

Date: 22.06.2023

To  
**The Joint Director,**  
Ministry of Environment, Forest and Climate Change,  
Regional Office (North),  
Government of India  
Bay No. 24-25, Sector -31A,  
Chandigarh

**Subject: Submission of Six monthly compliance report for the period ending 31.03.2023 for the Group Housing project namely "Noble Callista" located at Plot No. 1, IT City, Sector-66B, SAS Nagar Mohali (Punjab) by M/s Noble Dream Projects Pvt. Ltd.**

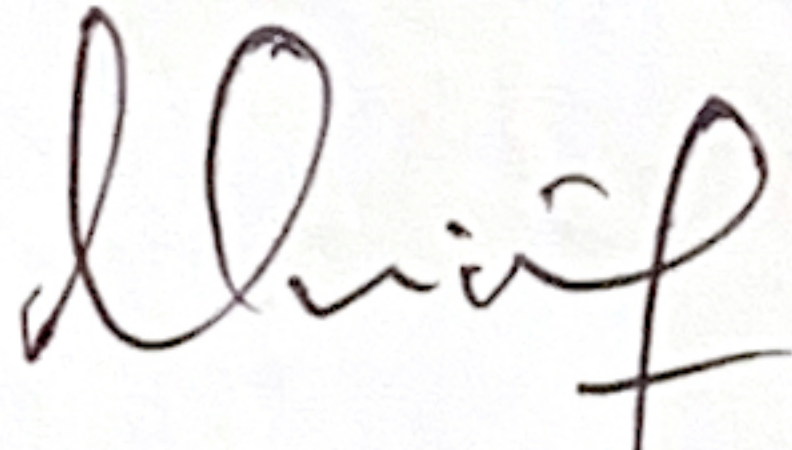
Sir,

With reference to the EIA notification & its amendments regarding submission of six monthly compliance report. We are hereby submitting the six monthly compliance report for period ending 31.03.2023 for the above said project for your kind perusal.

Kindly acknowledge the receipt of the same.  
Thanking You

Sincerely

**For M/s Noble Dream Projects Pvt. Ltd**



**(Authorized Signatory)**

Name- Vivek Mittal

Contact no- 95699-03175

Designation- Director

Email- [nobledream1234@gmail.com](mailto:nobledream1234@gmail.com)

**CC: Member Secretary, SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector-26, Chandigarh-160019**



**SIX MONTHLY COMPLIANCE REPORT**  
**(PERIOD ENDING 31.03.2023)**

**EC NO- DECC/SEIAA/2021/4185 dated 20.05.2021**

**Subsequent Amendment No: SEIAA/MS/2023/523**

**FOR**

***“NOBLE CALLISTA”***  
***PLOT NO-1, IT CITY, SECTOR-66B,***  
***MOHALI, PUNJAB***

**PROJECT BY**

**M/s NOBLE DREAM PROJECTS PRIVATE LIMITED**  
**2<sup>ND</sup> FLOOR, VRC TOWERS, PLOT NO-16,**  
**OPPOSITE METRO PILLAR NO 190, PASCHIM VIHAR EXT,**  
**WEST DELHI DL-110063 IN**

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**Ministry of Environment, Forest and Climate Change  
Northern Regional Office,**

**Chandigarh-160030**

**DATA SHEET**

<b>1.</b>	<b>Project Type</b>	Residential Project (Group Housing)
<b>2.</b>	<b>Name of the Project</b>	Noble Callista
<b>3.</b>	<b>Clearance letter (s)/O.M No. &amp; dates</b>	Environmental Clearance has been granted by SEIAA, Punjab vide Letter No. DECC/SEIAA/2021/4185 dated 20.05.2021 and amendment has been granted vide letter no. SEIAA/MS/2023/523 dated 28.03.2023; copy of the same is attached along as Annexure 1.
<b>4.</b>	<b>Location</b>	Plot No. 1, IT City, Sector-66B, SAS Nagar Mohali (Punjab)
	<b>a) District (s)</b>	SAS Nagar
	<b>b) State (s)</b>	Punjab
	<b>c) Latitudes/ Longitudes</b>	30°39'11.70"N & 76°45'0.62"E
<b>5.</b>	<b>Address for correspondence</b>	M/s Noble Dream Projects Pvt. Ltd Plot No. 471, Sector 82, S.A.S Nagar-140308 (Punjab)
<b>6.</b>	<b>Salient features</b>	
	<b>a) of the project</b>	As per Amendment issued in Environmental Clearance vide letter no: SEIAA/MS/2023/523 dated 28.03.2023, project involves construction of a Group Housing Project. Total plot area of the project is 27,680.50 sq.m and total proposed built-up area will be 1,40,031.73 sq.m. The project will comprise of 398 residential flats and shops etc. are to be constructed. The estimated Project cost is Rs. 325.12 Crores.
	<b>b) of the environmental management plans</b>	As per amendment in Environmental Clearance, total water requirement for the project will be 305 KLD which will be provided from GMADA. Total wastewater generation from the project will be 253 KLD which will be treated in STP of capacity 350 KLD. Treated water will be used for flushing purpose, green area and remaining will be discharged into GMADA sewer. Approximate 1090 kg/day of solid waste will be generated from the project. The waste will be managed as per the Solid Waste Management Rules, 2016. The total power requirement will be 3,217 KVA.



7.	Break-up of the project area			
	a) Submergence area: Forest and Non-forest	Not applicable		
	b) Others	Not applicable		
8.	Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers /artisans.	Not applicable		
	a) SC/ST/Adivasis	Not applicable		
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)	Not applicable		
9.	Financial details:			
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	As per EC letter, estimated cost of the project is Rs. 325.12 Crores and breakup of the same is given below:		
		Description	Amount (Rs. In Crores)	
		Cost of Land	125.12	
		Cost of Building Construction	200.00	
		Total Project Cost	Rs. 325.12 Crores	
b) Allocations made for environmental management plans with item wise and year wise break up.	Expenditure on typical Environmental plan withbreakup is given below:			
	During Construction Phase:			
	S. No.	Description	Capital Cost (in Lacs)	Recurring Cost (in Lacs/Annum)
1.	Waste Water Management (STP of 350 KLD, MBBR-UF)	70	4	



2.	Air & Noise Pollution Management	15	2
3.	Landscaping	15	2
4.	Rainwater Recharging (6 Pits)	15	2
5.	Environmental Monitoring	8	6
6.	Solid Waste Management (including Mechanical Composter of 400 kg)	60	2.5
7.	Miscellaneous	150	2
<b>Total</b>		<b>Rs. 333 lakhs</b>	<b>Rs. 20.5 lakhs per annum</b>

**During Operation Phase:**

S. No.	Description	Recurring Cost (in Lacs/Annum)
1.	Waste Water Management (STP of 350 KLD, MBBR-UF)	5
2.	Air & Noise Pollution Management	1
3.	Landscaping	2
4.	Rainwater Recharging (7 Pits)	2
5.	Environmental Monitoring	2
6.	Solid Waste Management (including Mechanical Composter of 400 kg)	3
7.	Miscellaneous	2.5
<b>Total</b>		<b>Rs. 17.5 lakhs per annum</b>



	<b>c) Benefit cost ratio/ internal rate of return and the year of assessment</b>	Will be calculated and submitted separately.
	<b>d) Whether (c) includes the cost of environmental management as shown in b) above.</b>	Yes
	<b>e) Actual expenditure incurred on the project so far.</b>	Rs 30.12 crores has been spent from October to March 2023. Thus, Rs. 112.63 crores have been spent on the project till 31 <sup>st</sup> March, 2023.
	<b>f) Actual expenditure incurred on the environmental management plans so far.</b>	Rs 3.15 Lakhs has been spent on the environmental management plan from October to 31 <sup>st</sup> March, 2023. Thus, Rs. 25.34 Lakhs have been spent on the project till 31 <sup>st</sup> March, 2023.
10.	<b>Forest land requirement:</b>	No forest land is involved in the project.
	<b>a) the status of approval for diversion of forest land for non-forestry use</b>	Not Applicable
	<b>b) the status of clear felling, if any</b>	Not Applicable
	<b>c) the status of compensatory afforestation, if any.</b>	Not Applicable
	<b>d) Comments on the viability &amp; sustainability of compensatory Afforestation programme in the light of actual field experience so far.</b>	Not Applicable
11.	<b>The status of clear felling in non-forest areas (<i>such as submergence area of reservoir, approach road</i>) if any, with quantitative information.</b>	Not applicable
12.	<b>Status of construction:</b>	Construction work of the project has been going on and Excavation, PCC, raft casting, floor roofing and basement roof of various towers is under construction at the project site. Photographs <del>for</del> <sup>along</sup> the same are attached along as <b>Annexure 2</b> .
	<b>a) Date of commencement (actual and/or planned)</b>	Planned date for commencement: September, 2021.
	<b>b) Date of completion (actual and/or planned)</b>	Planned date for completion: September, 2027.
13.	<b>Reasons for the delay, if the project is yet to start</b>	Not Applicable



**Compliance report on conditions imposed in Environmental Clearance for Period ending  
31.03.2023**

**I. Statutory Compliance:**

<b>S.No.</b>	<b>Description</b>	<b>Reply</b>
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed.
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. All the requisite approvals are being obtained as & when required.
3.	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.	Not Applicable as land has been allotted by GMADA for development of said commercial project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project lies outside the Eco sensitive zone of the City Bird Sanctuary and Sukhna Wildlife Sanctuary. Thus, NBWL clearance is not required.
5.	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.	Agreed. Application for Consent to Establish Renewal is under process. Copy of application form is enclosed as <b>Annexure 3</b> .
6.	The project proponent shall obtain the necessary permission for water required for the project from the competent authority.	Water requirement will be met through GMADA supply as Mentioned in the allotment letter attached along as <b>Annexure 4</b> .
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.	Temporary power connection has been obtained from PSPCL. Copy of PSPCL bill stating the same is enclosed as <b>Annexure 5</b> .
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. The statutory clearances are being obtained as & when required. <ul style="list-style-type: none"> <li>• NOC has been obtained from Airport Authority of India; copy of same is enclosed as <b>Annexure 6</b>.</li> </ul>



9.	The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.	Agreed. The said Rules are being implemented in the project and same will be complied in future also.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Agreed and same is being complied.
11.	The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either 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.	Land has been allocated for commercial purpose which is as per Master Plan of SAS Nagar,
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.	Same has been 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.	Layout plans have been approved; copy of approved site layout plan is attached as <b>Annexure 7</b> .

