing.
9.	At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed and same will be complied.
10.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Agreed. Dual plumbing system will be provided for reuse of treated wastewater for flushing as well as green area development.
11.	The respective project proponent shall discourage the installation of RO plants in their Projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.	Agreed. The same will be complied.
12.	The project proponent shall also adopt the new /innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it apart of the environmental management plans/building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & industrial projects.	Agreed. Low flow fixtures will be provided for water conservation.
13.	The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of	Agreed. Dual plumbing system will be provided for reuse of treated wastewater for flushing as well

different pipe lines carrying water/waste water from different sources / treated wastewater as follows:

as green area and different color coding will be done on the pipelines.

S.No.	Nature of the stream	Color code
a	Fresh water	Blue
b	Untreated wastewater from Toilets/urinal & from kitchen	Black
c	Untreated wastewater from Bathing/shower area, handwashing (Washbasin / sinks) and from cloth washing	Grey
d	Reject water streams from RO plants & 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 grey water	Green with strips
g	Storm water	Orange

14. Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices referred.

Agreed. Curing agents as well as other best practices are being used during construction work for reducing water

		demand.
15.	The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Agreed. Rain water harvesting system will be designed as suggested. Adequate nos. of rain water recharging pits will be provided to recharge groundwater
16.	All recharge should be limited to shallow aquifer.	Agreed. It will be complied.
17.	No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.	No ground water is being used for construction activities and only treated water is being used.
18.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Fresh water requirement will be fulfilled by borewells of Super Mega Mixed Use Integrated Industrial Park Project. PWRDA approval has been obtained by Supermega for ground water abstraction. Copy of permission Attached as Annexure-10(a) In addition, we have applied for PWRDA application as per the revised notification no. 75340/PWRDAPWRD0GENL/37/2021 -PWRDA-BR/418 dated. 27th January 2023. Copy of the acknowledgement is enclosed as Annexure 10(b) . The application is also applied online on PWRDA portal which is currently under processing.
19.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.

20.	Sewage shall be treated in the STP of Super Mega project with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled / reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	The total wastewater generated will be treated in common STP of 2.8 MLD to be installed within the Super mega project.
21.	No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed. No sewage will be discharged directly without treatment. Wastewater generated from operation phase will be treated in STP and treated water will be recycled for flushing, landscaping, etc.
22.	Periodically monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Treated sewage will be regularly monitored once treatment facility is provided.
23.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	STP sludge generated from STP will be utilized as manure for green area development within the project.

4. Noise monitoring and prevention:

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	Ambient noise and ambient air levels will be regularly monitored and maintained within the prescribed standards. Recent test report of ambient noise monitoring
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	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.	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 and ambient air levels will be regularly monitored and maintained within the prescribed standards. Recent test report of ambient noise monitoring is enclosed 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.	Ear plugs to construction labors are being provided.

5. Energy Conservation measures:

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.	LED lightning will be provided in the project.
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 will be followed in the project to conserve energy. 144 kW energy will be saved by utilizing solar energy (64

		kW) and using LED against CFL lights (80Kw).
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.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Agreed.

6. Waste Management:

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.	NOC has already been obtained from MC, SAS Nagar regarding solid waste disposal; copy of the same is enclosed as Annexure-5 .
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed. The muck generated during construction phase is being used for leveling and filling purpose within the project. No muck is being disposed outside premises.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided for segregation of solid waste during operation phase.

4.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg / person/ day must be installed for treatment and disposal of the waste.	Organic waste will be converted to manure by use of common Mechanical Composter of Super Mega Project.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted. Non-biodegradable waste will be handed over to authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Being a residential project, only hazardous waste in the form of used oil which will be disposed off as per the PPCB norms.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Fly ash bricks and fly ash based cement is being used in the construction of the project.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Ready Mix Concrete containing Fly ash is being used for construction purpose to the maximum extent possible.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	The construction waste is being managed as per Construction and Demolition Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed. The same will be complied.

7. Green Cover:

1.	No tree can be felled/ transplant unless exigencies demand. Where absolutely necessary, tree felling	Not applicable as, no tree cutting is involved in the project.
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	shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	
2.	At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm (@ 185 trees of native varieties) of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines.	Agreed. The plantation will be done as per SEIAA guidelines.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Not applicable, as no tree cutting is involved in the project.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Agreed. The topsoil excavated during construction activities will be used for development of green area within the project premises.
5	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.	No chemical fertilizer/pesticides will be used in green area.
6	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential	Agreed. Adequate green area will be developed within the project premises.

land use	
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8. Transport:

1.	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ul style="list-style-type: none"> a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation. 	Agreed.
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>	Agreed. Vehicles used at the construction site are being monitored regularly. PUC certificates have been obtained; copy of same is attached as Annexure-9 .
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</p>	Agreed.

	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.	
4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Adequate parking area will be made available for the vehicles within the project premises. No traffic congestion will take place near entry/exit.

9. Human health issues:

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 like helmet, dust masks etc.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed. NBC will be followed for ventilation provision.
3.	Emergency preparedness plan based on the Hazard identification and Risk Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche 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. Like fuels for cooking, Toilets, Fresh drinking water, temporary houses. etc.
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 followed during

		operational phase also.
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10. Environment Management plan

1	As proposed, the project proponent shall adhere to the commitments made in the proposal for incurring an expenditure of at least Rs. 12 lacs on the following activities which will be included in the EMP: - a. Provisions of water coolers, computers, school dresses including shoes, etc. in Government school, papri within one year from the grant of EC. b. Maintenance of toilets in Government School, papri within one year from the grant of EC	Agreed. The same will be complied.
2	The company shall have a well laid down environmental policy duly approved by the Board of Directors' The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements/ deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Agreed. Environment policy shall be implemented.
3	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Agreed. Environment Management Cell is formed for the monitoring of environment related aspects.
4	Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 106 Lakhs towards the capital cost and Rs. 12 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs.	Agreed. The commitments made in the EMP report will be adhered.

15.1 Laacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the detail given as under:

Title	Construction Phase		Operation Phase
Description	Capital cost (in Lakhs)	Recurring Cost (in Lakhs/Annum)	Recurring Cost (in Lakhs/Annum)
Air Pollution control	5	0.5	0.5
Water pollution control	10	1.5	2
Noise Pollution control	1	0.5	0.10
Landscaping	10	3	3
Solid waste management	10	2	5
Rainwater Recharging	25	0.5	1.5
Energy conservation	45	2	1
Environmental Monitoring		2	2
TOTAL	106 Lakhs	12 Lakhs	Rs. 15.1 Lakhs/Annum

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/resident's society under proper MOU 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.

11. Validity

1.	This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.	Noted. Environment Clearance has been granted vide Letter No.
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		SEIAA/MS/2021/4246 dated 07.06.2021 and the copy of the same is attached along as Annexure -1.
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12. Miscellaneous:

1.	The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.	Noted. Completion certificate will be obtained and same will be submitted.
2	The project proponent shall comply with the conditions of CLU, if obtained	CLU has been obtained from the competent authority; copy of the same is enclosed as Annexure-7.
3	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/ SEIAA website where it is displayed.	Agreed & complied. Advertisement has been published in the newspaper.
4.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Agreed.
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 half-yearly basis.	Agreed. Status of compliance of the stipulated environment clearance conditions, including results of recent monitored data will be uploaded on company's website.

