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escon 
primera
HOLISTIC LIVING
Dated: 30.05.2024

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

Subject: Submission of six monthly compliance report for period ending 31.03.2024 for the Group Housing project namely "Escon Primera" located at Village Chatt, Zirakpur, Dera Bassi, SAS Nagar (Mohali), Punjab.

Ref.: Environmental Clearance (EC) Letter No. SEIAA/2018/348 dated 21.03.2018

Respected Sir,
With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report of conditions imposed in EC letter, we are hereby submitting the six monthly compliance report for period ending 31.03.2024 for the above said project through mail.

Kindly acknowledge the receipt of the same.

Thanking you.
Sincerely,

For M/s Malwa Projects Pvt. Ltd.,
For Malwa Projects Pvt. Ltd.



(Director)

Director

Name- Rahul Jain

Contact No.- 9872035111

Email-malwa3439@gmail.com

CC to: Member Secretary, SEIAA Punjab, Ministry of Environment, Forest and Climate Change GoI, PBTI Complex, Knowledge City, Sector 81, Distt. SAS Nagar (Mohali), Punjab (Uploaded on Parivesh Portal).

2024

SIX MONTHLY COMPLIANCE REPORT (Period ending 31.03.2024)

For

“Escon Primera”

Village Chatt, Zirakpur, Dera Bassi,
SAS Nagar (Mohali), Punjab.

Project by:

M/s Malwa Projects Pvt. Ltd.

Regd. Address: House No. 3439, Sector 27-D,
Chandigarh- 160027

Prepared by:



**M/s Eco Paryavaran Laboratories and Consultants
Private Limited**

E-207, Industrial Area, Phase-VIII B (Sector-74), Mohali (SAS Nagar),
Punjab-160071

Tele No.: 0172-4616225, **Email:** compliance@ecoparyavaran.org

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CONTENT

SI. No.	Description	PAGE NO.
1.	Data sheet	1-3
2.	Compliance of Environmental Clearance Conditions	4-15
Annexure		
A-1	Copy of Environment Clearance Letter	16-27
A-2	Photographs of the Project	28-34
A-3	Test reports of Ambient Air, Noise, Soil and Water	35-39
A-4	Building plan approval letter	40-41
A-5	Height Clearance Certificate	42-43
A-6	CTE grant Certificate	44-55
A-7	Structural Safety Certificate	56
A-8	PUC certificate	57-58
A-9	Change of Land Use (CLU)	59-61
A-10	CSR Expenses	62-70
A-11	Snapshot of compliance uploaded on Company's website.	71
A-12	Mail screenshot of previous compliance 30.09.2023 submitted to MoEF&CC.	72
A-13	Screenshot of previous compliance 30.09.2023 uploaded PARIVESH portal.	73

Ministry of Environment, Forest & Climate Change
Northern Regional Office,
Chandigarh-160030

DATA SHEET

1.	Project Type	Group Housing Project
2.	Name of the Project	“Escon Primera”
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance has been granted by SEIAA, Punjab vide Letter No. SEIAA/2018/348 dated 21.03.2018; copy of the same is enclosed as Annexure-1 .
4.	Location	Village Chatt, Zirakpur, Tehsil Dera Bassi
	a) District (s)	Distt. SAS Nagar (Mohali)
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	30°37'16.31"N & 76°47'45.52"E
5.	Address for correspondence	M/s Malwa Projects Pvt. Ltd., Village Chatt, Zirakpur, Tehsil Dera Bassi, Distt. SAS Nagar (Mohali), Punjab.
6.	Salient features	
	a) of the project	As per Environmental Clearance, total plot area of the project is 44,835 sq.m and total built up area is 1,16,509 sq.m. Total proposed Green area is 9,661 sq.m. The overall project will comprise of total 756 flats & 21 shops. Project will be developed in phased manner.
	b) of the environmental management plans	As per Environmental Clearance, the estimated population of the project is 3,822 persons. <ul style="list-style-type: none"> • The total water demand of the project will be 565 KLD, out of which fresh water demand will be 342 KLD which will be met through tubewell. Flushing water demand will be 170 KLD. The total wastewater generation from the project will be 410 KLD, which will be treated in proposed STP of capacity 650 KLD to be installed within the project premises. • The solid waste generation from the project will be 1521 kg/day. Chute system will be provided for collection of Solid Waste. Biodegradable waste will be composted by using Mechanical Composter. Recyclable waste will be sold to authorized vendors and Inert waste will be send to authorized dumping site. • The total electricity load required for the project will be 4,000 KW which will be provided by PSPCL. • Total 5 no. DG sets (1 x 500 kVA, 2 x 240 kVA & 2 x 125 kVA) will be provided for power backup.

		<ul style="list-style-type: none"> Also, 30% of the total roof top area will be used for generation of solar power (@276 KW). 												
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.	The cost of the project for phase I is approx. Rs. 200 crores. Revised cost of the project for phase I is approx. Rs.185 crores (Year'2021). Revised cost for Phase I and Phase II is Rs. 314.1 Crores. (Year, 2024)												
	b) Allocations made for environmental management plans with item wise and year wise break up.	Allocations made for environmental management plan is given below: - <table border="1" data-bbox="847 1228 1429 1486"> <thead> <tr> <th>Description</th> <th>Capital Cost in Lacs</th> <th>Recurring Cost in Lacs</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>126.5 lacs</td> <td>11 lacs</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>12.5 lacs</td> </tr> <tr> <td>Monitoring of Air, Noise, Water in both phases.</td> <td>5.90 lacs/annum</td> <td>6.90 lacs/annum</td> </tr> </tbody> </table>	Description	Capital Cost in Lacs	Recurring Cost in Lacs	Construction	126.5 lacs	11 lacs	Operation	-	12.5 lacs	Monitoring of Air, Noise, Water in both phases.	5.90 lacs/annum	6.90 lacs/annum
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c) Benefit cost ratio/ internal rate of return and the year of assessment	Will be calculated and submitted separately.													
d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes													
e) Actual expenditure incurred on the project so far.	Rs 186.44 Crores have been spent on the project till 31.03.2024.													

	<p>f) Actual expenditure incurred on the environmental management plans so far.</p>	<p>Approx. Rs 75.5 lakhs have been spent for Environment Management Plan (EMP) till 31.03. 2024. Details are given as below:</p> <table border="1" data-bbox="852 220 1429 766"> <thead> <tr> <th data-bbox="852 220 917 388">Sr. No.</th> <th data-bbox="917 220 1234 388">Title</th> <th data-bbox="1234 220 1429 388">Cost incurred On EMP till 31.03.2024 (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="852 388 917 451">1.</td> <td data-bbox="917 388 1234 451">Air & Noise Pollution Control</td> <td data-bbox="1234 388 1429 451">10</td> </tr> <tr> <td data-bbox="852 451 917 493">2.</td> <td data-bbox="917 451 1234 493">Water Pollution Control</td> <td data-bbox="1234 451 1429 493">25</td> </tr> <tr> <td data-bbox="852 493 917 535">3.</td> <td data-bbox="917 493 1234 535">Landscaping</td> <td data-bbox="1234 493 1429 535">20</td> </tr> <tr> <td data-bbox="852 535 917 577">4.</td> <td data-bbox="917 535 1234 577">Solid Waste Management</td> <td data-bbox="1234 535 1429 577">5</td> </tr> <tr> <td data-bbox="852 577 917 619">5.</td> <td data-bbox="917 577 1234 619">Rain water Harvesting</td> <td data-bbox="1234 577 1429 619">10.5</td> </tr> <tr> <td data-bbox="852 619 917 703">6.</td> <td data-bbox="917 619 1234 703">Miscellaneous (Environment monitoring cost, etc.)</td> <td data-bbox="1234 619 1429 703">5</td> </tr> <tr> <td colspan="2" data-bbox="852 703 1234 766" style="text-align: center;">Total</td> <td data-bbox="1234 703 1429 766">Rs. 75.5 Lakhs</td> </tr> </tbody> </table>	Sr. No.	Title	Cost incurred On EMP till 31.03.2024 (in Lakhs)	1.	Air & Noise Pollution Control	10	2.	Water Pollution Control	25	3.	Landscaping	20	4.	Solid Waste Management	5	5.	Rain water Harvesting	10.5	6.	Miscellaneous (Environment monitoring cost, etc.)	5	Total		Rs. 75.5 Lakhs
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Total		Rs. 75.5 Lakhs																								
10.	<p>Forest land requirement:</p> <p>a) the status of approval for diversion of forest land for non-forestry use</p> <p>b) the status of clear felling, if any</p> <p>c) the status of compensatory afforestation, if any.</p> <p>d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.</p>	<p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p> <p>Not Applicable.</p>																								
11.	<p>The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information</p>	<p>Not applicable</p>																								
12.	<p>Status of construction:</p> <p>a) Date of commencement (actual and/ or planned)</p> <p>b) Date of completion (actual and/ or planned)</p>	<p>Construction of project is under process and approx. 75% work has been completed. Photographs showing the current status of the project is attached as Annexure-2.</p> <p>May, 2018</p> <p>May, 2025 (Planned) Photographs showing the construction status of the project are enclosed in Annexure-2.</p>																								
13.	<p>Reasons for the delay, if the project is yet to start</p>	<p>Not applicable</p>																								