## II. **Air quality monitoring and preservation:**

S.No.	Description	Reply
1.	Notification GSR 94(E) dated: 25.01.2018 of M0EF81CC 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 are being 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. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Agreed. Ambient air quality emissions are being monitored. Recent monitoring has been carried out and all the parameters are within the permissible limit. Test Reports for ambient air quality monitoring are attached along as <b>Annexure 8</b> .
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,	Agreed. DG set with adequate stack height and low sulphur diesel will be provided.



	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.	
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 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, murram 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. will be 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.
7.	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed.
8.	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed.
9.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Agreed. The topsoil excavated during construction activities is being used for development of green area within the project premises.
10.	Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	Agreed & complied.
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. <b>Antismog gun has also been installed at site.</b> Photographs for the same has been attached as <b>Annexure 9</b> .
12.	All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Agreed. The construction waste will be 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 adequate stack height and low sulphur diesel will be provided.



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.	DG set with adequate stack height and low sulphur diesel will be provided. Further, adequate stack height as well as acoustic enclosure will be provided with DG sets as per CPCB norms.
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. metallic road.)	Agreed
17.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed
18.	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.	Agreed. The construction waste will be stored at earmarked area within the project.

### III. Water quality monitoring and preservation:

S.No.	Description	Reply
1.	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed. It is being made sure that no Natural drainage is affected during construction or the operational phase of the project.
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 being made sure that no Natural drainage is 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 370 KLD/day, out of which fresh water demand of 243 KLD/day shall be met through groundwater and remaining through recycling of treated waste water from their own STP. Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Agreed.
5.	a) The total wastewater generation from the project will be 296 KLD/day, which will be treated in STP of capacity 350 KLD to be installed within the project premises. As proposed, reuse of treated wastewater shall be as under: -	Agreed. It will be complied.



	S.No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	MC Sewer KLD	
	1.	Summer	127	42	121	
	2.	Winter	127	14	149	
	3.	Rainy	127	04	159	
	<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 waste water 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 and same is being complied.
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. Records will be maintained and 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 separately for ground water and surface water sources, ensuring that there is no impact on other users.					Water supply will be provided by GMADA as mentioned in allotment letter.
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. Same has been complied in building plans.
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 followed in the project.



11.	The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.	Agreed.															
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 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.	Agreed. Low flow fixtures & faucets will be provided for water conservation.															
13.	<p>The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:</p> <table border="1"> <thead> <tr> <th>S.No.</th><th>Nature of the Stream</th><th>Color code</th></tr> </thead> <tbody> <tr> <td>a)</td><td>Fresh water.</td><td>Blue</td></tr> <tr> <td>b)</td><td>Untreated wastewater from Toilets/ urinal &amp; from Kitchen.</td><td>Black</td></tr> <tr> <td>c)</td><td>Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing.</td><td>Grey</td></tr> <tr> <td>d)</td><td>Reject water streams from RO plants &amp; 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.</td><td>White</td></tr> </tbody> </table>	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, 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	Agreed. It will be complied.
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, 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	
		Treated wastewater (for reuse for flushing purposes or any other activity except	Green with strips	
		plantation) from the STP treating grey water.		
	g)	Storm water	Orange	
		Water demand during construction should be reduced by use of pre-mixed 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.
		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, 9 no. rain water harvesting 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.		Agreed. 07 no of Rain water recharge pits will be constructed within the project premises for ground water recharging as per the CGWB norms.
		All recharge should be limited to shallow aquifer.		Agreed. It will be complied.
		No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.		Agreed. No ground water will be used for construction. Only treated water will be used for construction activities.
		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.		Water supply will be fulfilled by GMADA as mentioned in allotment letter.
		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. It will be complied.



	Sewage shall be treated in the STP 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, AC make up water and gardening. No treated water shall be disposed of into the municipal storm water drain.	Agreed. STP of 350 KLD capacity will be installed within the project site for treatment of wastewater. Civil work of the STP has been completed at site. Thus, treated water from STP will be recycled for flushing, landscaping, etc. No treated water will be disposed off into the municipal storm water drain.
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 the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed. No sewage will be discharged through storm water drains. STP of 350 KLD capacity will be installed within the project site. For which construction work has already been completed. Wastewater generated from operation phase will be treated in STP and treated water will be recycled for flushing, landscaping, etc.
22.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. Water quality will be regularly monitored.
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.	Agreed. STP sludge generated from proposed STP will be utilized for landscaping within the project only.

#### IV. Noise monitoring and prevention:

S.No.	Description	Reply
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.	Ambient noise levels are being regularly monitored. Recent test report is enclosed as <b>Annexure 8</b> .
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 levels are being regularly monitored. Recent test report is enclosed as <b>Annexure 8</b> .

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.	Acoustic enclosure for DG set will be provided. The noise levels will be maintained by providing ear plugs construction labors.
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#### V. Energy Conservation measures:

S.No.	Description	Reply
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	The same will be complied
2.	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided within 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.	Agreed. ECBC guidelines will be followed in the project.
4.	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.	Agreed. Adequate energy conservation measures will be followed in the project to conserve energy.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1 % of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Agreed. The same will be complied.
6.	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.	Agreed. Solar lights will be provided within the project for illumination of common areas.

#### VI. Waste Management:

S.No.	Description	Reply
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Solid waste will be collected, stored and disposed off as per Solid Waste Management Rules, 2016.



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.	The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside the 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.	Agreed. Separate wet and dry bins will be provided for segregation of solid waste.
4.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.4 kg/capita/day for residential and 0.2 kg/capita/day for floating must be installed for treatment and disposal of the waste.	1 Mechanical composter of size 400 kg will be installed for management of biodegradable waste.
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.	The same will be complied.
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.	Agreed.
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.	Agreed. 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 (RMC) containing fly ash will be 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 Rules, 2016.	Construction waste will be managed to strictly conform to the 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.

## VII. Green Cover:

S.No.	Description	Reply
1.	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).	No tree cutting will be done from the project premises.
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 sq.m. (@ 408 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.
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.	No tree cutting will be done from the project premises.
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	Yes, the top soil excavated during construction activities will be used for landscaping within the project premises to the maximum possible extent.
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	Noted.
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 land use	Noted.



### VIII. Transport:

S.No.	Description	Reply
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of 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.	Agreed. The same will be complied.
2.	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.	Agreed. Vehicles having valid PUCs are being permitted in the project. Copy of PUC Certificates is enclosed as <b>Annexure 10</b> .
3.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated: and certified by the State Urban Development department and the 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.	Agreed. It will be complied.
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.	Agreed. The same will be complied.

**IX. Human health issues:**

S.No.	Description	Reply
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipment (PPE) are being provided to workers for safety.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted
3.	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.	
4.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Health check-up of the workers will be done on regular basis.
5.	A First Aid Room shall be provided in the project both during construction and operations of the project	First aid facilities are being provided during construction and same will be provided in operation phase of the project too.

**X. Environment Management Plan:**

S.No.	Description	Reply
1.	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.	Noted
2.	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 will be formed for the monitoring environment related aspects of the project which will be supervised by Director.



3.	iii) 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 projectproponent shall spend the minimum amount of Rs. 333Lacs towards the capital cost and Rs. 20.5 Lacs/annumtowards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 17.50 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of theenvironmental management plan is transferred to the occupier/residents 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.	Agreed. The commitments made during the time of EC will be made.
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#### **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.	Noted.
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#### **XII. Miscellaneous:**

<b>S.No.</b>	<b>Description</b>	<b>Reply</b>
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.	Agreed. Completion and occupancy certificate from the Competent Authority will be obtained before allowing any occupancy.
2.	The project proponent shall comply with the conditions of CLU, if obtained.	CLU is not applicable as land has been allotted by GMADA.
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 MoEFCC/SEIAA website where it is displayed.	Advertisement is published in the local newspapers and copy of the same is attached as <b>Annexure 11</b>

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.	The copies of the environmental clearance is being submitted to the heads of local bodies.
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.	Compliance report along with test results will be uploaded on the 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. Same is being uploaded on environment clearance portal. Screenshot of the same is attached as <b>Annexure 12</b>
7.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as 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.	The commitments made during the time of EC will be followed.
11.	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).	Agreed. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC). Along with Amendment in the EC is issued against letter no: SEIAA/MS/2023/523 dated 28.03.2023
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	Noted.
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 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	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports during their visit.
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 Hon'ble 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.	Noted.

#### **Additional Conditions:**

<b>S.No.</b>	<b>Description</b>	<b>Reply</b>
1.	Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. are not disturbed and that the natural flow of rain water etc. is not impeded or disrupted in any manner.	Agreed. It is being complied.
2.	As volunteered by the project proponent, they shall undertake additional CSR activities to the tune of Rs 5 lacs within next three months for specific Covid-19 epidemic relief measures.	Amount of Rs. 53,000 has been spent on CSR activities include donation of food and clothes to the needy people and conduct awareness sessions on environment, health and safety. Photographs for the same is attached as <b>Annexure 13</b>



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**

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

O/o Directorate of Environment &amp; Climate Change

MGSIPA Complex Sector 26,

Chandigarh-160019

seiaapb2017@gmail.com

**No. DECC/SEIAA/2021/4185****Registered/E-mail****Date: 20/05/2021**

To

**Sh. Vivek Mittal, Director**

M/s Noble Dream Projects Pvt. Ltd.