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 environment clearance portal.	Agreed. Six monthly compliance for the period ending 31.03.2023 uploaded on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal. Screenshot is attached as Annexure 11.
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, 1985, as amended subsequently and put on the website of the company	Agreed and same will be complied.
8.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the Project.	Agreed.
9.	The project authorities must strictly adhere to the stipulations made by the State pollution Control Board and the State Government.	Agreed. 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, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	Agreed. The commitments made in the EMP report will be adhered.
11.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Noted. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC).

12.	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.
13.	The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted.
14.	The SEIAA/Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.
15.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office 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.
16.	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 Honable Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Agreed.
17.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Agreed.

Additional Conditions:

1.	Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc are not disturbed so that the natural flow of rain water/ other drainage	Agreed. It is made sure that no Natural drainage is affected during construction or the operational phase of the project.
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	channels is not impeded or disrupted in any manner.	
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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB

Ministry of Environment, Forest & Climate Change, Government of India

O/o Directorate of Environment & Climate Change

MGSIPA Complex Sector 26,

Chandigarh-160019

seiaapb2017@gmail.com

 No. SEIAA/MS/2021/ 4246

Registered/E-mail

 Date: 07/06/2021

To

M/s Janta Land Promoters Pvt. Ltd.
 SCO 39-42, Sector-82, SAS Nagar (Mohali)
 Telephone No.: 91-172-2244000
 Email ID: hardeep.singh@jantahousing.com

Subject: Environmental Clearance under EIA Notification 14.09.2006 for establishment of Residential Pocket 2B namely "Galaxy Heights II" at Sector 66A, Mohali, Punjab by M/s Janta Land Promoters Pvt. Ltd. (SIA/PB/MIS/206248/2021).

This has reference to your online application bearing Proposal No. SIA/PB/MIS/206248/2021 for obtaining Environmental Clearance under the EIA notification 14.09.2006 for establishment of a Residential Pocket 2B namely "Galaxy Heights II" at Sector 66A, Mohali, Punjab. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1A, EMP report and the additional clarifications furnished in response to the observations of the SEAC. The salient features of the project are as under: -

Sr. No.	Particulars	Details															
1)	Name and Location of the project	Residential Pocket 2B namely "Galaxy Heights II" Sector 66A, Mohali, Punjab.															
	Activity	8(a): Building & Construction Project															
	Category as per EIA Notification, 2006	Category B2															
2)	Total cost of the project	Rs. 90 Crores															
3)	Co-ordinates	<table border="1"> <thead> <tr> <th>Corners</th> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>Corner- A</td> <td>30°39'33.92"N</td> <td>76°44'39.16"E</td> </tr> <tr> <td>Corner-B</td> <td>30°39'30.48"N</td> <td>76°44'41.85"E</td> </tr> <tr> <td>Corner-C</td> <td>30°39'30.45"N</td> <td>76°44'37.10"E</td> </tr> <tr> <td>Corner-D</td> <td>30°39'33.66"N</td> <td>76°44'34.80"E</td> </tr> </tbody> </table>	Corners	Latitude	Longitude	Corner- A	30°39'33.92"N	76°44'39.16"E	Corner-B	30°39'30.48"N	76°44'41.85"E	Corner-C	30°39'30.45"N	76°44'37.10"E	Corner-D	30°39'33.66"N	76°44'34.80"E
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4)	Total Plot area, Built-up Area and Green area	The details of the group housing project are as under:				
		Size of the Project	14,528.19 sq.m. (3.59 acres)			
		Built-up Area	48,336.64 sq.m.			
		Features of the project	4 residential towers (284 residential flats) and a community center			
	Green area	3,753.11 sq.m.				
5)	Population (when fully inhabited)	1,570 persons				
6)	Details of Land Use	Change in land use has been obtained from CTP, Punjab vide Memo No. 6369 CTP(PB)/SP-432(M) dated 12.09.2011 for 215.2 acres and Memo No. 1597 CTP(PB)/SP-432(M) dated 23.04.2012 for 9.43 acres.				
7)	Water Requirements & source during Operation Phase	Break up of water requirement	Source			
		Fresh Water : 95 KLD	Borewells of Super Mega Mixed Use Industrial Project.			
		Flushing Water : 32 KLD	Treated wastewater from STP of Super Mega Mixed Use Industrial Project.			
	Total Domestic demand:	127 KLD				
8)	Disposal Arrangement of Waste water	Total 102 KLD waste water will be generated, which will be treated in the STP of 2.8 MLD to be installed in the Super Mega Project. The details of the disposal arrangement is as under:				
		Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Utilize in other pockets of Super Mega Projects
		1.	Summer	32	21	49
		2.	Winter	32	7	63
		3.	Rainy	32	2	68
9)	Rain water recharging detail	10 no. of recharging pits will be provided to recharge the rainwater after treatment through oil & Grease traps.				
10)	Solid waste generation and its disposal	a) 598 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable, non- biodegradable and hazardous waste.				

		<ul style="list-style-type: none"> c) 269 kg/day biodegradable waste will be converted to manure by use of common Mechanical Composter of Super Mega Project. d) 317 kg/day Non-biodegradable waste will be disposed of through authorized recycler vendors. e) 12 kg/day domestic hazardous waste will be disposed of to authorized vendors as per the Solid Waste Management Rules, 2016. f) STP Sludge will be dried and used as manure for green area development within the project.
11)	Hazardous Waste & E-waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per Hazardous Wastes (management & Handling) Rules, 1989 and E-waste (Management) Amendment Rules, 2018 respectively.
12)	Energy Requirements & Saving	<ul style="list-style-type: none"> a) 1,200 KW energy will be required for the project which will be met from Punjab State Power Corporation Limited (PSPCL). b) 2 DG sets of 500 KVA each equipped with canopy will be installed as power back up arrangement. c) 144 KW Energy will be saved by taking following measures: <ul style="list-style-type: none"> (i) 64 KW energy will be saved by utilizing Solar Energy. (ii) 80 KW will be saved by using LED against CFL lights.

The case was considered by the SEAC in its 200th meeting held on 07.05.2021, wherein, the Committee observed 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 to the project proponent under EIA notification dated 14.09.2006 for the project subject to certain conditions in addition to the proposed measures.

Thereafter, the case was lastly considered by the SEIAA in its 182nd meeting held on 24.05.2021. The SEIAA observed that the case stands recommended by SEAC and the Committee awarded 'Silver Grading' to the project proposal. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same.