**Compliance report on conditions imposed in Environmental Clearance of “Escon Primera”
for period ending 31.03.2024**

PART A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

Sl. No.	EC Conditions	Reply
i.	Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days of the grant of Environmental Clearance to the project, as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Not applicable, as 30 days’ time period has been completed & no appeal has been made.
ii.	A first aid room will be provided in the project both during construction and operation phase of the project.	First aid facility has been provided at construction site and will remain during operation phase also. Photographs showing the same is attached as Annexure-2 .
iii.	Construction of the STP, solid waste, e- waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc. shall be provided in areas earmarked by the project proponent on the layout plan. In any case the position/location of these utilities should not be changed later-on without prior written permission.	All the provisions such as STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc., will be placed at designated locations as per the approved layout plan.
iv.	The environmental safeguards contained in the application of the promoter/ mentioned during the presentation before State Level Environment Impact Assessment Authority/ State Expert Appraisal Committee should be implemented in letter and spirit.	Environmental safeguards are being implemented in true letter and spirit.
v.	Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.	Monitoring of ambient air quality and noise level is being done after every six months to identify any environmental pollution load. Further, ambient air quality, noise level, soil quality & ground water quality has been monitoring recently by NABL accredited laboratory. Test reports of the same are enclosed as Annexure-3 .

vi.	<p>a) The grant of environmental clearance does not necessarily implies that forestry and wildlife clearance be granted to the project and that their proposals for forestry and wild life clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment and Forests shall not be responsible in this regard in any manner.</p> <p>b) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.</p>	<p>a) No forest approval is involved in the project. Further the project is located outside the Eco sensitive zone of any sanctuary thus wildlife approval is also not applicable.</p> <p>b) All the necessary statutory clearances are being obtained from concerned departments as and when required. The following have already been obtained.</p> <ul style="list-style-type: none"> • Project Approval Letter has been obtained from MC Zirakpur; copy of the same is enclosed as Annexure-4. • NOC from Civil Aviation Department; copy of the same is attached as Annexure-5. • Consent to Establish (CTE Extn.) has been obtained from PPCB vide Certificate No. CTE/Ext/SAS/ 2021/16634889 dated 14/10/2021 and same is valid upto 30.06.2024; copy of the same is enclosed as Annexure-6. • Structural Stability Safety Certificate has been obtained and copy of same is attached as Annexure-7.
vii.	<p>The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.</p>	<p>Noted. If any additional safeguards are proposed, we assure to comply with the same.</p>
viii.	<p>A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.</p>	<p>Proper record showing compliance of all the conditions of environmental clearance is being maintained and same is available at site</p>
ix.	<p>The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF&CC, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and</p>	<p>In compliance to the conditions stipulated in the granted EC, compliance reports have been submitted through mail to SEIAA, Punjab & MoEF&CC as well as through soft copy in Compact Disk (CD) to SEIAA, Punjab. Screenshot of mail as well as receiving of compliance report submitted is attached as Annexure-12. However, we could not upload</p>

	1 st December of each calendar year.	the same on PARIVESH portal as our login credentials are not responding in the said portal. However, it has been resolved recently and copy of screenshot showing six monthly compliance for period ending 30.09.2023 uploaded on PARIVESH portal is attached as Annexure-13.
x.	Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh/ State Level Environment Impact Assessment Authority/ State Level Expert Appraisal Committee/ Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.	Noted. Full cooperation is being extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports. Same will be complied in future also.
xi.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.	Noted. In case there are change(s) in the scope of the project then, fresh EC will be obtained from State Environment Impact Assessment Authority, Punjab
xii.	Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.	Noted.
xiii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted. The compliance of Environmental Clearance conditions for period ending 30.09.2023 including monitoring results are updated on the company's website i.e. https://esconprimera.com . Snapshot showing the same is enclosed as Annexure-11.
xiv.	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted	Noted. Same will be taken care. The inlet and outlet point of natural drain system will be maintained with adequate size of channel for

	flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.	ensuring unrestricted flow of water.
xv.	Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the Project.	Environmental Management Cell (EMC) has already been formed to look after the Environmental aspects of the project. Name of persons involved in Environmental Management Cell (EMC) are: 1. Mr. Jogwinder Singh. 2. Mr. Kuldeep Singh.
xvi.	The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.	Adequate green area has been proposed within the project premises and local species to be planted as per the notification. Photographs showing the green developed within the project till date is enclosed as Annexure-2 .
xvii.	The project proponent shall not use any chemical fertilizer /pesticides/insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green areas.	During operational phase, compost prepared from biodegradable waste as well as dried STP sludge will be used as manure for green areas.

PART B - SPECIFIC CONDITIONS

I. Pre-Construction Phase

Sl. No.	EC Conditions	Reply
i.	"Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act 1981 and Water (Prevention & Control of Pollution) Act 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forest/ State level Environment Impact Assessment Authority before the start of any construction work at the site.	Consent to Establish (CTE) has already been obtained from PPCB for Phase I. Last Consent to Establish (CTE Extn.) was obtained from PPCB vide Certificate No. CTE/Ext/SAS/2021/ 16634889 dated 14/10/2021 and same is valid upto 30.06.2024; copy of the same is enclosed as Annexure-6 .
ii.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Appropriate sanitary and hygienic measures are in place and they are being well maintained in accordance with the required standards.
iii.	The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening.	Structural Stability Safety Certificate has been obtained and copy of same is attached as Annexure-7 .

iv.	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of wastewater & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	All necessary facilities are provided to workers, such as temporary hutments, toilets, STP for wastewater treatment, safe drinking water, etc.
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II. Construction Phase:

Sl. No.	EC Conditions	Reply
i.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Yes, the top soil excavated during construction activities is being stored separately for later use in landscaping within the project premises.
ii.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people, with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic/ tarpaulin sheet covers for trucks bringing in sand & material at the site.	Small amount of muck is being generated from construction activities. However, no muck is being disposed outside of the project premises and same is being handled within the premises without causing any adverse effect on the neighboring communities and by taking the necessary precautions for general safety and health aspects of people. Also, dust mitigation measures like tarpaulin sheets covers and regular sprinkling of water are being done so that there is minimum impact on the environment. Photographs showing the dust mitigation measures is attached as Annexure-2 .
iii.	Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate water courses. The dump sites for such material must be secured, so that they should not leach into the groundwater.	During construction activity small quantity of hazardous waste is being generated like used oil from DG set, empty drums of oil, etc. They are being stored in insulated place and given to authorized vendor. Construction spoils are kept to minimum so that there is no contamination of the ground water resources.
iv.	Vehicles hired for bringing construction materials to the site and other machinery to be used during construction should be in good condition and should conform to applicable air and noise emission standards.	Vehicles used for bringing construction materials to the site and other machinery are in good condition and are being regularly monitored for the pollution levels and having valid PUC certificate. Copy of some PUC certificates are attached as Annexure-8 .

v.	The project proponent shall use only treated sewage/ wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.	No ground water is being used for construction purpose. Only treated waste water from nearby STP or exiting STP (installed for labor hutments within premises) is being used and proper records for the same are being maintained.
vi.	Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.	PPC cement which consists of fly ash is being used for construction purposes.
vii.	Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.	Yes, appropriate measures and practices like curing agents and other best practices are being taken to reduce water demand during construction.
viii.	Adequate treatment facility for drinking water shall be provided, if required.	No specific treatment is required. However, if required, treatment facility for drinking water will be provided by individual owner.
ix.	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.	Electromagnetic flow meter will be provided at the outlet of the water supply, outlet of the STP, re-using the treated water for flushing and horticulture purpose/green area, etc.
x.	The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different pipe lines carrying water/ wastewater/ treated wastewater as follows: (i) Fresh water: Blue (ii) Untreated wastewater: Black (iii) Treated wastewater: Green (for reuse) (iv) Treated wastewater: Yellow (for discharge) (v) Storm water : Orange	Dual plumbing system will be provided for reuse of treated wastewater for flushing as well as green area and colour coding system will be adopted for pipelines of different purpose as specified.
xi.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Agreed. Low flow fixtures for showers, toilet flushing and drinking will be provided within the project to reduce water consumption.
xii.	Separation of drinking water supply and treated sewage supply should be done by the use of different colors.	Noted. Drinking water supply and treated sewage supply lines will be provided with different colors.
xiii.	a. Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal	ECBC guidelines are being followed to conserve energy. Measures like minimum use of glass, LED lights, energy efficient building envelope