Plot No. 1, IT City, Sector 66-B,

Mohali, SAS Nagar, Punjab-140308

Telephone No.: 91-172-2927111/222

Email ID: [noblecallista2021@gmail.com](mailto:noblecallista2021@gmail.com) ; [noble@noblealw.com](mailto:noble@noblealw.com)

**Subject: Environmental Clearance under EIA Notification 14.09.2006 for establishment of a Group Housing Project namely "Noble CALLISTA" located at Plot No. 1, IT City, Sector-66 B, SAS Nagar Mohali (Punjab) by M/s NOBLE Dream Projects Pvt. Ltd. (SIA/PB/MIS/206597/2021).**

This has reference to your online application bearing Proposal No. SIA/PB/MIS/206597/2021 for obtaining Environmental Clearance under the EIA notification dated: 14.09.2006 for establishment of a Group Housing Project namely "Noble Callista" located at Plot No. 1, IT City, Sector-66B, SAS Nagar Mohali (Punjab). The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated: 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1A, EIA 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	"Noble Callista", Plot No. 1, IT City, Sector-66-B, SAS Nagar Mohali (Punjab)		
	Activity	8 (a): Building & Construction Project.		
	Category as per EIA Notification, 2006	Category B2		
2)	Total cost of the project	Rs.325.12 Crores.		
3)	Co-ordinates	<b>Corner</b>	<b>Latitude</b>	<b>Longitude</b>
		Corner A	30°39'11.70"N	76°45'0.62"E
		Corner B	30°39'15.75"N	76°44'56.72"E

		Corner C	30°39'18.44"N	76°45'0.72"E																				
		Corner D	30°39'18.13"N	76°45'3.14"E																				
		Corner E	30°39'15.45"N	76°45'5.87"E																				
4)	Total Plot area, Built-up Area and Green area	The details of the group housing project are as under: <table><tr><td>Size of the Project</td><td>27,680.5 sqm (6.84 Acres)</td></tr><tr><td>Built-up Area</td><td>1,41,340 sq. m.</td></tr><tr><td>Features of the project</td><td>4 Residential Blocks, 413 flats &amp; 18 shops, Club etc.</td></tr><tr><td>Green area</td><td>7,639.2 sqm.</td></tr></table>			Size of the Project	27,680.5 sqm (6.84 Acres)	Built-up Area	1,41,340 sq. m.	Features of the project	4 Residential Blocks, 413 flats & 18 shops, Club etc.	Green area	7,639.2 sqm.												
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Features of the project	4 Residential Blocks, 413 flats & 18 shops, Club etc.																							
Green area	7,639.2 sqm.																							
5)	Population (when fully inhabited)	3,261 persons																						
6)	Water Requirements & source during Operation Phase	Break up of water requirement	Source																					
		Fresh Water : 243 KLD Flushing Water:127 KLD  Total Domestic demand: 370 KLD	GMADA Supply Treated wastewater from STP																					
7)	Disposal Arrangement of Waste water	Total 296 KLD waste water will be generated, which will be treated in the STP of capacity 350 KLD to be installed in the project premises. <table><tr><th>Sr. No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area (KLD)</th><th>Into sewer (KLD)</th></tr><tr><td>1.</td><td>Summer</td><td>127</td><td>42</td><td>121</td></tr><tr><td>2.</td><td>Winter</td><td>127</td><td>14</td><td>149</td></tr><tr><td>3.</td><td>Rainy</td><td>127</td><td>4</td><td>159</td></tr></table>			Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)	1.	Summer	127	42	121	2.	Winter	127	14	149	3.	Rainy	127	4	159
Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)																				
1.	Summer	127	42	121																				
2.	Winter	127	14	149																				
3.	Rainy	127	4	159																				
8)	Rain water recharging detail	9 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps.																						
9)	Solid waste generation and its disposal	a) 1148 kg/day b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non-biodegradable. c) Biodegradable waste will be composted by use of Mechanical Composter d) Non-biodegradable waste will be disposed off through authorized recycler vendors.																						



		e) Inert waste will be dumped to authorized dumping site. f) STP Sludge will be dried and used as manure for green area development within the project.
10)	Hazardous Waste & E-waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.
11)	Energy Requirements & Saving	a) 3,217 KVA energy will be required for the project which will be met from Punjab State Power Corporation Limited (PSPCL) b) 5 DG sets of 250 KVA equipped with canopy will be installed as power back up arrangement c) 370 KW Energy will be saved by taking following measures: - i) 220 KW Energy will be saved through solar installation ii) 150 KW energy will be saving by utilizing LED bulbs in common areas & other measures etc.

The case was considered by the SEAC in its 199<sup>th</sup> meeting held on 23.04.2021, 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 181<sup>st</sup> meeting held on 10.05.2021. 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 Group Housing Project namely "Noble Callista" having built-up area 1,41,340 sqm in total land area of 27,680.50 sqm to be located in the Plot No.1, IT City, Sector 66-B, SAS Nagar, 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 dated: 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 byelaws.

- 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 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 conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- 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 370 KLD/day, out of which fresh water demand of 243 KLD/day shall be met through groundwater and remaining through recycling of treated waste water from their own STP. 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 296 KLD/day, which will be treated in STP of capacity 350 KLD to be installed within the project premises. As proposed, reuse of treated wastewater shall be as under: -

<b>Sr. No.</b>	<b>Season</b>	<b>For Flushing purposes (KLD)</b>	<b>Green Area (KLD)</b>	<b>MC Sewer KLD</b>
1.	Summer	127	42	121
2.	Winter	127	14	149
3.	Rainy	127	04	159

- 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 byelaws 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 i.e. (Tower/Mall) 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/ HVAC/ 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 , 9 no. rain water harvesting 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 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, AC make up water 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, cooling tower, 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 0.4 kg/capita/day for residential and 0.2 kg/capita/day for floating 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 off 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 sq.m. (@ 408 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 Km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated: and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- 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 operations of the project.

**X. Environment Management Plan**

- i) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe 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.
- ii) 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.
- iii) 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. 333 Lacs towards the capital cost and Rs. 20.5 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. 17.50 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/residents 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 MoEFCC/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

### **XIII 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 and that the natural flow of rain water etc is not impeded or disrupted in any manner.
- ii) As volunteered by the project proponent, they shall undertake additional CSR activities to the tune of Rs 5 lacs within next three months for specific Covid-19 epidemic relief measures.

  
 Member Secretary  


**Endst. No.** 4186-495

**Through E-mail**

**Date** 20/05/2021

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.
9. The detail of the Authorized Signatory of the project proponent is as under:
  - a) Name of the applicant : Mr. Vivek Mittal, Director
  - b) Telephone No. 91-172-2927111/222
  - c) Email Id : [nobledream1234@gmail.com](mailto:nobledream1234@gmail.com)
10. Monitoring Cell, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110003.

 **Member Secretary** 





**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](mailto:seiaapb2017@gmail.com)

No. SEIAA/MS/2023/ 523

Through Parivesh

Date: 28/03/2023

To

**M/s Noble Dream Projects Pvt Ltd.,**

SCO 139-141, Sector 17C,

Chandigarh – 160017

**Subject: Amendment in Environmental Clearance for group housing project namely “Noble Callista” located at Plot no. 1, IT City, Sector-66B, SAS Nagar, Punjab by M/s Noble Dream Projects Pvt Ltd (Proposal No. SIA/PB/MIS/296286/2023)**

This has reference to your online application submitted on 24.01.2023 for amendment in Environmental Clearance (EC) granted by SEIAA vide letter no. DECC/SEIAA/2021/4185 dated 20.05.2021.

The SEAC, Punjab in its 240<sup>th</sup> meeting held on 20.02.2023 after due consideration of the relevant documents submitted, presentation given and additional clarification/ documents furnished by the project proponent has recommended the case to SEIAA for grant of amendment.

The case was considered by SEIAA in its 240<sup>th</sup> meeting held on 02.03.2023 wherein SEIAA observed that M/s Noble Dream Projects Pvt. Ltd. was issued EC vide Letter No. DECC/SEIAA/2021/4185 dated 20.05.2021 for the development of Group Housing Project “Noble Callista” at Plot No. 1, IT City, Sector-68B, SAS Nagar, Mohali, Punjab over a plot area measuring 27,680.50 sqm. having built-up area of 1,41,340 sqm.

SEIAA observed that the case stands recommended by SEAC for grant of amendment in the Environmental Clearance earlier issued to the project. SEIAA also examined the details of the case and was satisfied with presentation given and additional clarification/ documents furnished by the project proponent.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and amend the Environmental Clearance granted vide no. DECC/SEIAA/2021/4185 dated 20.05.2021 for Group Housing project namely “Noble Callista” located at Plot no. 1, IT City, Sector-66B, SAS Nagar, Punjab as per the **Table-1** given below with all other details and conditions remaining same as in the original Environmental Clearance.