Therefore, the Authority decided to grant the Environmental Clearance for establishment of the Residential Pocket 2B namely "Galaxy Heights II" having built-up area 48,336.64 sqm in total land area of 14,528.19 sqm to be located in Sector 66A, Mohali, Punjab as per the details mentioned in the Form-1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and with the conditions as recommended by SEAC & certain amendments therein & agreed by the Project Proponent:

Accordingly, SEIAA, Punjab hereby accords Environmental Clearance for the above project under the provisions of EIA Notification 14.09.2006 and its subsequent amendments,

subject to proposed measures and strict compliance of terms and conditions as follows:

I. Statutory compliance:

- i) 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 bye laws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose 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 concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3m height or 1/3rd of the building height and maximum up to 10m). 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 & demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust

pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xv) For indoor air quality the ventilation provisions as per National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road).
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 127 KLD/day, out of which fresh water demand of 95 KLD/day shall be met through borewells of Super Mega Mixed Use Industrial Project and remaining through recycling of treated waste water from the STP of Super Mega Mixed Use Industrial Project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a) The total wastewater generation from the project will be 102 KLD/day, which will be treated in proposed STP of 2.8 MLD capacity located within the Super Mega Mixed Use Industrial Project. As proposed, reuse of treated wastewater shall be as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Utilize in other pockets of Super Mega Projects
1.	Summer	32	21	49
2.	Winter	32	7	63
3.	Rainy	32	2	68

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately

design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.

- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- x) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No.	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal & 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 & 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 grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 10 no. rain water recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP of Super Mega project with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.
- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, 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.

- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.
- vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighbouring 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.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/capita/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off /sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).

- ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm (@ 185 trees of native varieties) of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards 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 cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated: and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Environment Management Plan

- i) As proposed, the project proponent shall adhere to the commitments made in the proposal for incurring an expenditure of at least Rs. 12 lacs on the following activities which will be included in the EMP: -
 - a. Provisions of water coolers, computers, school dresses including shoes, etc. in Government School, Papri within one year from the grant of EC.
 - b. Maintenance of toilets in Government School, Papri within one year from the grant of EC.
- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements /

deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 106 Lacs towards the capital cost and Rs. 12 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 15.1 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the detail given as under:

Sr. no.	Title	Construction Phase		Operation Phase
		Capital Cost (in lakhs)	Recurring Cost (in lakhs/Annum)	Recurring Cost (in lakhs/Annum)
1.	Air Pollution Control	5	0.5	0.5
2.	Water Pollution Control	10	1.5	2
3.	Noise Pollution Control	1	0.5	0.10
4.	Landscaping	10	3	3
5.	Solid Waste Management	10	2	5
6.	Rain Water Recharging	25	0.5	1.5
7.	Energy Conservation	45	2	1
8.	Environmental Monitoring	-	2	2
Total		106 Lakhs	12 Lakhs	Rs. 15.1 Lakhs/annum

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

XI. Validity

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

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).


- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Additional Conditions:

- i) Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc are not disturbed so that the natural flow of rain water/ other drainage channels is not impeded or disrupted in any manner.

Endst. No. 4247-4255

Through E-mail


 Environmental Engineer
 For Member Secretary
 Date 07/06/2021

A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
5. The Deputy Commissioner, SAS Nagar.

6. The Additional Principal Conservator of Forests (C), Ministry of Environment, Forests & Climate Change, Northern Regional Office, Bays No. 24-25, Sector- 31-A, Chandigarh.
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
8. The Joint Director, Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the Authorized Signatory of the project proponent is as under:
 - a) Name of the applicant : Sh. Hardeep Singh, Deputy Chief Engineer
 - b) Telephone No. : 91-172-2244000
 - c) Email Id : hardeep.singh@jantahousing.com
9. Monitoring Cell, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110003.


Environmental Engineer
For Member Secretary

Photographs showing Construction Status of the Project



Photographs showing Construction Status of the Project



Photographs showing Construction Status of the Project



Photographs showing DG Set





PUNJAB POLLUTION CONTROL BOARD
Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No :	Registered/Speed Post	Date:
Industry Registration ID: R21SAS819826		Application No : 20560095

To,
Kulwant Singh
M/s Janta Land Promoters Pvt. Ltd. Regd. Office: Sco 39-42, Sector 82, Sas Nagar (mohali), Punjab
Mohali, Mohali-140306

Subject: Extension in validity of consent to establish (NOC) under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.

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

Certificate No.	CTE/Ext/SAS/2023/20560095
Date of issue :	04/03/2023
Date of expiry :	30/11/2023
Certificate Type :	Extension
Previous CTE/CTO No. & Validity :	CTE/Fresh/SAS/2021/17400814 From:21/12/2021 To:10/12/2022

2. Particulars of the Industry

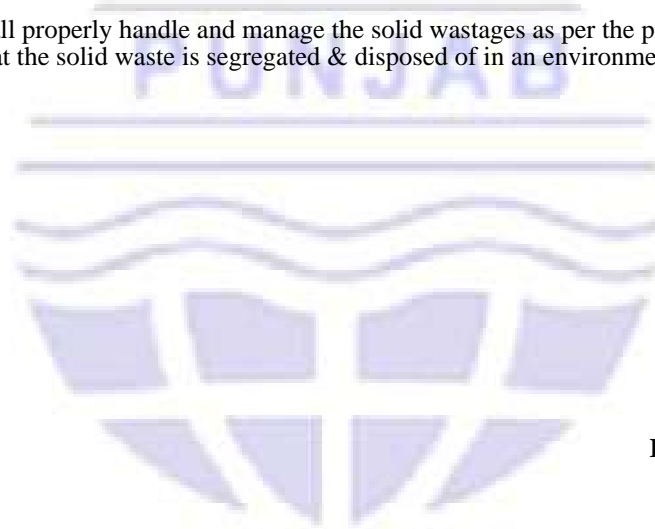
Name & Designation of the Applicant	Hardeep Singh, (Deputy Chief Engineer)
Address of Industrial premises	"galaxy Heights Ii" By M/s Janta Land Promoters Pvt. Ltd., Residential Pocket 2b, Sector 66 A, Mohali, Punjab, Mohali, Sas Nagar-160059
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Large
Office District	Sas Nagar

"This is computer generated document from OCMMS by PPCB"

"galaxy Heights Ii" By M/s Janta Land Promoters Pvt. Ltd., Residential Pocket 2b, Sector 66 A, Mohali, Punjab, Mohali, Sas Nagar, 160059

All the term and conditions same as mentioned in the original consent to establish (NOC) no. CTE/Fresh/SAS/2021/17400814 dated 21/12/2021, valid upto 10/12/2022 issued to the project proponent. This extension in validity of consent to establish (NOC) letter may be appended with the original NOC letter issued to the project proponent with an additional condition as under:

- a. The project proponent shall not give possessions to the owners without prior permission of the Board or till then the project proponent (Supermega Mixed Use Integrated Industrial Park by M/s Janta Land Promoters Pvt. Ltd) has not commissioned the common STP alongwith scientific mode of disposal.
- b. The project proponent will lay down the treated water line from GMADA STP, Sec-83 to Sec-66-A and Sector-82, within 3 months in compliance with its letter dated 8/7/2021. The project proponent will keep a record of treated wastewater from GMADA STP used for plantation.
- c. The project proponent shall install the smog gun to control the dust emission to be generated from the construction activities of the project.
- d. The project proponent shall not operate its existing DG set of capacity 125 KVA till then the project proponent has not provided adequate stack height on the DG set of capacity 125 KVA.
- e. The project proponent may also develop the vermi-composting / composting to manage the biodegradable solid waste. PP shall not throw, burn or bury any solid wastes in open, outside premises or in drain / water bodies.
- f. The project proponent shall perform / promote its Corporate Environment Responsibility (CER) activities as well as use of alternatives of single use plastics (SUP) and awareness to discourage use of plastic.
- g. The project proponent shall ensure that there are no usages of single use plastic- thermocol disposable items such as water bottles / water pouches/water cups, plates, forks, spoons, straw etc. and single use decorating material made of plastic-thermocol or any other non-biodegradable material in the premises.
- h. The project proponent shall properly handle and manage the solid wastages as per the provisions of the Municipal Solid Waste Rules 2016 and ensure that the solid waste is segregated & disposed of in an environmentally sound manner.