	<p>insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.</p> <p>b. Solar power plant by utilizing at least 30% of the open rooftop area in the premises shall be installed for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs.</p>	are proposed to conserve energy.
xiv.	The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.	Silent DG sets with adequate stack height are being used during construction phase which comply with the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
xv.	Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection center and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste. The project proponent shall comply with the provisions of Solid Waste Management Rules, 2016.	Proper arrangement will be provided for collection, handling, storage, segregation, treatment and disposal of solid waste. Chute system will be provided for collection of Solid Waste. Biodegradable waste will be composted by using Mechanical Composter. Recyclable waste will be sold to authorized vendors and Inert waste will be send to authorized dumping site.
xvi.	The recharge well casing should be capped from the top so as to prevent direct overflow of storm water into the recharge well. The infiltration rate of recharge structure should be adopted @10 lps and recharge wells should be provided accordingly. Rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical	Total 11 pits nos. of RWH pits will be constructed within the project in commensurate with the construction work. Desilting chamber will be provided with all the rain water recharging pits. Run off from roads will not be recharged. Construction work for RWH pits are already under process.

	fertilizer etc.	
xvii.	The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or at least 2 ft high openings in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.	Noted. Same has been complied.
xviii.	Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one broad leaf tree for every 80 sq.m of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.	Adequate green belt is being provided within the premises as per the approved layout plan. Photographs of green area being developed are enclosed in Annexure-2 .

II. Operational Phase and Entire Life

SI. No.	EC Conditions	Reply
i.	“Consent to operate” shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.	Noted. “Consent to Operate” from PPCB will be obtained before any occupancy in the project.
ii.	The maximum total water requirement will be 565 KLD which includes domestic water demand@512 KLD and green area demand@53 KLD. The fresh water requirement at the max will be 342 KLD which will be met through own tubewell and remaining 170 KLD will be met through recycling of treated wastewater for flushing	Agreed.

	purposes. The treated waste water from the STP of MC Zirakpur will be used during construction stage of the project.																	
iii.	<p>a) The total wastewater generation from the project will be 410 KLD, which will be treated in a STP of capacity 650 KLD (keeping in view of the quantities of wet weather flow). The STP will be designed on SBR technology. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater@410 KLD shall be as below:</p> <table border="1"> <thead> <tr> <th>Season</th> <th>Reuse for flushing (KLD)</th> <th>For green area (KLD)</th> <th>Discharge into MC sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>170</td> <td>53</td> <td>187</td> </tr> <tr> <td>Winter</td> <td>170</td> <td>19</td> <td>221</td> </tr> <tr> <td>Monsoon</td> <td>170</td> <td>5</td> <td>235</td> </tr> </tbody> </table> <p>b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.</p>	Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into MC sewer (KLD)	Summer	170	53	187	Winter	170	19	221	Monsoon	170	5	235	<p>a) Noted. The wastewater generated during operation phase will be treated in STP being installed within premises. Treated waste water will be utilized for flushing purpose, green area development to a maximum possible extent and only excess will be discharged into MC sewer.</p> <p>b) The storage tank of adequate capacity will be constructed in order to store treated wastewater and all efforts will be made to utilized for nearby construction purposes</p>
Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into MC sewer (KLD)															
Summer	170	53	187															
Winter	170	19	221															
Monsoon	170	5	235															
iv.	The project proponent shall ensure safe drinking water supply to the habitants.	Noted. Treated water will be utilized within the project for landscaping and construction purposes.																
v.	The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.	Noted. Treated water will be utilized within the project for landscaping and construction purposes.																
vi.	A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.	Noted. The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected.																
vii.	Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines. Storm water other than roof top area will be treated before recharging.	Noted. Same will be complied.																
viii.	The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold	Solid waste will be managed as per Solid Waste Management Rules, 2016. Separate area has been earmarked for solid waste segregation. Separate wet and dry bins will be provided for segregation of waste. Composter of adequate capacity will be provided for biodegradable waste.																

	out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3 kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.	Also, proper records will be maintained regarding solid waste generation & disposal.
ix.	Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.	Noted. Same will be complied. Being a residential project, only hazardous waste in the form of used oil which will be disposed off as per the PPCB norms.
x.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Adequate parking area has been proposed for the vehicles within the project premises. Parking will be fully internalized and no public space will be utilized. No traffic congestion will take place.
xi.	The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.	Noted. The completion and occupancy certificate will be obtained prior to operation of the project.
xii.	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.	Proper green belt will be maintained within the premises.
xiii.	Solar power plant and other solar energy related equipment's shall be operated and maintained properly.	Noted. Same will be complied. Solar features will be provided in the project.
xiv.	A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R&U Factors etc. and submitted to the respective regional office of MOEF, the Zonal office of CPCB and the SPCB/SEIAA in three months 'time.	Noted. A report on the energy conservation measures conforming to energy conservation norms will be prepared and submitted.

PART C – GENERAL CONDITIONS:

I. Pre-Construction Phase

Sl. No.	EC Conditions	Reply
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.	Environment Clearance has been granted by SEIAA, Punjab vide Letter No. SEIAA/2018/348 dated 21.03.2018 and is valid till 20.03.2028 per the latest MoEF&CC notification. Copy of EC letter is enclosed as Annexure-1 .
ii.	The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.	Advertisement has already been published in the two local newspapers. Copy of the advertisements has already been submitted along with previous compliances.
iii.	The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of bore well (s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well (s) exist at site.	Earlier, application was filed to PWRDA for obtaining permission regarding abstraction of ground water. However, as per recent PWRDA guidelines our project is exempted from obtaining permission for abstraction of ground water.
iv.	The project proponent shall obtain CLU from the competent authority.	CLU has already been obtained from the competent authority. Copy of the same is enclosed along as Annexure-9 .
v.	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	The copy of the environmental clearance letter has been submitted to the all concerned departments and also made available on website of company i.e. https://www.esconprimera.com . Copy of the same is enclosed along as Annexure-11 .

II. Construction Phase

SI. No.	EC Conditions	Reply
i.	The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 126.5 lacs towards capital investment and Rs. 10 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.	Approx. Rs 75.5 lakhs. have been spent on EMP till 31.03.2024. Also, Rs.10,64,000 have already been spent on CSR activities. Details regarding the same is attached as Annexure-10 .

III. Operation Phase and Entire Life

SI. No.	EC Conditions	Reply
i.	<p>a) The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 6.90 lacs/annum as recurring expenditure as proposed in the EMP.</p> <p>b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.10 lacs for providing free books, clothes, education etc. in the village Jagatpura, Zirakpur through Jeevan Mukh Nishulk Vidyalaya.</p>	<p>a) Expenditure done on Environmental Management Plan (EMP) till 31.03.2024 is approx. Rs 75.5 lakhs.</p> <p>b) Rs.10,64,000 have been spent by company on CSR activities till 31.03.2024. Details regarding the same is attached as Annexure-10.</p>
ii.	The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.	Noted. Diesel generator sets to be provided will conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forest & Climate Change, New Delhi

O/O Punjab Pollution Control Board,
 VatavaranBhawan, Nabha Road,
 Patiala – 147 001
 Telefax:- 0175-2215636

No. SEIAA/2018/ 348

REGISTERED

Dated: 21/3/18

To

Sh. Rahul Jain, Director,
 M/s Malwa Projects (P) Ltd.,
 H.No 3439, Sector 27 D,
 Chandigarh

Subject: Environmental Clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Escon Primera located at Chatt, Zirakpur, Dera Bassi, S.A.S Nagar Mohali by M/s Malwa Projects (P) Ltd., H.No 3439, Sector 27 D, Chandigarh Proposal No. SIA/ PB/ NCP/ 71464/ 2017

This has reference to your online Proposal No. SIA/ PB/ NCP/ 71464/ 2017 submitted to the SEIAA for grant of Environmental Clearance for the above project under EIA notification dated 14.09.2006. 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, 1-A, conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

Brief details of the project

1.	Category / Item No. (in schedule)	8(a): Building and Construction projects
2.	Name and Location of the project	Escon Primera located at Chatt, Zirakpur, Dera Bassi, S.A.S Nagar Mohali
3.	Total Plot area, Built-up Area and Green area	44835 sqm, 116509 sqm & 9661 sqm
4.	Flats/ shops / any other utility with Population	756 flats & 21 shops with population of 3822 Persons