4

Table 1

Sr. No.	Description	As per previous EC	Amendment	Total
1.	Total Plot Area	27,680.50 sq. m		
2.	Proposed Ground Coverage	9,061.60 sq. m	-853.16 sq. m	8,208.44 sq. m
3.	Proposed Green Area	7,639.20 sq. m	-71.31 sq. m	7,567.89 sq. m
4.	Built up area	1,41,340.00 sq. m	-1,308.24 sq. m	1,40,031.73 sq. m
5.	Dwelling Units	413	-15	398
6.	Estimated Population	3,261 individuals	-623 individuals	2,638 individuals
7.	Total water requirement	370 KLD	-65 KLD	305 KLD
8.	Fresh water requirement	243 KLD	-52 KLD	191 KLD
9.	Treated water requirement	127 KLD	-13 KLD	114 KLD
10.	Wastewater generation	296 KLD	-43 KLD	253 KLD
11.	STP capacity	350 KLD	-	350 KLD
12.	Total solid waste generated	1148 Kg/Day	-58 Kg/day	1090 Kg/Day
13.	Total Project Cost	₹ 325.12 Cr.		
14.	Total power requirement and DG sets	Power requirement: 3,217 kVA DG sets - 1,250 kVA (5 X 250 kVA)		
15.	Rainwater Harvesting	07 No. of Rainwater Harvesting Pits		

4

16.	Parking	936 ECS	130 ECS	1,066 ECS
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This letter must remain appended with the original Environmental Clearance granted by SEIAA vide letter no. DECC/SEIAA/2021/4185 dated 20.05.2021 to M/s Noble Dream Projects Pvt Ltd.

This issues with the approval of Competent Authority.

  
Environmental Engineer

**Through Parivesh Portal**

**Copy to: -**

**Date:**

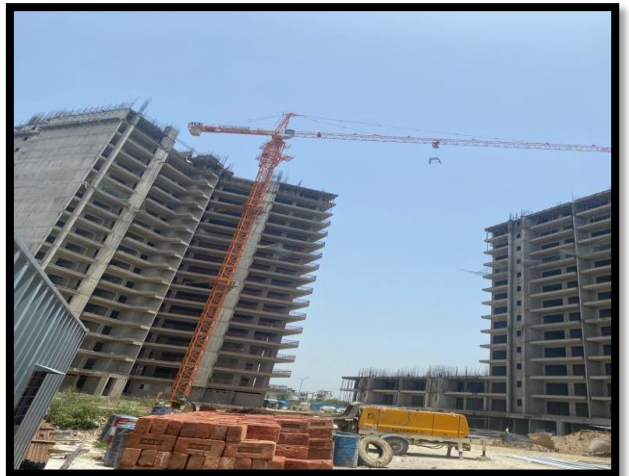
1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
  - a) Name of the applicant : Sh. Vivek Mittal, Director
  - b) Mobile No. : 88720-43185
  - c) Email Id : [noblecallista2021@gmail.com](mailto:noblecallista2021@gmail.com)
4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
8. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003

  
Environmental Engineer





*Site Photographs indicating Construction Status*



# **PUNJAB POLLUTION CONTROL BOARD**

**Application form for obtaining 'Consent to establish' (NOC)/'Consent to Operate' u/s 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of the Air(Prevention & Control of Pollution) Act, 1981/Authorization under Rule 6 (1) of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.**

**Industry ID :- R21SAS691507**

**Application ID :- 20238720**

**From:**

Noble Callista by M/s Noble Dream Pvt. Ltd.  
Plot No. 1, IT City, Sector 66B, SAS Nagar Mohali, Punjab  
DERABASSI  
SAS NAGAR

**To**

The Member Secretary,  
Punjab Pollution Control Board,  
Patiala.

I/We hereby, apply for obtaining,

- ✓ (i) **'Consent to establish' (NOC) under the provisions of the Water(Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.**
- (ii) **'Consent to operate' u/s 25/26 of the Water(Prevention & Control of Pollution) Act, 1974.**
- (iii) **'Consent to operate' u/s 21 of the Air(Prevention & Control of Pollution)Act,1981.**
- (iv) **Authorization under Rule 6 (1) of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.**

1. The detailed information pertaining to my/our industry/project is given in the Annexure-I to this form attached herewith.

2. I/We undertake to furnish any further information sought by the Board from time to time in connection with this application.

3. I/We undertake to obtain revised/varied/fresh consent as the case may be, in case there is any change in the process/product/effluents/hazardous waste etc. before the aforesaid change is affected.



4. I/We that the information furnished herewith is correct to best of my/our knowledge and nothing has been concealed therein. The Board would be at liberty to take penal action against the industry/project and the person(s) responsible to comply with the provisions of the pollution control statues in case information/document is detected as incorrect/false/misleading at any point of time.

5. I/We hereby agree to apply for obtaining renewal of 'consent to establish' (NOC) under the water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 and authorization under the Hazardous Wastes (management, Handling and Trans-boundary Movement) Rules, 2008 three months before the expiry of the previous consent(s)/authorization granted to the industry/project.

**Date: 28/01/2023**

**Signature of Applicant:**

**Name: Vivek Mittal**

**Designation: Director**

**Address: -**

**Plot No. 1582, 1st floor, Sector 82, SAS Nagar, Punjab  
SAS Nagar  
Punjab**

**Enclosures:**

1. EC submission
2. Compliance of NOC in annotated form
3. Request letter giving the reason for non-completion of project in stipulated time along with the status of installation of plant and machinery/pollution control devices

**\*\* This is Computer Generated filled Application Form \*\***

## PART-A: GENERAL INFORMATION:

- |  |   |   |
|--|---|---|
| 1. Name & Address of the Industry  | : | Noble Callista by M/s Noble Dream Pvt. Ltd.<br>Plot No. 1, IT City, Sector 66B,<br>SAS Nagar Mohali, Punjab<br>DERABASSI,SAS NAGAR  |
| 2. Name & Designation of the Applicant   | : | Vivek Mittal/Director   |
| 3. (i) Name(s) and Designation of the Occupier   | : | Vivek Mittal/Director   |
| (ii) Name(s) and Designation of the Director(s)/ Partner(s)/ Proprietor  | : | Vivek Mittal (Director)<br>M/s Noble Dream Pvt. Ltd.<br>Plot No. 1582, Ist floor, Sector 82,<br>SAS Nagar,<br>Punjab-140308<br>Mobile No.-9915140006<br>Mail-nobledream1234@gmail.com |
| (iii) Name(s) of person(s) authorized to sign the application form. (Please attach self attested copy of resolution/certificate) | : | Vivek Mittal  |
| (iv) Ownership of Industry   | : | Private Limited Company   |
| 4. Communication Details(Telephone No./Fax No./e-mail etc.)  | : | -<br>-<br>nobledream1234@gmail.com  |
| 5. Address of Correspondence   | : | Plot No. 1582, Ist floor, Sector 82,<br>SAS Nagar-140308, Punjab ,<br>SASNagar, SASNagar, 140308  |
| 6. Total investment of the industry/project  |   |   |
| (i) Total cost of the industry/project(in Lacs)  | : | 32512.0   |
| (ii) Cost of Plant & Machinery(in Lacs)  | : | 0.0   |
| 7. (i) Scale of the Industry(Large/Medium/Small)   | : | Large   |
| (ii) Category/Type of the Industry   | : | RED / 1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above  |
| 8. Name and address of the City/Town/Village/Plot/Khasra/Patwari Halka No. with PIN code where the project site is located       | : | Plot No. 1, IT City, Sector 66B,<br>SAS Nagar Mohali, Punjab<br><br>Mohali<br>Pin - 140308  |
| 9. (i) Total Land area of the industry/project (in square meters)  | : | 27680.5   |
| (ii) Built up area of the project(to be mentioned in case of construction/area development projects only) (in square meters)     | : | 140057.6  |

10. Whether the site of the industry/project is located within or outside the municipal limits (please attach a certificate from the M.C. in this regard) : Within M.C. limit
11. Whether the site of the industry/project is situated in any Focal Points/Industrial Estate developed by the Govt. or any other authorized by the Govt. (please attach a copy of allotment letter of plot/land) : No
12. (i) Whether the site of the industry/project is located within the notified/draft Master Plan/LPA (Local planning Area) of any town/city and if yes, the classification of the area in which the site is located. (Please attach the certificate from the Deptt. of the Town & Country Planning, Punjab in this regard.) : Master Plan of SAS Nagar showing project location (Enclosures attached)
- (ii) In case the industry/project is not satisfied in the approved industrial area within the notified/draft Master Plan/LPA, whether it has obtained the change of land Use (CLU) from the competent authority of the State or not and if yes, please attach a copy of the same : No
- (iii) In case the industry/project is not covered under (i) and (ii) above ; please attach a certificate from the deptt. of Town & Country Planning, Punjab regarding the classification of the area in which the site is located and whether CLU is required or not : No
13. Whether the industry/project is located in Critically Polluted Area or not and if yes, please indicate the code assigned to the industry by the CPCB/MoEF : NO
14. Month and Year in which the industry was commissioned/is likely to be commissioned : Jan/2024
15. Undepreciated value of the fixed assets of the industry (Please indicate the date as on which the value of fixed assets has been considered) (Applicable in the cases of 'consent to operate' only) :
16. Details of consent fee deposited:



Sr. No.	Fee For	Amount (In Rupees)
1	CTE	360000.0

17. Total No. of average working days in a year and total no. of working shifts per day : days / shifts

18. (a) Total No. of Workers including officials working in industry :

(b) No. of Workers and officials residing in the industrial premises: : 0

(c) Total population to be served, (i) during construction phase : 50

(ii)during operation phase : 2631

(To be mentioned in case of construction/area development projects only)

19. Whether the industrty/project:

(i) is covered under the Environment Impact Assessment (EIA) Notification dated 14.9.2006 as amended from time to time or not and if yes, the status of obtaining environment clearance from MoEF/State Level Environment Impact Assessment Authority : /

(ii) is covered under the 1st Schedule of Factories Act, 1948 or not if yes, the status of obtaining site clearance from SCA-cum-SAC : /

(iii) is covered under Press Note-17 (1984 series) or not and if yes, the status of obtaining the environmental from SCA-cum-SAC : /