04/03/2023

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. It is requested to visit the site to verify the mode of disposal of wastewater generated from labour toilets as well as verify the whether project proponent has provided adequate stack height attached with DG set of capacity of 125 KVA. Regional Office may also be keep a vigil on the project, project proponent shall not make occupancy within its project till adequate arrangements for the treatment and for disposal of the treatment are made.

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"galaxy Heights Ii" By M/s Janta Land Promoters Pvt. Ltd., Residential Pocket 2b, Sector 66 A, Mohali, Punjab, Mohali, Sas Nagar, 160059

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04/03/2023

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)



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By Regd Post

Tele: 011-25687194/ 7315



HQ Western Air Command, IAF
Subroto Park
New Delhi-10

WAC/S 5016/2/ATS (41/22)

31 August 2022

M/s Janta Land Promoters Pvt Ltd,
SCO 39 - 42, Sector – 82, Mohali,
Punjab - 140306

Handwritten notes:
28/11/22
* 11/22
Dr. Arun - for no. p.p.
28/11/22

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application dated 06 Jun 2022 on the subject, received at this HQ on 16 Jun 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 57.7 m high building for super mega project at sector 66 A & parts of sector 82, 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 358.7 m, AMSL or 57.7 m, AGL.** 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° 39' 27" N	76° 43' 30" E	300 m, AMSL
2	30° 39' 44" N	76° 44' 17" E	300 m, AMSL
3	30° 39' 29" N	76° 44' 47" E	301 m, AMSL
4	30° 38' 47" N	76° 44' 01" E	298 m, AMSL

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as 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/ extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

Yours sincerely,

(MK Rana)
Gp Capt
Command ATC Officer

Copy to:

Air HQ (VB) (Wg Cdr Ops ATS-IV)

AF Stn Chandigarh (SATCO)

Internal:

C Nav O

ਦਫਤਰ ਨਗਰ ਕੌਂਸਲ, ਐਸ.ਏ. ਐਸ. ਨਗਰ

(0172-5044910, 0172-5044913 ਫੈਕਸ)

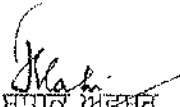
ਵੱਲ,

ਜਨਰਲ ਮੈਨੇਜਰ,
ਜਨਤਾ ਲੈਂਡ ਪ੍ਰੋਮੋਟਰ ਲਿਮ.
ਐਸ.ਸੀ.ਓ ਨੰ: 39-42, ਐਸ.ਏ. ਐਸ. ਨਗਰ
ਮੀਮੋ ਨੰ: 1797 / ਮਿਤੀ 11-5-2012

ਵਿਸਾ: ਨਗਰ ਕੌਂਸਲ ਦੇ ਡਿਪਿੰਗ ਗਰਾਂਉਂਡ ਤੇ ਵੇਸਟ ਸੁੱਟਣ ਬਾਰੇ ਪ੍ਰਵਾਨਗੀ ।

ਹਵਾਲਾ: ਆਪ ਦੇ ਦਫਤਰ ਦੇ ਮੀਮੋ ਨੰ: ਜੇ.ਐਲ.ਪੀ.ਐਲ-310/ਸੁਪਰ ਮੇਗਾ ਪ੍ਰੋਜੈਕਟ/2012/2025 ਮਿਤੀ 28-04-12 ਦੇ ਸਬੰਧ ਵਿੱਚ ।

ਉਕਤ ਹਵਾਲੇ ਅਧੀਨ ਵਿਸੇ ਸਬੰਧੀ ਆਪ ਨੂੰ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ 66-ਏ, 82 ਅਤੇ 83 ਮੋਹਾਲੀ ਦਾ ਸੋਲਿਡ ਵੇਸਟ ਇਸ ਨਗਰ ਕੌਂਸਲ, ਦੇ ਡਿਪਿੰਗ ਗਰਾਂਉਂਡ ਤੇ ਸੁੱਟਣ ਦੀ ਸਹਿਮਤੀ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਉਕਤ ਸੈਕਟਰਾਂ ਦਾ ਵੇਸਟ ਆਪ ਦੀ ਕੰਪਨੀ ਅਪਣੇ ਕਵਰਡ- ਵਰੀਕਲਾਂ ਗਰਾਂ ਡਿਪੋਜ਼ਿਟ ਗਰਾਂਉਂਡ ਤੇ ਸਹੀ ਤਰੀਕੇ ਨਾਲ ਸੋਲਿਡ ਵੇਸਟ ਮੈਨੇਜਮੈਂਟ ਰੂਲਜ਼ 2000 ਅਧੀਨ ਡਿਸਪੋਜ਼ ਆਫ ਕਰੇਗੀ ਅਤੇ ਇਸ ਦੀ ਬਣਦੀ ਅਦਾਇਗੀ ਇਸ ਦਫਤਰ ਨੂੰ ਕਰਨ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗੀ ।


ਕਾਰਜ ਸਾਧਕ ਮੈਂਬਰ
ਨਗਰ ਕੌਂਸਲ, ਐਸ.ਏ. ਐਸ. ਨਗਰ

OFFICE OF THE MUNICIPAL CORPORATION , S.A.S NAGAR

To

The General Manager,
Promoters Ltd.,

Janta land
SCO No. 39-42 SA S Nagar

Memo No. 1797

Dated: 11..5. 2012

Sub: Regarding dumping garbage waste in dumping ground of the corporation.

Ref: your office memo No. JLPL-310 /Super Mega Project/2012/2005 dated 28.04.12

On the above noted subject it is intimated that vide which your company have sought permission to dump solid waste of Sector 66 A, 82 and 83 Mohali in the dumping ground of the corporation The same was accordingly accorded to your company to dump the wastage of above mentioned sector Solid wastage is to be dumped under Rule 2000 of Solid wastage Management Rules through your covered vehicles & your company shall be liable to deposit its cost in this office.