5.	Water Requirements & source	Break up of water requirement	Source
		Total: 565 KLD Domestic:512 KLD Fresh:342 KLD Flushing: 170 KLD Green Area:53 KLD	- - own tubewell after permission from CGWA Reuse after treatment Reuse after treatment
6.	Disposal Arrangement of Waste water	Total = 410 KLD. Treatment in an STP (designed on SBR technology) of capacity 650 KLD (keeping in view of the quantity of wet weather flow). Reuse of treated waste water shall be as mentioned at Sr. no.5 and for remaining, 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. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.	
7.	Rain water harvesting detail	11 nos for collecting rain water@19900 cum/yr	
8.	Solid waste generation and its disposal	a) 1521 kg/day. Separate Collection as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016. b) Chute system will be provided to transfer the segregated solid waste from different floors. c) Biodegradable waste will be composted through Mechanical Composter. d) The non-biodegradable waste & Recyclable waste will be sold to authorized venders. Inert waste will be	

		sent to Municipal dumping site.												
9.	Energy Requirements	<p>a) Power load 4000 KW.</p> <p>b) 5 nos. silent DG Sets (1 X 500 KVA, 2x 240 KVA & 2 X 125 KVA) as stand-by arrangement.</p> <p>c) 30 % of the total roof top area i.e. 0.30 x 9206 sqm = 2762 sqm will be used for generation of solar power@ 276 KW</p>												
10.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>Director of the company will be responsible for implementation of EMP till the handing over of the project to MC or association of residents.</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in lacs</th> <th>Recurring Cost in lacs</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 126.5 lacs</td> <td>Rs. 11 lacs</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>Rs. 12.5 lacs</td> </tr> <tr> <td>Monitoring of Air, Noise water in both phases.</td> <td>Rs. 5.90 lacs /annum</td> <td>Rs. 6.90 lacs /annum</td> </tr> </tbody> </table>	Description	Capital Cost in lacs	Recurring Cost in lacs	Construction	Rs. 126.5 lacs	Rs. 11 lacs	Operation	-	Rs. 12.5 lacs	Monitoring of Air, Noise water in both phases.	Rs. 5.90 lacs /annum	Rs. 6.90 lacs /annum
Description	Capital Cost in lacs	Recurring Cost in lacs												
Construction	Rs. 126.5 lacs	Rs. 11 lacs												
Operation	-	Rs. 12.5 lacs												
Monitoring of Air, Noise water in both phases.	Rs. 5.90 lacs /annum	Rs. 6.90 lacs /annum												
10.	CSR activities alongwith budgetary break up and responsibility to implement	Rs.10 lacs for providing free books, clothes, education etc in the village Jagatpura, Zirakpur through Jeevan Mukh Nishulk Vidyalaya. Director of the company will be responsible for its implementation.												

The SEAC, Punjab in its 162nd meeting held on 15.02.2018 after due considerations of the relevant documents submitted, presentation given and additional clarifications / documents furnished by the project proponent to it has recommended the case for environmental clearance with certain stipulations The SEIAA, Punjab after considering the proposal and recommendations of the SEAC Punjab in its 128th meeting held on 06.03.2018, hereby accord Environmental Clearance to the project as per the provisions of Environment Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:-

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

- (i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days of the grant of Environmental Clearance to the project, as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities, tubewell, DG Sets, Utilities etc shall be provided in the areas earmarked by the project proponent on the layout plan. In any case the position/location of these utilities should not be changed later-on without prior written permission.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before the State Level Environment Impact Assessment Authority/State Expert Appraisal Committee shall be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to the prescribed standards both during the day as well as the night time. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) a) The grant of environmental clearance does not necessarily implies that forestry and wildlife clearance be granted to the project and that their proposals for forestry and wild life clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project , if any, based on environmental clearance so granted ,in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment and Forests shall not be responsible in this regard in any manner.
b) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/measures subsequently, if found necessary,

and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.

- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xv) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per

notification dated 09.12.2016 issued by MoEF&CC, New Delhi.

- (xvii) The project proponent shall not use any chemical fertilizer /pesticides/insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green areas.

PART-B – Specific Conditions:

(I) Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(II) Construction Phase:

- i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv) Vehicles hired for bringing construction material to the site and other

- machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
 - vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
 - vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
 - viii) Adequate treatment facility for drinking water shall be provided, if required.
 - ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
 - x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - e) Fresh water : Blue
 - f) Untreated wastewater : Black
 - g) Treated wastewater : Green
(for reuse)
 - h) Treated wastewater : Yellow
(for discharge)
 - e) Storm water : Orange
 - xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
 - xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant will be installed by utilizing at least 30% of the open roof top area in the premises for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs.
 - xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
 - xv) Chute system, separate wet & dry bins at ground level and for common areas

- for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste. The project proponent shall comply with the provisions of Solid Waste Management Rules, 2016.
- xvi) The recharge well casing should be capped from the top so as to prevent direct overflow of storm water into the recharge well. The infiltration rate of recharge structure should be adopted @ 10 lps and recharge wells should be provided accordingly. Rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- xvii) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or at least 2 ft high openings in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one broad leave tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

(III) Operation Phase and Entire Life

- (i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- (ii) The maximum total water requirement will be 565 KLD which includes domestic water demand@512 KLD and green area demand@53 KLD. The fresh water requirement at the max will be 342 KLD which will be met through own tubewell and remaining 170 KLD will be met through recycling of

treated wastewater for flushing purposes. The treated waste water from the STP of MC Zirakpur will be used during construction stage of the project.

- (iii) a) The total wastewater generation from the project will be 410 KLD, which will be treated in a STP of capacity 650 KLD (keeping in view of the quantities of wet weather flow). The STP will be designed on SBR technology. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater@410 KLD shall be as below:

Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into MC sewer (KLD)
Summer	170	53	187
Winter	170	19	221
Rainy	170	5	235

- 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. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- (iv) The project proponent shall ensure safe drinking water supply to the habitants.
- (v) The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- (vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines. Storm water other than roof top area will be treated before recharging.
- (viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.

- (ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.
- (xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.

PARTC – General Conditions :

I. Pre-Construction Phase

- 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.
- ii) The project proponent shall advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs.126.5 lacs towards capital investment and Rs. 10 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 6.90 lacs/annum as recurring expenditure as proposed in the EMP.
- b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.10 lacs for providing free books, clothes, education etc in the village Jagatpura, Zirakpur through Jeevan Mukh Nishulk Vidyalaya.
- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.


Member Secretary

Endst. No.SEIAA/Pb/2018/_____

Dated _____

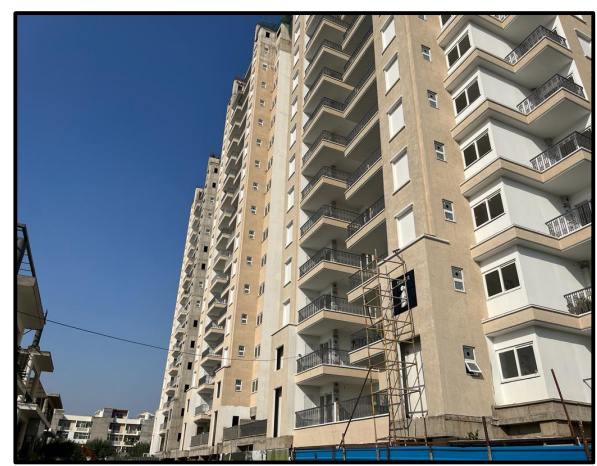
A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110 003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, 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 (Mohali).
6. The Advisor, Ministry of Environment, Forest & Climate Change, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Rahul Jain, Director
 - b) Contact no. : 9872035111
 - c) E-mail ID : rahulzrk.com
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. The Monitoring Cell, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

sd -
Member Secretary

PROJECT SITE PHOTOGRAPHS











DUST MITIGATION MEASURES







Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

(Formerly known as Eco Laboratories & Consultants Pvt. Ltd.)