20. Whether the industry has the complete machinery for which it had obtained 'consent to establish'(NOC) from the Board or not and if not, the details thereof. (To be filled up in case of 'consent to operate' cases only : /

21. Inspection Audit Type :

Last Consent Details:

Sr. No.	Application Type	Application For	Consent No	Consent For	Date of Issue	Valid Upto
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## PART-B: TECHNICAL INFORMATION(GENERAL):

### 1. Raw Material & Chemicals Details:

Sr. No.	Name of the Raw-material/Chemicals used/to be used	Quantity of the Raw-material/Chemicals used/being used	Unit
1	Group Housing project namely "Noble CALLISTA" developed by M/s NOBLE Dream Projects Pvt. Ltd. consisting of 8 Residential towers (398 flats), a club and 20 shops @ 01 Number. Total area 27680 Sqm, built up area 1,40,057.6 sqm.		Metric Tonnes/Day

### 2. Production Detail:

Sr. No.	Name of the Product produced/to be produced		Quantity of Products produced/to be produced.			
			Licensed production capacity	Installed Production Capacity	Avg. Actual Production	Average Actual production for which the consent is sought
1	Group Housing project namely "Noble CALLISTA" developed by M/s NOBLE Dream Projects Pvt. Ltd. consisting of 8 Residential towers (398 flats), a club and 20 shops @ 01 Number. Total area 27680 Sqm, built up area 1,40,057.6 sqm.	Metric Tonnes/Day	0	0	0	0

Sr. No.	Name of the By-Products produced/to be produced	Quantity of By-Products produced/to be produced.			
		Licensed production capacity	Installed Production Capacity	Avg. Actual Production	Average Actual production for which the consent is sought
-----NIL-----					

### 3.Details of Power Load/power consumption:

(i) Total power load available with the : 2573.0 industry(in KW)

(ii) Power Load required by the industry(in : 0.0 KW)

(iii) Estimated power consumption for : 20584.0 intended production per day(in Units consumed per day)

### 4. Manufacturing Proceses involved : / No

(please attach separate sheet, in case the space provided herein with is insufficient)

### 5. Solid Waste Generation Details:

Sr. No.	Source of Generation of Solid Waste		Nature/Type of solid waste	Quantity of Solid Waste generated/to be generated per day	Mode of Disposal
1	Domestic solid waste	Kgs/day	Bio degradable and non bio degradable	924	Biodegradabl e- mechanical composter; Non biodegradable - disposed off through authorized vendor



## PART-C: TECHNICAL INFORMATION REQUIRED FOR CONSENT UNDER WATER ACT, 1974 :

### 1. Source of Water Supply :

(Own Tubewell/Municipal Supply/Surface Water)

Sr. No.	Source Type	Source Name	Quantity (KLD)
1	Ground Water (within premises)	Submersible pump	299.0

### 2. Details of flow measuring devices provided by the industry/project

(i) for measurement of water consumed :

(ii) for measurement of,

(a) Waste water generated :

(b) Waste water recycled :

(c) Waste water discharged :

### 3. Water Consumption Details:

Sr. No.	Water Consumed For	Quantity(KLD)
1	Domestic	299.0

### 4. Wastewater Generation Details:

Sr. No.	Wastewater Generated	Quantity(KLD)
1	Domestic	234.0

### 5. Wastewater Treatment Details:

Sr. No.	Use	Effluent Generation(KLD)	Treatment Arrangement Status	Treatment Details
1	Domestic Effluent	234.0	Proposed	STP

### 6. Characteristics of Wastewater:

Sr. No.	Type of Effluent	Parameters	Conc. of Pollutant		Unit
			Untreated	Treated	
-----NIL-----					

### 7. Treated Wastewater Disposal Details:

Sr. No.	Wastewater Disposal System	Quantity	Mode of Disposal(please indicate the land area in acres in case of disposal onto land for plantation/irrigation)
(i)	Wastewater being / to be recycled with or without treatment	0	
(ii)	Wastewater being/ to be discharged after treatment		
1	Domestic Effluent	234.0	Onto green area of 7567.9 sq.m. and excess to GMADA sewer

**8. Power consumption details of wastewater treatment facilities :**

(i) Total power load connected to Wastewater treatment facilities(in KW) : 0

(ii) Average daily power consumption on wastewater treatment facilities(i.e. no. of units consumed/day) : 0

## PART-D: TECHNICAL INFORMATION REQUIRED FOR CONSENT UNDER AIR ACT,1981 :

### 1. Sources of Air Pollution :

#### (a)Boilers/Furnaces :

Sr. No.	Type & Capacity of Boiler/Furnace	Type & Quantity of fuel used/to be used (in TPH and TPD/lts/day)	Details of APCD provided/to be provided	Stack Attached	Height of Stack attached /to be attached (in mts.)	Diameter of Stack at Bottom level	Diameter of Stack at Top level	Whether emission sampling facilities provided or not
-----NIL-----								

#### (b) D.G Sets :

Sr. No.	Capacity of D.G. set in(KVA)	Quantity of Fuel used/to be used (in Lts./day)	Ht. of Stack provided/to be provided above roof level(in mts.)	Whether canopy/acoustic enclosure provided/ to be provided(please define clearly)
1	200	22.5	3.2	Yes
2	200	22.5	3.2	Yes
3	200	22.5	3.2	Yes
4	200	22.5	3.2	Yes
5	200	22.5	3.2	Yes

#### (c) Process Emissions: :

Sr. No.	Source of Generation of process Emissions	Name of the emissions(i.e SO2/NOx/Acid Mist/any other).	Details of APCD provided/to be provided to control process emissions.	Height of Stack provided/to be provided for discharge of process emissions(in mts)..		Whether emission sampling facilities provided or not
				Above Ground Level	Above Roof Level	
-----NIL-----						

### 2. Characteristics of Emissions :

#### (i) Flue gas Emissions :



Sr. No.	Stack	Parameters	Conc. of pollutants		Units
			Untreated	Treated	
-----NIL-----					

**(ii) Process Emissions:**

Sr. No.	Process	Parameters	Conc. of pollutants		Units
			Untreated	Treated	
-----NIL-----					

**3. Power consumption details of Air Pollution Control devices: :**

(i) Total power load to Air Pollution Control : 0  
Devices(in KW)

(ii) Average daily power consumption on Air : 0  
Pollution Control Devices(i.e. no. of units  
consumed per hr.& per day)

**PART-E: TECHNICAL INFORMATION REQUIRED FOR AUTHORIZATION UNDER HWM RULES,2008:**

**1. Activity for which authorization is required: Collection,Storage,Disposal,**

**2. Hazardous Waste Generation Details:**

Sr. No.	Source of Generation of Hazardous Waste	Name of Hazardous Waste	Category under which the Hazardous Waste is covered	Quantity of Hazardous Waste generate/to be generated per day(in TPD)
1	5 Industrial operations using mineral/synthetic oil as lubricant in hydraulic systems or other applications	5.1 Used/spent oil	5.1 (Schedule I)	1.23

**3. Hazardous Waste Management Details:**

**(A) Disposal Details:**

Sr. No.	Name of the Hazardous Waste generated/to be generated	Nature of Hazardous Waste(recyclable/incinerable/storable)	Category of Hazardous Waste	Total Quantity of Hazardous Waste generated/to be generated(in tones/annum)	Mode of Disposal
---------	---	--	-----------------------------	---	------------------

					Quantity of hazardous waste shifted/to be shifted to common TSDF	Quantity of hazardous waste given/to be given to regd. Recycler	Quantity of hazardous waste given to in-house incineration	Quantity of hazardous waste being/to be managed in the premises
-----NIL-----								

**(B) Storage Details:**

Sr. No.	Name of the Hazardous Waste generated/to be generated	Catogary of Hazardous Waste	Size of the Room/shed(in sqmts.)	Storage Capacity(in terms of months)
-----NIL-----				

**4. Re-cycling/Re-processing/Re-using of Hazardous Waste**

(a) Whether the industry is recycling/reprocessing/reusing : the hazardous waste(s) covered under Schedule-IV of the Hazardous Wastes(Management, Handling and Trans-boundry Movement) Rules,2008 and if yes, whether it has obtained Registration/Actual User Certificate form the CPCB under Rule 8 of the said Rules and if yes, please attach a copy of the same and if not,please indicate the status thereof

(b) Details of Registered Recycler to whom the hazardous : waste is being sold/to be sold

**5. Import of the Hazardous Waste**

Whether the industry is importing any kind of hazardous waste(s) and if yes, whether it has obtained statutory clearance from the MoEF/CPCB/SPCB or not and if yes, please attach a copy of the same and if not indicate the status thereof :

**Date: 28/01/2023**

**Signature of Applicant:**

**Name: Vivek Mittal**

**Designation: Director**

**Address: -**

**\*\* This is Computer Generated filled Application Form \*\***

**\*\* This is Computer Generated filled Application Form \*\***



## Greater Mohali Area Development Authority

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

www.gmada.gov.in

To

M/s Noble Dream Projects Private Limited,  
R/o 705, 7<sup>th</sup> Floor, D Mall,  
Netaji Subhash Chander Palace, Pitampura,  
Delhi-110034

Memo No. EO/2021/20499

Date: 22/04/2021

**Sub: Allotment of Group Housing Site No. 1, IT-City-66-Beta, SAS Nagar.**

In reference to your highest bid in the e-auction held on 23-12-2020, the following Group Housing Site is allotted to you on freehold basis.