True and Correct Translation
From ... To English

Notary
S.A.S. Nagar

2/2/21

True translation

Sd/-
Executive Officer/Works
Municipal corporation Mohali



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ - 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਵੱਲ:

ਮੈ/ਸ ਜਨਤਾ ਲੈਂਡ ਪ੍ਰੋਮੋਟਰਜ਼ ਲਿਮ.,
ਐਸ.ਸੀ.ਓ. ਨੰ: 39-40, ਸੈਕਟਰ-82,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਮੀਮੋ ਨੰ: ਗਮਾਡਾ/ਮੰ.ਇੰਜੀ(ਜਸ-1)2014/ 1110


ਮਿਤੀ: 21/3/2014

ਵਿਸ਼ਾ:- ਸੈਕਟਰ - 82, 83 ਅਤੇ 66 ਏ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਹਲੇ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸੀਵਰੇਜ਼ ਕੁਨੈਕਸ਼ਨ ਬਾਰੇ।

ਹਵਾਲਾ:- ਆਪ ਦੇ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰਬਰ 3087 ਮਿਤੀ 20/03/2014

ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਆਪ ਜੀ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਪ੍ਰਤੀ-ਬੇਨਤੀ ਨੂੰ ਘੋਖਣ ਉਪਰੰਤ ਆਪ ਜੀ ਦੇ ਵਿਸ਼ੇ ਅਧੀਨ ਪ੍ਰੋਜੈਕਟ ਦੇ ਵਿੱਚੋਂ ਪੈਦਾ ਹੋਣ ਵਾਲੇ ਸੀਵੇਜ਼ ਦੀ ਨਿਕਾਸੀ ਲਈ ਆਪ ਵੱਲੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਏ/ਕਰਵਾਏ ਜਾ ਰਹੇ ਈ.ਡੀ.ਸੀ. ਵਿਰੁੱਧ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸੀਵਰੇਜ਼ ਸਿਸਟਮ ਦਾ ਕੁਨੈਕਸ਼ਨ ਆਈ.ਟੀ.ਸਿਟੀ ਵਿੱਚ ਲੱਗਣ ਵਾਲੇ ਟਰੰਕ ਆਊਟ ਫਾਲ ਸੀਵਰ ਵਿੱਚ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀ ਸ਼ਰਤਾਂ ਤੇ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ:

- 1) ਕਿਉਂਜੋ ਹਾਲ ਦੀ ਘੜੀ ਆਈ.ਟੀ.ਸਿਟੀ ਦਾ ਸੀਵਰੇਜ਼ ਸਿਸਟਮ ਮੁਹੱਈਆ ਕਰਨ ਵਿੱਚ ਕੁਝ ਸਮਾਂ ਲੱਗੇਗਾ ਇਸ ਲਈ ਜਦੋਂ ਤੱਕ ਆਈ.ਟੀ.ਸਿਟੀ ਦਾ ਸੀਵਰੇਜ਼ ਸਿਸਟਮ ਮੁਕੰਮਲ ਨਹੀਂ ਹੋ ਜਾਂਦਾ, ਤਦ ਤੱਕ ਆਪ ਜੀ ਦੇ ਪ੍ਰੋਜੈਕਟ ਦੇ ਦੱਖਣੀ ਹਿੱਸੇ ਵਿੱਚ ਸੈਕਟਰ-83 ਵਿੱਚ ਗਮਾਡਾ ਵੱਲੋਂ ਚਲਾਏ ਜਾ ਰਹੇ ਸੀਵੇਜ਼ ਟੀਟਮੈਂਟ ਪਲਾਂਟ ਵਿੱਚ ਆਪ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਦਾ ਕੁਨੈਕਸ਼ਨ ਆਰਜ਼ੀ ਤੌਰ ਤੇ ਕਰ ਸਕਦੇ ਹੋ। ਪ੍ਰੰਤੂ ਅਜਿਹਾ ਕਰਨ ਲਈ ਆਉਣ ਵਾਲੇ ਪਰਚਾ ਆਪ ਨੂੰ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰਨਾ ਪਵੇਗਾ।
- 2) ਆਪ ਵੱਲੋਂ ਮੌਕੇ ਤੇ ਕੁਨੈਕਸ਼ਨ ਗਮਾਡਾ ਦੇ ਅਧਿਕਾਰੀਆਂ ਦੀ ਹਾਜ਼ਰੀ ਵਿੱਚ ਕੀਤਾ ਜਾਵੇਗਾ।
- 3) ਆਪ ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿਰੁੱਧ ਗਮਾਡਾ ਦੇ ਬਣਦੇ ਡਿਊਜ਼/ਚਾਰਜਿਜ਼ (ਜਿਵੇਂ ਕਿ ਈ.ਡੀ.ਸੀ./ਲਾਇਸੈਂਸ ਫੀਸ/ਸੀ.ਐਲ.ਯੂ.) ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੋਗੇ। ਜੇਕਰ ਆਪ ਵੱਲੋਂ ਇਸ ਸਬੰਧੀ ਕੋਈ ਕੁਤਾਹੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਇਹ ਪ੍ਰਵਾਨਗੀ ਰੱਦ ਸਮਝੀ ਜਾਵੇਗੀ।
- 4) ਕਿਉਂਜੋ ਆਪ ਜੀ ਦਾ ਪ੍ਰੋਜੈਕਟ ਇੱਕ ਇੰਡਸਟੀਅਲ ਪ੍ਰੋਜੈਕਟ ਹੈ ਇਸ ਲਈ ਇਹ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ ਕਿ ਕਿਸੇ ਵੀ ਰੈਂਡ ਕੈਟਾਗਰੀ ਦੀ ਇੰਡਸਟਰੀ ਦਾ ਡਿਸਚਾਰਜ਼ ਇਸ ਸਿਸਟਮ ਵਿੱਚ ਨਾ ਹੋਵੇ।


ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1),
ਵਾਸਤੇ ਮੁੱਖ ਇੰਜੀਨੀਅਰ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

GRREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, S.A. S NAGER

M/S Janta land Promoters Ltd.,
SA S Nagar

SCO No. SCO no.39-42

Memo No.GMADA/S Engr-JS-12014/1110 Dated: 21.3.2014

Sub: Reg. Connection of Central Sewerage Project in respect of Sector 82, 83 and 66-A SAS Nagar

Ref: your office memo No. 3087 dated 20.03.2014.

This office has received your application on the above noted subject. After examine the same which is in your project and for its smooth passing. The deposited amount against EDC is for the Sewerage connection of sectors and to connect the same with the ITC truck Sewerage system for which is permission is hereby accorded on the following terms and conditions:-

1. Presently I.T City sewerage system will take some and is not still complete .It is not possible to the connect your sewerage with the same till its completion upto that time you can connect temporarily your sewerage with the sewerage treatment plant of GMADA which is flowing in the north portion of sector 83. For this purpose you will have to bear total expense of the same.
2. Your connection will be made at the spot in the presence of GMADA officers.
3. You shall be liable to pay dues/charges calculated by GMADA like EDC. Licensing fee/CLU etc. In case you failed to comply the same the approval shall be cancelled immediately
4. Your project is an Industrial project therefore it must ensure that no red category industry discharges is through in this system.

True and Correct Translation
From *Punjabi* To English

Sd/-

Divisional Engineer/ JS

For Chief Engineer, GMADA.SAS Nagar



Notery
S.A.S. Nagar
2/2/21

From

Chief Town Planner,
Punjab, Chandigarh.

To

M/s Janta Land Promoters Ltd.,
Regd.538, Phase X, Sector 64, Mohali..Memo No. 6369 CTP(PB) SP-432 (M)
Dt. Chandigarh. 12/9/2011

Subject:

Permission for change of land use for Super Mega Mixed use Integrated Industrial Park Project for M/s Janta Land Promoters Ltd., at vill. Papri, Kambala, Manauli, (Sec.66A,82,83) at Mohali..

Ref:

Your application dated 22.6.2011

2. The Permission for Change of land use for an area measuring 215.2 Acre falling in Village Papri, Kambala, Manauli, (Sec.66A,82,83) Distt. SAS Nagar for Super Mega Mixed use Integrated Industrial Park Project has been considered at the Government level. The permission for change of land use for an area measuring 215.2 acres as verified by the Tehsildar is hereby granted with the approval of Government for Super Mega Mixed use Integrated Industrial Park Project on the following terms and conditions. The Detail of land is as given in Annexure A.