TEST REPORT



ULR No. : TC1181824000003712F		Test Report No. : NWAM190424NA033	
Type of Sample : Water- Ground Water			
Customer Name	Group Housing Project "Escon Primera"	Work Order No. & Date	Email Confirmation DT:15.04.2024
Address	By M/s Malwa Projects Pvt. Ltd., Located at Vill. Chatt, Zirakpur, Teh. Derabassi, S.A.S Nagar, Mohali, Punjab	Customer reference No. (If any)	NA
		Date of Sampling	19/04/2024
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Sample Receipt	19/04/2024
Sample Collection Mode	Mr. Prabhjot (Eco Rep.)	Period of Analysis	19/04/2024 To 24/04/2024
Testing Location	Permanent Facility	Date of Reporting	24/04/2024
Sampling Location	Borewell No.1 (Project Site)		
Sample Description	Clear, colourless liquid		
Standard/Specification	NA		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (P/19/2A), Glass Bottle-1litre (P/19/2B), Glass Bottle- 500ml (P/19/2C) & PE Bottle-500ml (P/19/2D)		

RESULTS

I. Chemical Testing

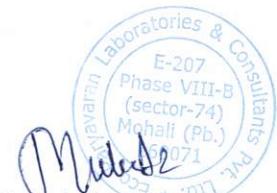
1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Detection Limit	Test Method
1	Colour	CU	BDL	1	IS 3025 (Part 4) Cl 2.0
2	Odour	-	Agreeable	-	IS 3025 (Part 5)
3	pH @ 25 °C	-	7.18	0.5	IS 3025 (Part 11)
4	Taste	-	Agreeable	-	IS 3025 (Part 8)
5	Turbidity	NTU	BDL	0.1	IS 3025 (Part 10)
6	Chloride as Cl	mg/l	23	1	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.013	0.001	USEPA 3015A
8	Total Hardness as CaCO ₃	mg/l	212	1	IS 3025 (Part 21)

II. Biological Testing

2. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Detection Limit	Test Method
1	Total Coliform	Present or Absent/100 ml	Absent	-	IS 15185
2	E. coli	Present or Absent/100 ml	Absent	-	IS 15185



Mr. Mukesh Chand Agarwal

Authorized Signatory-Chemical & Biological



ULR No. : TC1181824000003712F	Test Report No. : NWAM190424NA033
Type of Sample : Water- Ground Water	

Remarks : NA

OTHER INFORMATION

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

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

****End of Report****



Mr. Mukesh Chand Agarwal
Authorized Signatory-Chemical & Biological

TEST REPORT



ULR No. : TC118182400003699F		Test Report No. : NSOM190424NA034	
Type of Sample : Soil			
Customer Name	Group Housing Project "Escon Primera"	Work Order No. & Date	Email Confirmation DT:15.04.2024
Address	By M/s Malwa Projects Pvt. Ltd., Located at Vill. Chatt, Zirakpur, Teh. Derabassi, S.A.S Nagar, Mohali, Punjab	Customer reference No. (If any)	NA
		Date of Sampling	19/04/2024
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Sample Receipt	19/04/2024
Sample Collection Mode	Mr. Prabhjot (Eco Rep.)	Period of Analysis	19/04/2024 To 24/04/2024
Testing Location	Permanent Facility	Date of Reporting	24/04/2024
Sampling Location	Project Site		
Sample Description	Brown coloured soil.		
Standard/Specification	Soil Manual- Dept. of Agriculture (Gol); 2011		
Packing, Markings, Seal & Qty.	5 Kg Poly Bag Marked P/19/02		

RESULTS

I. Chemical Testing

1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Detection Limit	Test Method
1	Conductivity	mS/cm	0.317	0.01	IS 14767
2	Organic Matter	%	1.36	0.1	IS 2720 (Part 22) Sec 1
3	pH	-	8.21	0.5	IS 2720 (Part 26) Cl 2
4	Texture	-	Sandy loam	-	IS 2720 (Part 4) Cl 2.4
5	Moisture Content	%	7.1	0.1	IS 2720 (Part 2), Sec-1
6	Bulk Density	gm/cc	1.53	1	IS 2720 (Part 7)

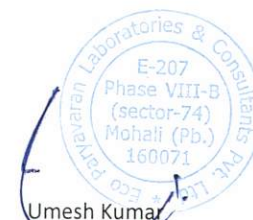
Remarks : NA

OTHER INFORMATION

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End of Report



Umesh Kumar

Authorized Signatory-Chemical

TEST REPORT



ULR No. : TC1181824000003744F		Test Report No. : NAIM200424NA014	
Type of Sample : Ambient Air		Date of Reporting : 24/04/2024	
Customer	Group Housing Project "Escon Primera" By M/s Malwa Projects Pvt. Ltd., Located at Vill. Chatt, Zirakpur, Teh. Derabassi, S.A.S Nagar, Mohali, Punjab	Work Order No. & Date	Email Confirmation DT:15.04.2024
		Customer reference No. (If any)	NA
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Mr. Prabhjot (Eco Rep.)
Date of Sampling	19/04/2024 To 20/04/2024	Date of Receipt of Sample	20/04/2024
Sampling Location	Project Site	Period of Analysis	20/04/2024 To 24/04/2024
Standard/ Specification	National Ambient Air Quality: G.S.R.No.B-29016/20/19/PCI-L dated 18 Nov, 2009	Environmental Conditions	Partially cloudy weather
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution (Ambient Air)

S.No.	Test Parameter	Unit	Result	Standard	Detection Limit	Test Method
1	Respirable Suspended Particulate Matter as PM10	µg/m ³	85	100	5	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m ³	48	60	5	IS 5182 (Part 24)
3	Sulphur Dioxide as SO ₂	µg/m ³	14	80	5	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m ³	27	80	7	IS 5182 (Part 6)
5	Ammonia as NH ₃	µg/m ³	18	400	5	IS 5182 (Part 25)
6	Ozone as O ₃	µg/m ³	31	180	5	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m ³	0.78	4	0.1	IS 5182 (Part 10) NDIR method

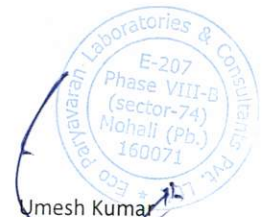
Remarks : NA

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End of Report



Authorized Signatory-Chemical

TEST REPORT



ULR No. : TC1181824000003762F		Test Report No. : NN0M200424NA015	
Type of Sample : Noise- Ambient Air			
Customer Name	Group Housing Project "Escon Primera"	Work Order No. & Date	Email Confirmation DT:15.04.2024
Address	By M/s Malwa Projects Pvt. Ltd., Located at Vill. Chatt, Zirakpur, Teh. Derabassi, S.A.S Nagar, Mohali, Punjab	Customer reference No. (If any)	NA
		Date of Sampling	19/04/2024
Sampling Protocol	IS 9989, EL-MSP-7.3	Date of Sample Receipt	20/04/2024
Sample Collection Mode	Mr. Prabhjot (Eco Rep.)	Period of Analysis	20/04/2024 To 20/04/2024
Testing Location	On Site & Permanent Facility	Date of Reporting	24/04/2024
Sampling Location	Refer below^		
Standard/Specification	Noise- Ambient Air: EPA 1986 Schedule III		
Environment conditions	--		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution (Ambient Noise Levels)

S.No.	Location ^A	Units	Result (Day)	Detection Limit	Test Method
1	Project Site	dB(A)	53.1	30	EL/SOP/AN/01

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

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

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

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

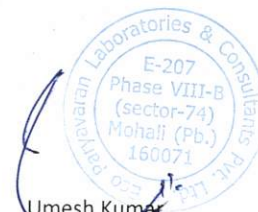
Remarks : NA

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End of Report



Umesh Kumar

Authorized Signatory-Chemical

ਦਫਤਰ ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ (ਜ਼ਿਲਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ)

ਨੰਬਰ1935.....

ਮਿਤੀ19/7/19

ਸ਼੍ਰੀਮਤੀ M/s Malwa Projects Pvt. Ltd.
Project Name :- Escon Primera

Vill Chatt, Zirakpur

ਵਿਸ਼ਾ :- ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।

ਆਪ ਦਾ ਨਕਸ਼ਾ ਨੰਬਰ 793 ਮਿਤੀ 11-07-2019 ਜੋ ਵਾਕਿਆ ਛੱਤ, ਜੀਰਕਪੁਰ ਦਾ ਉਸਾਰੀ ਦਾ ਸੀ ਦੇ ਸਬੰਧ ਵਿਚ ਆਪ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪ ਦੀ ਬਿਲਡਿੰਗ ਉਸਾਰੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਵੱਲੋਂ ਨਿਮਨ ਲਿਖਿਤ ਅਧਾਰ ਤੇ ਪ੍ਰਵਾਨ ਕਰ ਲਿਆ ਹੈ :-

1. ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਉਪਬੰਧਾਂ ਨੂੰ ਬਣਾਉਣਾ ਯਕੀਨੀ ਹੋਵੇਗਾ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਆਪ ਆਪਣੇ ਨਕਸ਼ੇ ਸਬੰਧੀ ਸਰਕਾਰ/ਨਗਰ ਕੌਂਸਲ ਵੱਲੋਂ ਜਾਰੀ ਸਮੇ-ਸਮੇ ਤੇ ਜਾਰੀ ਸਾਰੀਆਂ ਸ਼ਰਤਾਂ ਪੂਰੀਆਂ ਕਰਨਾ ਯਕੀਨੀ ਹੋਵੇਗਾ।
2. ਆਪਣੀ ਮਲਕੀਅਤ ਜਗ੍ਹਾਂ ਦੇ ਪ੍ਰਵਾਨ ਨਕਸ਼ੇ ਅਨੁਸਾਰੀ ਉਸਾਰੀ ਕਰੋਗੇ ਅਤੇ ਮਿਊਂਸਪਲ ਕੌਂਸਲ ਦੇ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਦੀ ਉਲੰਘਣਾ ਨਹੀਂ ਕਰੋਗੇ।
3. ਆਪਣੇ ਨਕਸ਼ੇ ਵਿੱਚ ਦੱਸੀ ਜਗ੍ਹਾਂ ਦੀ ਮਲਕੀਅਤ ਦਾ ਕੋਈ ਝਗੜਾ ਪੈਦਾ ਹੋਇਆ ਅਤੇ ਉਸ ਥਾਂ ਪਰ ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਜਾਂ ਸਰਕਾਰ ਦਾ ਕਬਜ਼ਾ ਸਾਬਤ ਹੋਇਆ ਤਾਂ ਉਸ ਦੀ ਸਾਰੀ ਜ਼ਿੰਮੇਵਾਰੀ ਆਪ ਦੀ ਹੋਵੇਗੀ ਅਤੇ ਜਗ੍ਹਾਂ ਬਿਨਾਂ ਮੁਆਵਜ਼ਾ ਦਿੱਤੇ ਖਾਲੀ ਕਰਨੀ ਪਵੇਗੀ। ਇਹ ਮੰਨਜ਼ੂਰੀ ਕੇਵਲ ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਐਕਟ 1911 ਦੀ ਧਾਰਾ 189 ਅਧੀਨ ਹੈ ਅਤੇ ਜ਼ਮੀਨ ਦੀ ਮਲਕੀਅਤ ਸਬੰਧੀ ਮੁੱਖ ਅਧਿਕਾਰਾਂ ਤੇ ਇਸ ਦਾ ਕੋਈ ਅਸਰ ਨਹੀਂ ਹੋਵੇਗਾ।
4. ਕੰਮ ਸ਼ੁਰੂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਨਿਸ਼ਾਨਦੇਹੀ ਮਾਲ ਵਿਭਾਗ ਤੋਂ ਮਿਊਂਸਪਲ ਕੌਂਸਲ ਜੀਰਕਪੁਰ ਦੇ ਸਬੰਧਤ ਬੁੱਚ ਦੇ ਸਟਾਫ ਦੀ ਹਾਜ਼ਰੀ ਵਿਚ ਲਈ ਜਾਣੀ ਯਕੀਨੀ ਬਣਾਏ ਜਾਵੇ ਅਤੇ ਉਸਾਰੀ ਦੇ ਸਮੇਂ ਪ੍ਰਵਾਨ ਕੀਤੇ ਗਏ ਨਕਸ਼ੇ ਦੀ ਕਾਪੀ ਮੌਕੇ ਤੇ ਮੌਜੂਦ ਰੱਖੀ ਜਾਵੇ ਅਤੇ ਮਿਊਂਸਪਲ ਕੌਂਸਲ ਦੇ ਕਿਸੇ ਵੀ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਮੌਕੇ ਤੇ ਇਹ ਚੈਕ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।
5. ਬਿਲਡਿੰਗ ਅਤੇ ਸਾਇਟ ਪਲਾਨ ਦੀ ਇੱਕ ਕਾਪੀ ਪ੍ਰਵਾਨਤ ਕਾਪੀ ਨਾਲ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਮੰਨਜ਼ੂਰੀ ਦੀ ਮਿਆਦ ਦੇ ਸਾਲ ਹੈ। ਜੇਕਰ ਮੰਨਜ਼ੂਰੀ ਤੋਂ ਦੋ ਸਾਲ ਦੇ ਅੰਦਰ ਉਸਾਰੀ ਨਹੀਂ ਕੀਤੀ ਜਾਂਦੀ ਤਾਂ ਮੰਨਜ਼ੂਰੀ ਬਿਨਾਂ ਨੋਟਿਸ ਤੇ ਰੱਦ ਹੋ ਜਾਵੇਗੀ।
6. ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸ਼ੁਰੂ ਕਰਨ ਦੀ ਲਿਖਤੀ ਸੂਚਨਾ ਫਾਰਮ-ਸ ਉਪਰ ਦੇਣੀ ਆਂਤ ਜ਼ਰੂਰੀ ਹੈ।
7. ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਉਸਾਰੀ ਕਰਦੇ ਸਮੇਂ ਇਮਾਰਤ ਉਤੇ ਇਕ ਬੋਰਡ ਲਗਾਇਆ ਜਾਵੇਗਾ ਜਿਸ ਤੇ ਇਮਾਰਤ ਦਾ ਪਲਾਟ ਨੰਬਰ ਮਾਲਕ ਦਾ ਨਾਮ ਅਤੇ ਉਸਾਰੀ ਸੁਪਰਵੀਜ਼ਨ ਕਰਨ ਵਾਲੇ ਅਰਚੀਟੈਕਟ/ਇੰਜੀਨੀਅਰ/ਡਰਾਫਟਸਮੈਨ/ਸਰਵੇਅਰ ਦਾ ਨਾਮ ਲਿਖਿਆ ਜਾਵੇ।
8. ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਉਸਾਰੀ ਸਮੇਂ ਨੀਹਾਂ ਪੁੱਟਦੇ, ਨੀਹਾਂ ਭਰਨ, ਪਲਿੰਥ ਬਨਾਉਣ, ਪਹਿਲੀ ਮੰਜਿਲ ਅਤੇ ਹੋਰ ਮੰਜਿਲ ਉਸਾਰਨ ਅਤੇ ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਮੁਕੰਮਲ ਹੋਣ ਅਤੇ ਰਿਹਾਇਸ਼ ਕਰਨ ਸਬੰਧੀ ਸਮੇ-ਸਮੇ ਸਿਰ ਸਰਟੀਫਿਕੇਟ/ਮਾਲਿਕ ਜਾਂ ਅਧਿਕਾਰਤ ਅਧਿਕਾਰੀ ਤੋਂ ਦਿਵਾਇਆ ਜਾਵੇਗਾ ਜਿਸ ਵੱਲੋਂ ਉਸ ਦੀ ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਸੁਪਰਵੀਜ਼ਨ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ ਇਹ ਸਰਟੀਫਿਕੇਟ ਮਿਊਂਸਪਲ ਕੌਂਸਲ ਜੀਰਕਪੁਰ ਵੱਲੋਂ ਤਸਦੀਕ ਕਰਨ ਤੇ ਗਲਤ ਪਾਏ ਜਾਣ ਦੀ ਸੂਰਤ ਵਿਚ ਬਿਨੈਕਾਰ ਨੂੰ ਦਿੱਤੀ ਗਈ ਪ੍ਰਵਾਨਗੀ ਰੱਦ ਸਮਝੀ ਜਾਵੇਗੀ।
9. ਬਿਲਡਿੰਗ ਸ਼ੁਰੂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਨੀਹਾਂ ਦਾ ਲੋਡ ਬਿਲਡਿੰਗ ਕੰਪੈਸਟੀ ਚੈਕ ਕਰਵਾ ਲਿਆ ਜਾਵੇ ਅਤੇ ਸਟੱਰਕਚਰ ਦੀ ਸੇਫਟੀ ਬਿਨੈਕਾਰ ਦੀ ਆਪਣੀ ਨਿੱਜੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੋਵੇਗੀ। ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਸਟੱਰਕਚਰ ਇੰਜੀਨੀਅਰ ਦੀ ਨਿਗਰਾਨੀ ਹੇਠ ਕੰਮ ਕਰਵਾਉਣਾ ਬਿਨੈਕਾਰ ਦੀ ਨਿੱਜੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੋਵੇਗੀ। ਬਿਨੈਕਾਰ ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਤੋਂ ਬਿਨਾਂ ਆਕੂਪੇਸ਼ਨ/ਕੰਮਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਲਿਆ ਬਿਲਡਿੰਗ ਦੀ ਵਰਤੋਂ ਨਹੀਂ ਕਰ ਸਕੇਗਾ।
10. ਬਿਨੈਕਾਰ ਨੂੰ ਜੇਕਰ ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਤੋਂ ਇਲਾਵਾ ਉਸਾਰੀ ਲਈ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ ਜਾਂ ਅਦਾਰੇ ਤੋਂ ਮੰਨਜ਼ੂਰੀ ਲੈਣ ਦੀ ਲੋੜ ਹੋਵੇ ਤਾਂ ਉਸ ਨੂੰ ਲੈਣ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਬਿਨੈਕਾਰ ਦੀ ਆਪਣੀ ਹੋਵੇਗੀ।
11. ਉਕਤ ਮੰਨਜ਼ੂਰੀ ਆਪ ਨੂੰ ਪ੍ਰੋਵੀਜ਼ਨਲ ਤੌਰ ਤੇ ਦਿੱਤੀ ਜਾ ਰਹੀ ਹੈ। ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਅਤੇ ਲੋੜੀਂਦੇ ਦਸਤਾਵੇਜ਼ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਮੁਹੱਈਆ ਕਰਵਾਏ ਜਾਣ, ਪਾਲਣਾ ਨਾ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿਚ ਜਾਂ ਕੋਈ ਵੀ ਉਣਤਾਈ ਧਿਆਨ ਵਿਚ ਆਉਣ ਤੇ ਆਪ ਨੂੰ ਦਿੱਤੀ ਮੰਨਜ਼ੂਰੀ ਬਿਨਾਂ ਕਿਸੇ ਨੋਟਿਸ ਦਿੱਤਿਆ ਰੱਦ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
12. ਜੇਕਰ ਸਰਕਾਰ/ਨਗਰ ਕੌਂਸਲ ਵੱਲੋਂ ਕਿਸੇ ਵੀ ਸਮੇਂ ਕਿਸੇ ਵੀ ਕਿਸਮ ਦਾ ਬਕਾਇਆ ਜਿਵੇਂ ਕਿ ਈ.ਡੀ.ਸੀ., ਈ.ਡਬਲਯੂ.ਐਸ., ਸੀ.ਐਲ.ਯੂ. ਜਾਂ ਕੋਈ ਹੋਰ ਨਿਕਲਦਾ ਹੈ। ਤਾਂ ਉਸਨੂੰ ਵਿਆਜ ਸਮੇਤ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ ਅਤੇ ਜੇਕਰ ਕੋਈ ਸਲਾਨਾ ਫੀਸ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਬਣਦੀ ਹੈ ਉਹ ਸਮੇਂ ਸਿਰ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਵੇਗੀ।