Area	27681.48 Sq. Mtr. (Approx. 6.84 Acres)
Auction Price	Rs.125,12,02,896/-(One Hundred and Twenty Five Crores Twelve lakhs, Two Thousand Eight Hundred and Ninety Six only)
Land use	Group Housing
Floor Area Ratio (FAR)	Basic FAR: 1:2.50, *Maximum FAR Unlimited (Additional FAR Purchasable)*, Maximum Ground Coverage 30%

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

### 1. FINANCIAL CONDITIONS:

- (i) The payment amounting to Rs. 27,52,64,648/- Rupees Twenty Seven Crores Fifty Two Lacs Sixty Four Thousand Six Hundred and Forty Eight Only (in words) already made by you (including Rs. 2,50,24,058/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 20% of the auction price of the site and cess @2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund".
- (ii) The balance 80% amount of Rs. 100,09,62,306/- Rupees One Hundred Crores, Nine Lacs, Sixty Two Thousand, Three Hundred and Six (in words) is payable either in lumpsum within 60 days from the date of allotment, in which case 10% discount on the balance principal amount i.e. 80% shall be given. In case of lumpsum payment towards total bid amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment OR in 12 half yearly installments with first installment payable at the end of 2 years moratorium period. Moratorium period of two years from the date of allotment shall be allowed during which the interest on principal amount shall be payable half yearly. Interest rate applicable on balance payment shall be



@9.50% p.a compounded annually. In case interest is not paid within the given time, penal interest @ 15% p.a. compounded annually will be levied for the delayed period. The delay in the payment of interest shall be condoned up to a maximum period of 3 years from the due date.

**Amount Payable during Moratorium period**

Due date	Total Amount Due (INR)
05-10-2021	44754710
05-04-2022	44754710
05-10-2022	44754710

**Schedule of Payment**

#	No of Installment	Date of Payment of Installment	Principal Amount (INR)	Interest (INR)	Total Amount (INR)
1	1st	05-04-2023	83413526	47545710	130959236
2	2 <sup>nd</sup>	05-10-2023	83413526	43583567	126997093
3	3 <sup>rd</sup>	05-04-2024	83413526	39621425	123034951
4	4 <sup>th</sup>	05-10-2024	83413526	35659282	119072808
5	5 <sup>th</sup>	05-04-2025	83413526	31697140	115110666
6	6 <sup>th</sup>	05-10-2025	83413526	27734997	111148523
7	7 <sup>th</sup>	05-04-2026	83413526	23772855	107186381
8	8 <sup>th</sup>	05-10-2026	83413526	19810712	103224238
9	9 <sup>th</sup>	05-04-2027	83413526	15848570	99262096
10	10th	05-10-2027	83413526	11886427	95299953
11	11th	05-04-2028	83413526	7924285	91337811
12	12th	05-10-2028	83413520	3962142	87375662
			1000962306	309047112	1310009418

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



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

## **2. OWNERSHIP & POSSESSION:-**

- (i) The land shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and other dues, is paid in full to the Authority.





- (ii) Possession of plot shall be offered to the allottee within a period of 90 (ninety) days from the issue of allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

**3. BUILDING BYE-LAWS:-**

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

- (ii) Basic FAR 1:2.5, Maximum FAR Unlimited (Additional FAR Purchasable), Maximum Ground Coverage 30%. if the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

$$\frac{\text{Bid Price} \times 35\% \times \text{Additional FAR}}{2.5}$$

- (iii) In case the allottee opts for having FAR in excess of permitted FAR, Charges for such increase in FAR would be determined proportionate to the bid amount and date of determination shall be the date of sanction of building plan. Such charges would be payable either in lumpsum within 60 days and in such case discount of 7.5% shall be given to the allottee OR the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly installments with 9.50% interest p.a. compounded annually. In case of default, 15% p.a. compounded annually penal interest will be levied for the period of delay. Further, in case lumpsum payment of this amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.
- (iv) No Sub-division of the site will be allowed.
- (v) Height; no restriction but NOC from Airport Authority of India.
- (vi) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various Acts as are applicable.

**4. USAGE AND PERIOD OF CONSTRUCTION:-**

- (i) Site shall be used only for the purpose of which the same is allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
- (ii) The site is offered on "as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.
- (iii) There will be no time limit for construction.





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

**5. OTHER GENERAL CONDITIONS:-**


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

installation of Dual piping system in the apartments for this purpose subject to inspection by JE before issuance of Occupation Certificate.

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

**6. DISPUTE RESOLUTION:-**


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

  
O/ ESTATE OFFICER  
GMADA, S.A.S. NAGAR

Endst No. E.O./2021/ 20500-503 Dated: 22/04/2021

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

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

  
O/ ESTATE OFFICER  
GMADA, S.A.S. NAGAR

 <b>PUNJAB STATE POWER CORPORATION LIMITED</b> (Regd. Office P.S.E.B. Head Office, The Mall Patiala-147001, Ph. 1912), CIN: <b>U40109PB2010SGC033813</b> E-mail: 1912@pspc.in, Website: www.pspd.in, GSTIN NO: 03AAFCP5120Q1ZC <b>Original for Recipient Duplicate for Supplier, Taxable Invoice, Invoice-cum-Bill of Supply</b>						Billing Category <b>GSC/SAP-NONSBM-TMP TEMPORARY NON RESIDENTIAL CONSUMER DPC</b>					
Sub Division	Division	Circle		Bill Cycle		Bill Date		Bill No.			
TECHNICAL 3 MOHALI	MOHALI SPECIAL DIVIS	MOHALI		05-2023		29-MAY-2023		50021353436			
<b>A/C No.: 3006796628</b> Consumer Name: M/S NOBLE DREAMSTORE PROJECT Address: P NO 1 P NO 1 SECTOR 66B IT CITY MOHALI-140308-INDIA  GST No.: Connection Date: 22-05-2021 Mobile No.: 70XXXXX141		Load	Contract Demand	Tariff Type	Bill Status	Due Date		Bill Amount			
		150.00		TMP TEMPORARY NON RESIDENTIAL CONSUMER DPC	O	Cash/Online	DD/Cheque				
		Voltage Supply		Details of Meter			Meter Status	CT Make		CT No.	
		11.00	16295056	L&T	10-60	8	O	ADHUNK 5316			
Feeder Code		Date of New Reading		Date of Old Reading		Bill Period		Meter Security		Securit Cons	Security cons/Meter Security Interest
		26-MAY-2023		26-APR-2023		30		41970		158025	
Meter Reading											
Details	Old Reading	New Reading	Current Units	Meter Multiplier	Line CT Ratio	Meter CT Ratio	Overall Multiplier	MMTS Correction	Old Meter Cons	Unit Consumed	
KWH	121222	127876		1.00	10/5	5/5	2.00			13308	
KVAH	133979	141018		1.00	10/5	5/5	2.00			14078	
MDI	38	44		1.00	10/5	5/5	2.00			89	
(A) Fixed Charges											
Contract Demand (L) KVA		Actual Demand KVA (A)		80% of (L) KVA (B)		A or B whichever greater KVA (C)		Rate per KVA per month (R)		Billing Days (D)	
		89		120.00		120.00		162.5		30	
A: Fixed Charges Amount = CxRx Dx12/365 15000.00											
(B) Energy Charges											
		Units		Rate/KWh		Amount		B: Total Energy Charges			
0-100		0				0.00		114325			
100-300		0				0.00					
300-500		0				0.00					
500 & ABOVE		0				0.00					
(C) Fuel Cost Adjustment Charges											
Total Energy Charges		KVAH Consumption		Rate of FCS/KVAH		C: Amount		Unit		Rate	
114325						0.00				0.00	
C: FCA + Addl Surcharges 114325											
(D) Rental Charges											
Meter Rent for PSPCL Meter		MCB, CT/PT Unit Rental		Rent for any other equipment		Total Rent		HSN Code		SGST	
1264		0				1264				113.76	
										113.76	
										227.52	
										1491.52	
D: Total Rent with Tax											
(E) Surcharges											
Voltage Surcharge			Demand Surcharge			ToD Surcharge					
Supply Voltage	Catered Voltage	Surcharge Rate	Voltage Surcharge Amount	Demand in excess	Rate of Demand Surcharge	Amount of Demand Surcharge	Peak Hours KVAH	Rate	Amount	E: Total Surcharge (Rs.)	
11.00	11.00			0.00	0.00	0.00	0.00		0.00	0.00	
(F) Rebates											
Voltage Rebates			ToD Rebates								
Units	HT/EHT Rebate	Amount	Non-Peak Hours KVAH			Rate	Amount	F: Total Rebates (Rs.)			
0.00	0.00	0.00	0.00				0.00	0.00			
(G) Previous Adjustment Amount Notice No.: and Date:											
Units	Fixed Charges	Energy Charges	FCA	Rentals	Surcharges(+)	Rebates(-)	Taxes	Subsidy	Total	G: Net Previous Adjustment (Rs.)	
	/	/	/	/	/	/	/0		0/-100	0/-100	
(H) Sundry Charges/Allowances Notice No.: - and Date: -											
Late Payment Interest	Units	Fixed Charges	Energy Charges	FCA	Rentals	Surcharges(+)	Rebates(-)	Taxes	Subsidy	Total	H: Net Sundry Charges/Allowances (Rs.)
	/	/	/0	/0	/0	/	/0	/0	/	/0	/0
(I) Subsidy											
Subsidised KVAH		Rate for Subsidy		Amount		I: Net Subsidy (Rs.)					
14078		0.00		0.00		0.00					