- i) The change of land use shall be in hands of M/S Janta Land Promoters Ltd., Promoter shall deposit EDC/Licence/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU does not in any manner grant or effect ownership right of this land, which have to be determined by Competent Authority.
- iii) Promoter shall be responsible for litigation, if any, regarding land ownership in any court of law.
- iv) Promoter shall not undertake any development work at the site until layout plan is approved by the Competent Authority and exemption of license under Section 44 of PAPRA, 1995 is obtained from the Competent Authority
- v) Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forests, Government of India before starting the development works of the Colony.
- vi) Through revenue rastas and pucca road passing through the site, if any shall be kept unobstructed.
- vii) Promoter shall also obtain NOC from PPCB if required under the Water (Prevention and control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000.
- viii) Layout Plan/Building Plans of the entire project shall be got approved from the Competent Authority.
- ix) Promoter shall not make any construction under HT/L.T. electric lines passing through the site if any or shall get these lines shifted by applying to the concerned Authority.
- x) This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- xi) Promoter shall obtain NOC from the Forest Deptt., if required before undertaking development at site.
- xii) Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.

- xiii) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xiv) The Promoter shall develop the site/sell out the plots as per the Super Mega Mixed Use Integrated Industrial Park Policy.
- xv) The Promoter shall develop the site as per the proposals of Master Plan /Zonal Plan SAS Nagar & shall keep the proposed land use, Master Plan roads, Green Buffer, water bodies etc. intact in the layout plan .
- xvi) The Promoter shall be allowed to develop only green & orange industries in the industrial component of the layout plan.
- xvii) Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management
- xviii) Promoter shall obtain any other permission required under any other act at his own level.

Receipt of Rs. 4,85,16,840/- (Rs. Four Crores Eighty Five Lacs Sixteen Thousand Eight Hundred forty only) received through DD No.627514 dt. 24.08.2011 towards CLU charges is hereby acknowledged. These charges are tentative and are calculated as per the Super Mega Mixed use Integrated Industrial Park Policy under category-C based on land use zoning basis (where there is sale of plots in industrial pocket). However the actual charges of CLU shall be worked out at the time of approval of layout plan and the balance shall be payable by the promoter.

W. N. Chahal
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb)/ Dt.Chandigarh, the

A copy is forwarded to Chief Administrator, PUDA, Mohali for information and necessary action. Demand Draft No.627513 dt.24.08.2011 of HDFC Bank payable at Mohali amounting Rs. 14,55,506/- (Rs. Fourteen Lacs Fifty five Thousand five Hundred six Only) towards Social Infrastructure Fund (SIF) on CLU charges are hereby attached.

Sd/-
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb)/ Dt.Chandigarh, the

A copy is forwarded to Chief Administrator, GMADA, Mohali for information and necessary action. You are requested to collect the EDC and licence fee and their SIF from the promoter at your own level

Sd/-
Chief Town Planner,
Punjab, Chandigarh

Endst.No. CTP(Pb)/ dt. Chandigarh, the

Copy is forwarded to the following for information and necessary action:

- 1) Chairman Punjab Pollution Control Board, Patiala.
- 2) Chief Conservator of Forests, Punjab, Chandigarh.
- 3) Senior Town Planner, Mohali
- 4) District Town Planner, Mohali

Sd/-
Chief Town Planner,
Punjab, Chandigarh

Department of Town and country Planning , Punjab.

From

Chief Town Planner,
Punjab at PUDA Bhawan,
6th Floor, Sector-62,
SAS Nagar.

To

M/S Janta Land Promoter Ltd.,
S.C.O. No. 39-42, Sector 82,
Industrial Area, Mohali.

Memo No. 1597 CTP(PB)/SP-432(M)
Dt. Chandigarh, the 23/4/2012

Subject:

Permission for change of landuse for Super Mega Mixed Use Integrated Industrial Park project for M/s Janta Land Promoter Ltd. at Sector- 66A, 82,83, Vill. Papri, Manauli & Kambala, Distt. Mohali area 5.85 acres, 0.54 acre, 0.74 acre & 2.30 acres respectively (Total 9.43 acres).

Ref:

In continuation of this office memo No -6369- CTP (Pb)/SP-432 (M), dated 12.9.11 and your Request dt.nil.

2. The Permission for Change of Land use for an area of 269 acres falling in Sector 66-A, 82 & 83 in Local Planning Area, SAS Nagar, Distt. Mohali for Super Mega Mixed Use Integrated Industrial Park Project purpose was granted to you vide this office letter no. 6369- CTP (Pb)/SP-432 (M), dated 12.9.11. Now your request has been considered in this office and permission is hereby granted for Change of Land Use for an additional area of 5.85 acres, 0.54 acre, 0.74 acre & 2.30 acres respectively (Total 9.43 acres) for Super Mega Mixed Use Integrated Industrial Park project purpose in village Papri, Manauli & Kambala, Distt. Mohali in Local Planning Area, SAS Nagar on the following terms and conditions. The detail of land as verified by Tehsildar is attached as Annexure-'A'.

- i) The change of landuse shall be in the hands of M/s Janta Land Promoters Ltd. and shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii) Promoter shall develop the site after taking license under PAPRA, 1995 from the Competent Authority and shall not bifurcate the site.
- iii) The promoter shall be responsible for any litigation if any regarding land in any court of law.
- iv) Promoter shall not undertake any development work at site until building plans are approved by the Competent Authority.
- v) Thorough revenue rastas passing through the site shall be kept unobstructed.
- vi) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant act before undertaking the development at site.
- vii) The promoter shall ensure the minimum distance from the nearby industry as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard and also as per notification of Department of Science, Technology, Environment and Non Conventional Energy dt. 25.7.08 and get the clearance from PPCB before undertaking development at site.
- viii) Promoter shall not make any construction under L.T. electric lines passing through the colony or shall get these lines shifted by applying to the concerned authority.

Contd...

- ix) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- x) Promoter shall obtain permission from the Forest Deptt., Government of India under Forest Act, 1980 before undertaking development at site.
- xi) Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.
- xii) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xiii) Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xiv) Promoter shall obtain any other permission required under any other Act at his level.
- xv) The promoter would abide by the instructions issued by the State Government or its any agency from time to time.
- xvi) Promoter shall develop the site as per the proposals of Master Plan, S.A.S. Nagar.
- xvii) The promoter shall obtain approval/NCC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment and Forest, Government of India before starting the development works of the colony.

The receipt of CLU charges vide D.D. No. 314998, dt. 13.04.2012 amounting to Rs. 21,26,194/- , D.D.No. 936684, dt. 23.04.2012 amounting to Rs.2,12,600/- (Total Rs. 23,38,794) respectively of Punjab National Bank is hereby acknowledged. These charges are tentative and the actual charges shall be worked out as per approved layout plan and balance amount shall be payable by the promoter.

[Signature]
Senior Town Planner (Hqr),
O/o Chief Town Planner, Punjab.

Endst.No. CTP(Pb) Dated:

A copy is forwarded to the Chief Administrator, GMADA, Mohali with the request that EDC, L.F shall be recovered at its own level.