ਆਪ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤੇ ਨਕਸ਼ੇ ਦੀ ਉਲੰਘਣਾ ਕਰਨ/ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਦੀ ਉਲੰਘਣਾ ਕਰਨ ਜਾਂ ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ ਨੂੰ ਗਲਤ ਜਾਣਕਾਰੀ ਦੇ ਕੇ ਨਕਸ਼ਾ ਪਾਸ ਕਰਵਾ ਲੈਣ ਦੀ ਸੂਰਤ ਵਿੱਚ ਬਿਨਾਂ ਕੋਈ ਨੋਟਿਸ ਦਿੱਤੇ ਆਪ ਦੀ ਇਹ ਮੰਨਜ਼ੂਰੀ ਰੱਦ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਨਗਰ ਕੌਂਸਲ ਨੂੰ ਹੈ ਅਤੇ ਬਿਨੈਕਾਰ ਨਗਰ ਕੌਂਸਲ ਤੋਂ ਕੋਈ ਮੁਆਵਜਾ ਨਹੀਂ ਵਸੂਲ ਸਕਦਾ।

ਮਿਊਂਸਪਲ ਕੌਂਸਲ ਜ਼ੀਰਕਪੁਰ ਦੀ ਜਗ੍ਹਾਂ/ਸਥਾਨ ਉੱਤੇ ਕਿਸੇ ਪ੍ਰਕਾਰ ਦੀ ਇੰਨਕਰੋਚਮੈਂਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਹੀਂ ਹੈ। ਇੰਨਕਰੋਚਮੈਂਟ ਕਰਨ ਅਤੇ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਦੀ ਉਲੰਘਣਾ ਕਰਨ ਗਲਤ ਬਿਆਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਨਾ ਕੇਵਲ ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਐਕਟ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ। ਬਲਕਿ ਧਾਰਾ ਦੀ ਨਿਆਮਤਾ ਅਧੀਨ ਬਣਦੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ, ਜਿਸ ਦੇ ਹਰਜੇ ਵ ਖਰਚੇ ਦਾ ਬਿਨੈਕਾਰ ਖੁੱਦ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗਾ।

ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ,
ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ।

ਮਿੱਤੀ

ਪਿੱਠ ਅੰਕਣ ਨੰਬਰ

1. ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਆਰਕੀਟੈਕਟ The Design Studio, Architect's, Interior & Turnkey Projects, SCO 348-49, Second Floor, SEC 34-A, Chandigarh ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿਉਂਕਿ ਉਕਤ ਨਕਸ਼ਾ ਆਪ ਵੱਲੋਂ ਤਿਆਰ ਕਰਕੇ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਅਨੁਸਾਰ ਇਸ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦੀ ਨਿਗਰਾਨੀ ਆਪ ਵੱਲੋਂ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਲਈ ਰੂਲਜ਼ ਅਨੁਸਾਰ ਇਸ ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਸਬੰਧੀ ਸਮੇਂ-ਸਮੇਂ ਸਿਰ ਲੋੜੀਂਦੇ ਸਰਟੀਫਿਕੇਟ ਮਿਊਂਸਪਲ ਦੀ ਬਿਲਡਿੰਗ ਸ਼ਾਖਾ ਵਿੱਚ ਦਿੱਤੇ ਜਾਣ ਅਤੇ ਅਜਿਹਾ ਨਾ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਅਤੇ ਸਹੀ ਤੱਤ ਦਫਤਰ ਨੂੰ ਨਾ ਦੇਣ ਦੀ ਸੂਰਤ ਵਿੱਚ ਆਪ ਦੇ ਵਿਰੁੱਧ ਕਾਨੂੰਨ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਸ ਬਿਲਡਿੰਗ ਦੀ ਸਟਰਕਚਰ ਸੇਫਟੀ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਆਪਦੀ ਅਤੇ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ ਦੀ ਹੋਵੇਗੀ। ਸਰਕਾਰੀ/ਬੀ.ਐਸ./ਹਦਾਇਤਾਂ ਨੂੰ ਪਾਲਣਾ ਕਰਨਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ। ਬਿਲਡਿੰਗ ਸ਼ੁਰੂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਇਸ ਦੀ ਬਿਆਰਿੰਗ ਕੰਪੈਸਟੀ ਨੂੰ ਚੈਕ ਕਰਨਾ ਅਤੇ ਸਟਰਕਚਰਲ ਡਿਜ਼ਾਇਨ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਨੂੰ ਯਕੀਨੀ ਬਣਾਉਣਾ ਆਪ ਦੀ ਨਿੱਜੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੋਵੇਗੀ।

ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ,
ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ।

2. ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਬਿਲਡਿੰਗ ਸ਼ਾਖਾ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਉਹ ਉਕਤ ਦਰਸਾਈਆਂ ਗਈ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਵਾਉਣ ਲਈ ਕਾਰਵਾਈ ਕਰੇ।

ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ,
ਮਿਊਂਸਪਲ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ।



Tele: 011-25687194/7315

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

WAC/S 5016/2/ATS (99/22)

28 March 2023

M/s Malwa Projects Pvt Ltd
3439, Sector-27 D
Chandigarh-160019
9872035111

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application dated 28 Sep 2022 on the subject, received at this HQ on 14 Oct 2022.
2. The application has been examined under Gazette of India GSR 751 (E), Works of Defence Act 1903 and other relevant orders on the subject. **This HQ has no objection for 60 m high Housing Project named "Escon Primera" at Khasra No's (mentioned in submitted proposal) at Vill- Chhat, PR-7, Tehsil- Zirakpur, Distt- S.A.S. Nagar (Mohali), Punjab, subject to following conditions: -**
 - (a) The NOC with respect to **Air Force Station Chandigarh** is for construction of the subject building and cannot be used as document for any other purpose/ claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearance from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. However, at any stage, if it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Section 5(2) of GSR 751 (E) read in conjunction with sub section (1) and clause (O) & clause (R) of sub section 2 of section 5 read with section 9 (A) of Aircraft Act 1934.