(J) Taxation											
Electricity Duty	Municipal Tax	IDF	Cow Cess	Total Tax	Net Energy Charges	TCS/TDS	Cum/Prev Rounding Amount	NET BILL AMOUNT			
								Rs.156870/-			
19399.00	0.00	6466.00	282.00	26147		0.00		One Lakh Fifty Six Thousand Eight Hundred Seventy Rupees Only			
(K) Total Billed Amount											
Due Date by Cash/Online	Due Date by DD/Cheque	Net Amount Payable by due date		Simple interest on delayed payment @1.5%p.m.		Amount Payable within 1 month after due date					
08-Jun-2023	08-Jun-2023	156870		2353		159223					
(L) Previous Cycle's Consumption											
MONTH:JUN-22 MDI:62 KWH:22502 KVAH:24458	JUL-22 73 - 13570	AUG-22 71 19154 21340	SEP-22 75 23916 26526	OCT-22 75 12318 13496	NOV-22 69 20032 22150	DEC-22 55 9058 9916	FEB-23 53 33886 36024	MAR-23 60 10542 11614	APR-23 76 17690 18844	MAY-23 89 13308 14078	- - - -
Payment History: Last Payment Amount:Rs. 192550, Dated: 15-05-2023											
Message: <div>1. Payments exceeding Rs.20,000/- shall be accepted in digital mode only w.e.f. 01-07-2021.</div> <div>2. In case the payment of billed amount is not made by the due date,the power supply shall be liable for disconnection after expiry of 15 days of the due date and this may be taken as notice under section 56 of the Electricity Act 2003 read with regulation 32 of the Supply Code, 2014.</div> <div>3. CHARGES HAS BEEN CHARGED AS ED @ 13% OF SOP, MT @ 2% OF SOP, IDF @ 5% OF SOP, COWCESS @ 1 OR 2 PAISA PER KWH/KVAH</div> <div>4. AMOUNT RS.8499.00- OF INTEREST ON SECURITY UP TO 31.03.2023</div> <div>5. - UNPAID DUES :- A) LATE PAYMENT SURCHARGES : 0 B) LATE PAYMENT INTEREST : 0</div> <div>6. AMOUNT RS.1700.00 OF TDS ON INTEREST AMOUNT</div> <div>7. LATE PAYMENT INTEREST @1.5% PER MONTH ON GROSS UNPAID AMOUNT OF THE BILL TILL DEPOSIT OF OUTSTANDING AMOUNT AFTER DUE DATE SHALL BE CHARGED.</div>											
Description (HSN Code)	Quantity	UQC	Non-Taxable Amount	Taxable Amount	CGST 9%		SGST 9%		Total		
Meter Rent (997319)	1	-	0	1264	113.76		113.76		1491.52		
MCB Rent (997319)	1	-	0	0	0		0		0		
Electrical Energy (271600)	13308	UNT-Units	0	0	0		0		0		
Powered by O/o CE(IT) PSPCL					Print Date: 05-31-2023 05:14 AM						

Tele: 23060231/5216

Directorate of Ops (ATS)  
Air Headquarters  
Vayu Bhawan, Rafi Marg  
New Delhi -110011

Air HQ/S 17726/4/1/ATS (PC-MMMCLIX)

24 June 2021

✓ M/s Noble Dream Projects Pvt Ltd  
Plot No. 471, Sector-82  
JLPL Industrial Area, Mohali  
Dist-SAS Nagar (Mohali)  
Punjab-410308

**NOC FOR CONSTRUCTION OF BUILDING**

Dear sir,

1. Please refer your application on the subject.
2. The application has been examined within **provisions mentioned under section 5(2) of Gazette of India GSR 751 (E) read in conjunction with sub section (1) clause (o) & clause (r) of sub section 2 of section 5 read with section 9 A of Aircraft Act 1934, Works of Defence Act 1903** and other relevant orders on the subject. Air HQ has no objection for construction of building **with a reduced height of 56.358m AGL/ 359.358m AMSL** at Plot No. 1, IT City, Sector-66B, Mohali, Dist-SAS Nagar (Mohali), Punjab, subject to **following conditions:**

- (a) The NOC is for construction of 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 clearances 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 structures. If however at any stage 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 Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under fromtime to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
- (e) Vertical extent (highest point) of the building proposed at coordinates mentioned overleaf **shall not exceed 56.358m AGL or 359.358m AMSL whichever is lower. 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.**



Contd...Air HQ/S 17726/4/1/ATS (PC- MMMCLIX) dated <sup>24</sup> June 2021

Corner	Latitude	Longitude	Site Elevation
A	30° 39' 12" N	76° 45' 00" E	303m AMSL
B	30° 39' 16" N	76° 44' 57" E	
C	30° 39' 18" N	76° 45' 01" E	
D	30° 39' 18" N	76° 45' 03" E	
E	30° 39' 15" N	76° 45' 06" E	

(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.

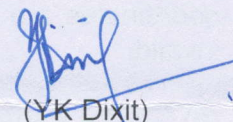
(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rules, 2016 / Gazette Notification SO 1357(E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.

(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 AOC, AF Station Chandigarh and CATCO, HQ Western Air Command, Subroto Park, New Delhi-110011. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for five years from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

Yours sincerely,



(YK Dixit)

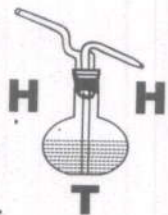
Group Captain

Group Captain Operations ATS









# HARYANA TEST HOUSE

## & Consultancy Services

50-C, Sector-25 Part-II, HUDA, PANIPAT-132 103 (HR.)

Contact : (Off.) 86077-70160, 0180-4067223, (Env.)86077-70164, (BM) 86077-70166, (Food) 86077-70169  
Web Site : www.haryanatesthouse.net, e-mail : haryanatesthousecs@gmail.com, info@haryanatesthouse.net



An ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Certified Laboratory

## TEST REPORT

### Issued To:

NOBLE CALLISTA

Sector- 66B, Mohali, Airport Road, Mohali, Punjab

### Report No.

: HTH/EP/230626052

### ULR No.

: TC781123100004322F

### Party's Ref No.

: Nil

### Booking Date

: 26/06/2023

### Period of Testing

: 26/06/2023 To 29/06/2023

### Reporting Date

: 29/06/2023

Sample Description : Ambient Air Quality Monitoring

### Type of Industry

: NS

### Date & time of sampling

: 24/06/2023 (10:00 Hrs) to 25/06/2023 (10:00 Hrs)

### Sample Location

: Near Site Office

### Instrument used

: RDS Model APM- 460 BL (Sr. No. 2304 DTB 2018)

### Instrument Calibration Status

: Calibrated (upto 29.03.2024)

### Purpose of analysis

: Monitoring

### Sample collected/ supplied by

: By our Lab. Representative

### A. Observations:

1. Sampling flow rate (Avg.)

: 1.22 m<sup>3</sup>/min

2. Total volume of air sampled

: 1756.80 m<sup>3</sup>

3. Period of sampling

: 24 Hrs

### S.N. Test Parameters

	Units	Result	Standard Limits (NAAQS)	Test Method
Discipline - Chemical, Group - Atmospheric Pollution				
1 Particulate Matter (PM10)	µg/ m <sup>3</sup>	92.90	100 max	IS 5182 (Part-23) : 2006
2 Particulate Matter (PM 2.5)	µg/ m <sup>3</sup>	50.67	60 max	IS 5182 (Part-24) : 2019
3 Sulphur Dioxide (SO <sub>2</sub> )	µg/ m <sup>3</sup>	20.62	80 max	IS 5182 (Part-2) : 2001
4 Nitrogen Dioxide (NO <sub>2</sub> )	µg/ m <sup>3</sup>	36.70	80 max	IS 5182 (Part-6) : 2006
5 Ammonia (NH <sub>3</sub> )	µg/ m <sup>3</sup>	28.60	400 max	IS 5182 (Part-25) : 2018
6 Carbon Monoxide (CO)	mg/ m <sup>3</sup>	0.573	4 max	IS 5182 (Part-10) : 1999

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

Remarks : Standard limits are as per CPCB notification Nov. 2009

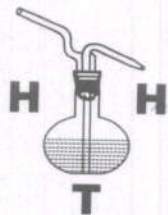
Kimh  
29-06-2023  
Review by

HARYANA TEST HOUSE  
29/06/2023  
Basudev Singh  
T. M. (Chemical)

Page No.: 1 of 1

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6. Sample not drawn by HTH unless otherwise specified.  
7. The details received from customer on its own responsibility. Lab does not confirm about it and hence does not taken any responsibility whatsoever.





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## TEST REPORT

<b>Issued To:</b> <b>NOBLE CALLISTA</b> Sector- 66B, Mohali, Airport Road, Mohali, Punjab	<b>Report No.</b> : HTH/EP/230626053 <b>ULR No.</b> : TC781123100004323F <b>Party's Ref No.</b> : Nil <b>Booking Date</b> : 26/06/2023 <b>Period of Testing</b> : 26/06/2023 To 29/06/2023 <b>Reporting Date</b> : 29/06/2023
---	--

**Sample Description** : Noise Level Monitoring-Ambient Noise

Type of Industry	: NS
Sample Location	: Project Site
Instrument used	: Sound Level Meter (HTH/AP/12/SLM-06)
Instrument Calibration Status	: Calibrated (upto 24.01.2024)
Date of measurement	: 24/06/2023
Purpose of analysis	: Monitoring
Sample collected/ supplied by	: By our Lab. Representative

### OBSERVATION

S.N.	Point of Measurement	I	II	III	IV	V	VI
Discipline - Chemical, Group - Atmospheric Pollution -							
1	Day time (06:00 AM to 10:00 PM)	62.8	62.2	61.3	60.9	61.9	61.5
2	Night time (10:00 PM to 06:00 AM)	48.5	49.6	49.3	48.7	48.3	48.6

### TEST RESULTS

S.N.	Point of Measurement	Noise Level (dB "A")			Standard Limits (dB "A") (CPCB)
		Lmin	Lmax	Leq	
1	Day time (06:00 AM to 10:00 PM)	60.9	62.8	61.8	75 max
2	Night time (10:00 PM to 06:00 AM)	48.3	49.6	48.9	70 max

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

**Remarks** : Leq:- It is an energy mean of the noise level over a specified period  
CPCB Standard as per Noise Pollution Rules, 2000