[Signature]
Senior Town Planner (Hqr),
O/o Chief Town Planner, Punjab.

Endst.No. CTP(Pb) Dated:

A copy is forwarded to the Chief Administrator, PUDA, Mohali alongwith D.D. No.314999, dt. 13.04.2012 amounting to Rs. 63,980/- & D.D. No. 936683, dt. 23.04.2012 amounting to Rs. 6,400/- (Total Rs. 70,380/-) respectively of Punjab & Sind Bank as 3% SIF charges on CLU for information and necessary action.

[Signature]
Senior Town Planner (Hqr),
O/o Chief Town Planner, Punjab.

Endst.No. CTP(Pb) Dated:

- A copy is forward to the following for information and necessary action:-
1. Chairman, Punjab Pollution Control. Board, Patiala.
 2. Chief Conservator of Forests, Punjab, Chandigarh.
 3. Senior Town Planner, Mohali.
 4. Distt. Town Planner, Mohali.

[Signature]
Senior Town Planner (Hqr),
O/o Chief Town Planner, Punjab.



TEST REPORT

ULR No. : NA		Test Report No. : NWAM181023NA011	
Type of Sample : Water (Ground Water)		Date of Reporting : 21/10/2023	
Customer	Group Housing Project namely "Galaxy Heights II" By M/s Janta Land Promoters Pvt. Ltd. Residential Packet 2B, Sector-66A, SAS Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmation DT:04.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:17614 (P-1) 2021	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	18/10/2023	Date of Receipt of Sample	18/10/2023
Sampling Location	Borewell (Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	18/10/2023 To 21/10/2023
Sample Description	Clear, colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 500ml Glass Bottle Marked GH2/18/01		

RESULTS

I-Chemical Testing

1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL	5	15	IS: 3025 (Part-4) CI 2.0 [DL- 5 Colour Units]
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.18	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	25	250	1000	IS: 3025 (Part-32) [DL- 1 mg/l]
7	Iron as Fe.	mg/l	BDL	1.0	No relaxation	USEPA 3015A [DL- 0.001 mg/l]
8	Total hardness as CaCO ₃	mg/l	215	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. : NWAM181023NA011			
Type of Sample : Water (Ground Water)		Date of Reporting : 21/10/2023			
2		ml			

Remarks : NA

OTHER INFORMATION

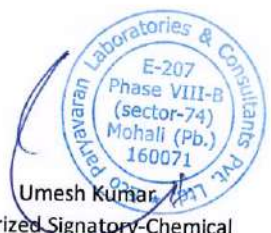
Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

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. : NSOM181023NA012	
Type of Sample : Soil.		Date of Reporting : 21/10/2023	
Customer	Group Housing Project namely "Galaxy Heights II" By M/s Janta Land Promoters Pvt. Ltd. Residential Packet 2B, Sector-66A, SAS Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmation DT:04.10.2023
		Customer reference No. (if any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	18/10/2023	Date of Receipt of Sample	18/10/2023
Sampling Location	Project Site	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	18/10/2023 To 21/10/2023
Sample Description	Brown coloured soil.		
Packing, Markings, Seal & Qty.	10kg Poly Bag Marked GH2/18/01		

RESULTS

I. Chemical Testing

1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	8.16	IS:2720 (Part-26) Cl-2, [DL- 2]
2	Conductivity	mmhos/cm	0.389	IS:14767 [DL- 0.1 mmhos/cm]
3	Moisture Content	%	8.0	IS:2720 (Part-II) Sec-1 [DL- 0.1 %]
4	Organic Matter	%	1.89	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	1.79	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. : NAIM191023NA005	
Type of Sample : Ambient Air Quality		Date of Reporting : 21/10/2023	
Customer	Group Housing Project namely "Galaxy Heights II" By M/s Janta Land Promoters Pvt. Ltd. Residential Packet 2B, Sector-66A, SAS Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmation DT:04.10.2023
		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	18/10/2023	Date of Receipt of Sample	19/10/2023
Sampling Location	Project Site (Near Site Office)	Period of Analysis	19/10/2023 To 21/10/2023
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	81	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	µg/m ³	45	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO ₂)	µg/m ³	10	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO ₂)	µg/m ³	26	80	IS: 5182 (Part-6)
5	Ammonia (as NH ₃)	µg/m ³	20	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O ₃)	µg/m ³	28	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO)	mg/m ³	0.65	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



Authorized Signatory-Chemical



TEST REPORT

ULR No. : NA		Test Report No. : NNOM191023NA006	
Type of Sample : Ambient Noise		Date of Reporting : 21/10/2023	
Customer	Group Housing Project namely "Galaxy Heights II" By M/s Janta Land Promoters Pvt. Ltd. Residential Packet 2B, Sector-66A, SAS Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmation DT:04.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS 9989-1989, RA 2008.	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	18/10/2023	Date of Receipt of Sample	19/10/2023
Sampling Location	Project Site (Near Site Office)	Period of Analysis	19/10/2023 To 19/10/2023
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)	52.9	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



(See rules 115 (2))

Pollution Under Control CertificateAuthorised By
Government of PunjabDate : 28/06/2023
Time : 11:55:46 AM
Validity upto : 27/12/2023Certificate SL. No. : PB06500230015890
Registration No. : PB658B0169
Date of Registration : 09/Nov/2021
Month & Year of Manufacturing : August-2021
Valid Mobile Number : *****5754
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650023
GSTIN :
Fees : Rs.100.00
(GST to be paid extra as applicable)
NIL observation : NoVehicle Photo with Registration plate
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.28

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>Authorised Signature with stamp of PUC operator
60mm x 20 mm

Pollution Under Control Certificate

Authorised By
Government of PunjabDate : 19/06/2023
Time : 16:01:25 PM
Validity upto : 18/12/2023Certificate No. PB06501380001672
Registration No. PB65T1407
Date of Registration 07/Sep/2012
Month & Year of Manufacturing July 2012
Valid Mobile Number 44446615
Emission Name BHARAT STAGE III
Fuel DIESEL
PUC Code PB0650138
GSTIN
Fees
Rs. 100.00
(GST to be paid extra as applicable)
No.

All observation

Vehicle Photo with Registration plate
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.5

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note: 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : 29/09/2023
Time : 11:59:27 AM
Validity upto : 28/03/2024



Certificate SL. No. : PB06501380002513
Registration No. : PB65BB0168
Date of Registration : 09/Nov/2021
Month & Year of Manufacturing : August-2021
Valid Mobile Number : *****2211
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650138
GSTIN :
Fees : Rs.100.00
(GST to be paid extra as applicable)
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.56