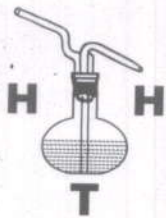
Kimh  
29.06.2023  
Review by

HARYANA TEST HOUSE  
29/06/2023  
Basudev Singh  
T. M. (Chemical)

Page No.: 1 of 1

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An ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Certified Laboratory

## TEST REPORT

### Issued To:

NOBLE CALLISTA

Sector- 66B, Mohali, Airport Road, Mohali, Punjab

### Report No.

: HTH/EP/230624057

### Party's Ref No.

: Nil

### Booking Date

: 24/06/2023

### Period of Testing

: 24/06/2023 To 29/06/2023

### Reporting Date

: 29/06/2023

### Sample Description

: SOIL SAMPLE

### Sample type

: SOIL SAMPLE

### Date of sampling

: 24/06/2023

### Date of receipt of sample

: 24/06/2023

### Sample quantity

: 1 kg

### Purpose of analysis

: Monitoring

### Sample collected/ supplied by

: By our Lab. Representative

### Sample Location

: Within Premises

## TEST RESULTS

S.N. Test Parameters	Unit	Result	Test Method
DISCIPLINE-CHEMICAL, GROUP-POLLUTION & ENVIRONMENT			
1 pH(1:2.5)		7.10	IS:2720(P-26):1987
2 Electrical Conductivity(1:2.5)	µmhos/cm	455.0	HTH/ QF / 7.2/ 2/ SOP-01
3 Moisture Content	%wt./wt.	18.6	IS:2720(P-2):1973
4 Organic Carbon	%wt./wt.	0.51	IS:2720(P-22):1972
5 Texture		Sandy Loam	HTH/ QF / 7.2/ 2/ SOP-10
6 Sand	%wt./wt.	50.0	IS : 2720 (P- 4)
7 Silt	%wt./wt.	24.0	IS : 2720 (P- 4)
8 Clay	%wt./wt.	26.0	IS : 2720 (P- 4)
9 Water Holding Capacity	%wt./wt.	36.0	IS:2720
10 Nitrogen (as N)	%wt./wt.	0.01	IS:14684:1999
11 Total nitrogen	%wt./wt.	0.16	IS:14684:1999
12 cation anion exchange	%wt./wt.	0.07	IS:2720 (P-24):1976
13 Bulk Density	gm/cc	1.49	HTH/ QF / 7.2/ 2/ SOP-12

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

Remarks : Parameter at Sr.No 1 to 3 analyzed on recieved basis and other on dry basis.

Review by

Basudev Singh

T. M. (Chemical)

Page No.: 1 of 1

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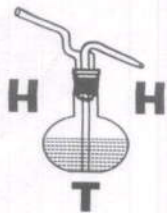
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TC-7811



An ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Certified Laboratory

## TEST REPORT

### Issued To:

NOBLE CALLISTA

Sector- 66B, Mohali, Airport Road, Mohali, Punjab

Report No. : HTH/WT/230624009

ULR No. : TC781123200001367F

Party's Ref No. : Nil

Booking Date : 24/06/2023

Period of Testing : 24/06/2023 To 28/06/2023

Reporting Date : 28/06/2023

Sample Description : Ground Water Sample  
Type of Industry : NS  
Date of sampling : 24/06/2023  
Date of receipt of sample : 24/06/2023  
Environmental Condition : Temp. 35°C & Humidity 75%  
Sampling Reference Protocol : IS 1622 : 1981

Sample Name : Ground Water Sample  
Sample quantity : 2 Ltr. + 250 ml in sterilized bottle  
Sample Location : Borewell  
Purpose of analysis : Monitoring  
Sampling Done by : By our Lab. Representative

REFERENCE TO PROTOCOL : IS 10500:2012( Amend No. 4 Nov. 2021)

### TEST RESULTS

S.N.	Parameter's	Unit's	Results	Acceptable Limit's	Permissible Limit's	Method of Analysis
.Discipline - Chemical , Group -Water						
Organoleptic and Physical Parameter's						
1	pH	--	7.32	6.5-8.5	No Relaxation	IS 3025 (P-11)-1983
2	Total Dissolved Solids (TDS)	mg/l	152.0	500 Max.	2000 Max.	IS 3025 (P-16)-1984
General parameters Concerning Substances undesirable in excessive amounts						
1	Total Hardness (as CaCO <sub>3</sub> )	mg/l	68.0	200 Max.	600 Max.	IS 3025 (P-21)2009
2	Calcium (as Ca)	mg/l	14.8	75.0 Max.	200.0 Max.	IS 3025 (P-40)1991
3	Magnesium (as Mg)	mg/l	7.55	30.0 Max.	100.0 Max.	IS 3025 (P-46)1994
4	Chloride (as Cl)	mg/l	11.50	250 Max.	1000 Max.	IS 3025 (P-32)1988
5	Sulphate (as SO <sub>4</sub> )	mg/l	36.5	200 Max.	400 Max.	IS 3025 (P-24)1986
6	Nitrate (as NO <sub>3</sub> )	mg/l	2.80	45.0 Max.	No Relaxation	IS 3025 (P-34):2021
7	Fluoride (as F)	mg/l	0.45	1.0 Max.	1.5 Max.	APHA-4500 F-
8	Total Alkalinity (as CaCO <sub>3</sub> )	mg/l	64.0	200 Max.	600 Max.	IS 3025 (P-23)1986
Discipline - Biological , Group - Water						
Bacteriological Requirements						
1	Coliform	Per 100 ml	Absent	Shall Not be Detectable	No Relaxation	IS:15185:2016
2	E.coli	Per 100 ml	Absent	Shall Not be Detectable	No Relaxation	IS:15185:2016

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

Remarks : Analysed parameters of water sample confirms to IS 10500:2012 Amendment No. 4, Nov.2021 specification with respect to above test parameters.  
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification

Review by

Nao Jyoti Gupta  
H.O.D. (Biological)

Ashish Sharma  
G.M. (Tech.)

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*Photographs of Sprinkling water with smog gun at Construction Site*







## प्रदूषण नियंत्रण प्रमाण पत्र

**POLLUTION UNDER CONTROL CERTIFICATE**

[Approved by Department of Transport, Government of Rajasthan, Jaipur]

परिवहन विभाग राजस्थान सरकार से मान्यता प्राप्त

(Rule 115 of CMV Rules 1989)

16048415

Pucc No :	D249RJ01105539
Vehicle No :	HR55AM1180
Customer Name :	NEW XPRESS
Customer Mobile :	9877461461
Year of Regn :	31-10-2022
Type of Vehicle :	TRUCK
Make :	Tata Motors
Model :	TRUCK
Test Date :	20-11-2022
Time :	08:56:49 PM
Valid UpTo :	19-11-2023
Center Name :	Nirmala Kanwar Pollution Checking Center, (RJ14-GE-9339)
Center Address :	Bhindi, Ajmer
Licence No :	RJ01-248/249
Test Result :	Pass

**VALID IN ALL INDIA**

Photo of Vehicle

**Flushing Cycle**

Avg	RPM Min	RPM Max	Temp
820	4060	20	

Sr. No.	RPM Min	RPM Max	Km	HSU%	Temp
1	720	1647	0.08	3.3	20
2	850	1928	0.09	3.7	20
3	720	3390	0.13	5.5	20
Mean			0.1	4.1	

Get Certificate renewed within the expiry date.

Prescribed Limit for Diesel vehicle	1/m(Light Absorption Co-efficient)	Hartridge Units (HSU)%
Free Acceleration BS II & III	2.45	65
Free Acceleration BS IV	1.62	50
Free Acceleration BS VI 4/3 wheelers	0.7 / 1.5	26 / 48

Validity Six Months for Bharat Stage III or below and one year for Bharat Stage IV / V vehicles.

NIRMALA KANWAR POLLUTION CHECKING CENTER AJMER

Authorized Signatory

Seal of Testing Station  
NIRMALA KANWAR POLLUTION CHECKING CENTER AJMERTesting Station Code  
D249RJ01

CERTIFICATE IS ONLY VALID IF SMS RECEIVED FROM REHATransport DEPT. KINDLY DESTROY THE INVALID CERTIFICATE.

Transport Dept. Govt. of Rajasthan

Transport Dept. Govt. of Rajasthan

Veh Reg No. : HR55AM1180

Veh Reg No : HR55AM1180

### *Photographs of Advertisement in local newspapers*

**कमेटी पिहोवा में वा फोन नंबर 01741-220010 पर संपर्क कर सकते हैं। रोब शर्तें भीके पर खुना दी जाएंगी।**

**सद सिंह**  
**सचिव एवं कार्यकारी अधिकारी**  
**मार्केट कमेटी, पिहोवा**

**श्री सोनू राम (H.C.S)**  
**प्रशासक,**  
**मार्केट कमेटी, पिहोवा**

[illegible]




*Photograph of CSR initiative*


*Donation of food at construction site*



*Screenshot of previous compliance (30.09.2022) uploaded on the portal*

**PARIVESH**  
परिवेश

State Environment Impact Assessment Authority  
UserID: [noblecallista2021@gmail.com]  
**Logout**



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

City, Sector-66B SAS Nagar Mohali

Category : INFRA-2

MoEF File No. : SEIAA/PB/MIS/EC/05

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/206597/2021	0314202212550950NobleCallista.pdf	Six monthly compliance report for period ending 30.09.2021 for the Group Housing project namely "Noble Callista"	14/03/2022	
2	SIA/PB/MIS/206597/2021	0802202225369198NobleCallista.pdf	Six monthly compliance report for period ending 31.03.2022 for the Group Housing project	02/08/2022	
3	SIA/PB/MIS/206597/2021	1206202220996032NobleCallista.pdf	Six monthly compliance report for period ending 30.09.2022 for the Group Housing project	06/12/2022	