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC
60mm x 20 mm

BAHAWALPUR PUC CHECK CENTER
G-BLOCK, AEROCITY ROAD, MOHALI
MOBILE: 7015875010



PUNJAB WATER REGULATION AND DEVELOPMENT AUTHORITY
SCO 149-152, SECTOR 17, CHANDIGARH – 160017

ad interim PERMISSION FOR EXTRACTION OF GROUNDWATER

Name of Unit	Super Mega Mixed Use Integrated Industrial Park Project (Sectors 66A,82 & 83) Janta Land Promoters Pvt. Ltd.		
Activity of Unit:	Others (Industrial, Infrastructure, Residential & Commercial Mixed Units)		
Address of Unit:	Super Mega Mixed Use Integrated Industrial Park Project (Sectors 66A,82 & 83) Janta Land Promoters Pvt. Ltd., SCO 39-42, Sector 82, District SAS Nagar	PIN Code: 140306	
Assessment Unit (Block):	Kharar	Category: Yellow	
District:	SAS Nagar		
Correspondence Address:	Janta Land Promoters Pvt. Ltd., SCO 39-42, Sector 82, District SAS Nagar	PIN Code: 140306	
Unit ID	0940700359		
Permission Number	PWRDA/02/2022/L3/312	Dated: 08.02.2022	
Project Status:	Existing Unit		
Permission Type:	<i>ad-interim</i> Permission		
Validity Period:	For a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this <i>ad interim</i> permission, whichever is earlier.		
Ground Water Extraction Permitted: 950 m ³ /day			
Fresh Water		Saline Water	
m ³ /day	m ³ /month*	m ³ /day	m ³ /month*
950	28,500	-	-

*Note:- Month is taken as 30 days for calculation of charges.

Fees and Charges Paid:

A. Application Fees for Groundwater Extraction:

Volume of Groundwater Extraction Applied For per day (in m ³ /day)	Fees Deposited (in Rs.)
950	20,000/-

B. Advance Deposit equivalent to two months of charges for the permitted quantity of groundwater extraction:

Category of Area	Extraction Permitted: (m ³ /day)	950	Amount Deposited (Rs.)
Yellow	Charges for two months		9,97,200/-
	<10 m ³ /day	10-100 m ³ /day	>100 m ³ /day
	3,600	75,600	9,18,000

C. Tube-well Registration Fee paid:

No. of existing tube-wells	No. of Proposed tube-wells	No. of total tube-wells	Registration Fee applicable per tube-well	Total Registration Fee Paid (Rs.)
02	02	04	10,000/-	40,000/-

D. Total Amount Paid (Rs.):

Application Fee	Advance Deposit	Tube-well Registration Fee	Total(Rs.)
20,000/-	9,97,200/-	40,000/-	10,57,200/-

NOTE: This permission is granted in terms of the Draft Punjab Guidelines for Groundwater Extraction and Conservation published on November 12, 2020 under section 15 of the Punjab Water Resources (Regulation and Management) Act 2020 and is subject to the conditions given overleaf.

Dated: 8th February, 2022
Place: CHANDIGARH



08.2.2022

Signature

J.K Jain A.O.L-3

ਸੀਨੀਅਰ ਮੈਨੇਜਰ (ਪ੍ਰਸ਼ਾਸਨ ਤੇ ਤਾਕਮੋਲ)
ਪੰਜਾਬ ਸਰਕਾਰ ਸਿਵਿਲ ਐਂਡ ਵਿਕਾਸ ਅਥਾਰਟੀ

ad interim PERMISSION CONDITIONS

- 1) The permission is valid for a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this ad interim permission, whichever is earlier. The unit will apply again for Permission within one month after the publication of the final Guidelines.
- 2) Since, this Permission has been issued on the basis of self-assessment by the applicant and without any site inspection or verification of documents submitted by the applicant, hence the Authority may inspect the unit and documents at any time. In case any material difference is found in the information submitted and the site conditions or documents, the Authority may suspend the permission granted immediately and may revoke or modify the permission after giving a notice to the Unit.
- 3) The unit shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, and the Regulations and Directions issued there under.
- 4) A Unit operational prior to 12/11/2020 shall be liable to pay groundwater extraction charges w.e.f. 12th Nov, 2020. A unit which is yet to begin operations shall be liable to pay the charges from the date of commencement of extraction of groundwater.
- 5) The unit shall install a water meter meeting with the specification approved by the Authority at each of its extraction structures within sixty days of issue of this permission letter. (Refer Para 7.1 of the Draft Guidelines)
- 6) Till the installation of water meter the Unit shall pay the full amount for the entire volume of groundwater permitted.
- 7) The Unit shall self-record the water meter readings in the format set by the Authority on the first working day of every month and submit the same and pay the applicable charges to PWRDA by 10th of every month.
- 8) Units permitted to extract 50m³/day or more groundwater shall communicate water level data to PWRDA in the first week of every month. (Refer para 7.2 of the Draft Guidelines).
- 9) This Permission does not absolve the unit of its obligations to obtain other required statutory and administrative clearances from appropriate authorities.
- 10) The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted to the unit by the concerned authorities.
- 11) This Permission is being issued without any prejudice to the directions of any court of law in cases related to groundwater or any other related matters.
- 12) Water conservation credit claims (if any) will be examined and verified separately.
- 13) In view of the Covid-19 epidemic, the Groundwater Charges in the Draft Guidelines will be reduced by 20% till July 31st, 2021.
- 14) Since, the unit has not paid the GST. Hence, it will be bound to deposit the same within 7 days as and when required by the Authority.

X-----X



Working Towards A Golden Tomorrow

Infrastructure Development. Integrated Townships. Industrial Parks.
(CIN U45200PB2003PTC026229)

To

The Secretary,
Punjab Water Regulation & Development Authority
SCO. 149-152, Sector -17-C,
Chandigarh.

Memo No: JLPL/287 A /2023/2027

Dated: 28.4.2023

Punjab Water Regulation and
Development Authority

28/4/23

Subject: Application for Ground Water Extraction.

Sir,

In the light of the Punjab Ground Water Extraction and Conservation directions 2023, we are hereby submitting our application for grant of permission for Extraction of Ground Water for our Super Mega Project Sector 82,83 & 66 A, Mohali. We request process of application and grant of approval at the earliest please.

Thanking you.

Yours faithfully

Janta Land Promoters Pvt Ltd.

For JANTA LAND PROMOTERS PVT. LTD.

Authorized Authority
AUTHORISED SIGNATORY

Janta Land Promoters Pvt. Ltd.

Regd. Office & Corporate Office: SCO 39-42, Sector-82, SAS Nagar (Mohali), Punjab, India. Pin-140306
Phone.: 0172-2244000, Fax : 0172-2244070 Mobile : 084271 00082 e-mail: janta@jantahousing.com www.jantahousing.com



State Environment Impact Assessment Authority
 UserID: [jantahome27@gmail.com]

Logout



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

Category : INFRA-2

MoEF File No. : SEIAA/PB/MIS/EC/04

Compliance Letter/Report

Year of Compliance: -All Years-

Date of Compliance * : Select

Remarks :

Upload Compliance Letter/Report * : Choose File No file chosen (.pdf only)

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/MIS/206248/2021	0601202264505703GalaxyHeights-II.pdf	Six Monthly Compliance Report for period ending 31.03.2022 for the Residential Project "Galaxy Heights II" located at Sector- 66A, District SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd.	01/06/2022	
2	SIA/PB/MIS/206248/2021	1126202210825683GalaxyHeight-II.pdf	Six Monthly Compliance Report for period ending 30.09.2022 for the Residential Project "Galaxy Heights II" located at Sector- 66A, District SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd.	26/11/2022	
3	SIA/PB/MIS/206248/2021	0602202318001554GH-IISMC/Mar23.pdf	Galaxy Heights SMC 31.03.2023	02/06/2023	