(e) Vertical extent (highest point) of the building proposed at coordinates mentioned below **shall not exceed 358 m AMSL or 60 m AGL. In addition, a maximum of 10 m crane height is permitted above the proposed building during construction period.** No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corners	Latitude	Longitude	Site Elevation
1	30° 37' 15" N	76° 47' 41" E	298 m, AMSL
2	30° 37' 20" N	76° 47' 50" E	296 m, AMSL
3	30° 37' 15" N	76° 47' 56" E	295 m, AMSL
4	30° 37' 12" N	76° 47' 41" E	297 m, AMSL

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

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

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

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

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

Yours sincerely,

(MK Rana)
Group Captain
Command ATC Officer

Copy to:

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

AF Stn Chandigarh (SATCO)



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

Website:- www.ppcb.gov.in

Office Dispatch No :	Registered/Speed Post	Date:
Industry Registration ID: R19SAS347501		Application No : 16634889

To,
Rahul Jain
M/s Malwa Projects Pvt. Ltd. Regd. Office: #3439, Sector 27d , Chandigarh-160019.
Chandigarh, Chandigarh-160019

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

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

Certificate No.	CTE/Ext/SAS/2021/16634889
Date of issue :	14/10/2021
Date of expiry :	30/06/2024
Certificate Type :	Extension
Previous CTE/CTO No. & Validity :	CTE/Fresh/SAS/2020/11258871 From:21/07/2020 To:20/07/2021

2. Particulars of the Industry

Name & Designation of the Applicant	Rahul Jain, (Director)
Address of Industrial premises	Group Housing Project Namely "escon Primera" By M/s Malwa Projects Pvt. Ltd., Village Chatt, Zirakpur, Tehsil Dera Bassi, Distt. Sas Nagar (mohali), Punjab-140603., Derabassi, Sas Nagar-140603
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Large
Office District	Sas Nagar

"This is computer generated document from OCMS by PPCB"

Group Housing Project Namely "escon Primera" By M/s Malwa Projects Pvt. Ltd., Village Chatt, Zirakpur, Tehsil Dera Bassi, Distt. Sas Nagar (mohali), Punjab-140603., Derabassi, Sas Nagar, 140603

All the term and conditions same as mentioned in the original consent to establish (NOC) under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 issued vide no. CTE/Fresh/SAS/2020/11258871 dated 21/7/2020, valid upto 20/7/2021 to the project proponent. This extension in validity of consent to establish (NOC) letter may be appended with the original NOC letter issued to the project proponent with an additional condition as under:

1. The promoter company shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
2. The project proponent shall obtain the permission from the Airports Authority regarding allowable height of the building.
3. The promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
4. The promoter company shall place adequate no of bins outside its premises from where the Municipal Solid Waste shall be got lifted.
5. The promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing on-site facility to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.
6. The promoter company shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.
7. The promoter company shall comply with the provisions of the Construction and Demolition Management Rules, 2016.
8. The promoter company shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disburse in the air in any form.
9. The promoter company shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.
10. The promoter company shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.
11. The promoter company shall ensure that the vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.
12. The promoter company shall provide mask to every worker working on the construction site and involved in loading / unloading and carries of construction material and construction debris.
13. The promoter company shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.
14. The promoter company shall carry out the construction work of STP at the site, in commensurate with the construction work of the project and shall not allow any occupancy in the project, till the time STP is installed and commissioned at the site.
15. The project proponent shall not start any activity related to Phase-II of the project component of which are not included in the present application, without obtaining the revised NOC for that portion.
16. The project proponent shall not carryout any construction activity or initiate any other project in the additional adjoining land for land measuring 11,890 sq.yds. reserved by the project proponent for utilization of treated effluent in lieu of not materialising the earlier proposal of disposal into public sewer. Copies of the registries of this land are being forwarded to the Deptt. of Housing and Urban Development, GMADA and revenue authorities for not allowing any other project in this pocket without the written permission from the Board.
17. The project proponent shall comply with the stipulations of environmental clearance in true letter and spirit.
18. The project proponent shall install mechanical composter of adequate capacity for bulk waste generator for the treatment of solid waste.

"This is computer generated document from OCMMS by PPCB"



14/10/2021

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar.



14/10/2021

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)

"This is computer generated document from OCMMS by PPCB"

Group Housing Project Namely "escon Primera" By M/s Malwa Projects Pvt. Ltd., Village Chatt, Zirakpur, Tehsil Dera Bassi, Distt. Sas Nagar (mohali), Punjab-140603., Derabassi, Sas Nagar, 140603

Page3



PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: R19SAS347501

Application No : 11258871

To,

Rahul Jain
Village Chatt, Zirakpur
Zirakpur, Punjab-140301

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

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

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

Certificate No.	CTE/Fresh/SAS/2020/11258871
Date of issue :	21/07/2020
Date of expiry :	20/07/2021
Certificate Type :	Fresh

2. Particulars of the Industry

Name & Designation of the Applicant	Rahul Jain, (Director)
Address of Industrial premises	Escon Primera Developed By Malwa Projects Pvt Ltd, Chatt, Zirakpur, Derabassi, Sas Nagar-140301
Capital Investment of the Industry	18500.0 lakhs
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Large
Office District	Sas Nagar
Consent Fee Details	Rs.2,16,500/- vide R. no. 54/4863 dated 9/9/2019.
Raw Materials (Name with quantity per day)	Group housing project @ 493 Flats and 21 shops.
Products (Name with quantity per day)	Group housing project @ 493 Flats and 21 shops.

"This is computer generated document from OCMMS by PPCB"

Escon Primera Developed By Malwa Projects Pvt Ltd, Chatt, Zirakpur, Derabassi, Sas Nagar, 140301

By-Products, if any,(Name with quantity per day)	--
Details of the machinery and processes	<i>As per application no. 11258871</i>
Details of the Effluent Treatment Plant	<p><i>Trade Effluent - NIL</i></p> <p><i>Domestic Effluent @ 267 KLD - After STP 102 KLD into sewer 110 KLD for flushing and 55 KLD for green area.</i></p> <p><i>In case, the sewer is not available the project proponent shall utilize its proposed 102 KLD of treated wastewater onto land for plantation over a land of about 2 acres to be developed as per Karnal Technology.</i></p>
Mode of Disposal of Effluent	<p><i>Trade Effluent - NIL</i></p> <p><i>Domestic Effluent @ 267 KLD - After STP 102 KLD into sewer 110 KLD for flushing and 55 KLD for green area.</i></p> <p><i>In case, the sewer is not available the project proponent shall utilize its proposed 102 KLD of treated wastewater onto land for plantation over a land of about 2 acres to be developed as per Karnal Technology.</i></p>
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	<i>As per effluent standards prescribed by the PPCB/ MoEF&CC from time to time.</i>
Sources of emissions and type of pollutants	<p><i>Two no. DG Sets of 125 KVA each-- HSD as fuel @ 12 Lit/day each--Canopy and adequate stack of 3.5 mt. above roof.</i></p> <p><i>One DG Set of capacity 500 KVA- Fuel HSD @ 19 Lit/day - Canopy and stack of 3.5 mt above roof provided.</i></p>
Mode of disposal of emissions with stack height	<p><i>Two no. DG Sets of 125 KVA each-- HSD as fuel @ 12 Lit/day each--Canopy and adequate stack of 3.5 mt. above roof.</i></p> <p><i>One DG Set of capacity 500 KVA- Fuel HSD @ 19 Lit/day - Canopy and stack of 3.5 mt above roof provided.</i></p>
Quantity of fuel required in TPD	<p><i>Two no. DG Sets of 125 KVA each-- HSD as fuel @ 12 Lit/day each--Canopy and adequate stack of 3.5 mt. above roof.</i></p> <p><i>One DG Set of capacity 500 KVA- Fuel HSD @ 19 Lit/day - Canopy and stack of 3.5 mt above roof provided.</i></p>
Type of Air Pollution Control Devices to be installed	<i>Canopy and adequate stack height provided with each DG sets.</i>
Standars to be achieved under Air (Prevention & Control of Pollution) Act, 1981	<i>As per emission standards prescribed by the PPCB/ MoEF&CC from time to time.</i>

21/07/2020

(Rakesh Kumar)
Environmental Engineer

For & on behalf
of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

A copy of the above is forwarded to the following for information and necessary action please:
The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar.



21/07/2020

(Rakesh Kumar)
Environmental Engineer

For & on behalf
of

(Punjab Pollution Control Board)

A. GENERAL CONDITIONS

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

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

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

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

(i) Stack height for boiler plants

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

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

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

(iii) Stack height for diesel generating sets:

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

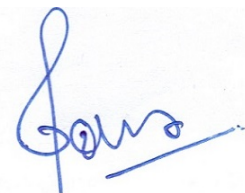
For higher KVA rating stack height H (in meter) shall be worked out according to the formula:

$$H = h + 0.2 (KVA)0.5$$

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

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

22. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
23. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
24. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
25. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
26. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
27. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified
28. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water.
29. The industry shall submit a detailed plan showing therein, the distribution system for conveying waste-waters for application on land for irrigation along with the crop pattern to be adopted throughout the year.
30. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
31. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
32. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
33. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
34. The industry shall maintain the following record to the satisfaction of the Board :-
 - (i) Log books for running of air pollution control devices or pumps/motors used for it.
 - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
 - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
35. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
36. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
37. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry



21/07/2020

(Rakesh Kumar)
Environmental Engineer

For & on behalf

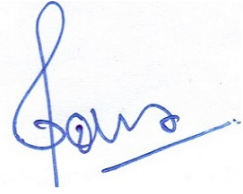
of

(Punjab Pollution Control Board)



B. SPECIAL CONDITIONS

1. The promoter company shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
2. The project proponent shall obtain the permission from the Airports Authority regarding allowable height of the building.
3. The promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
4. The promoter company shall place adequate no of bins outside its premises from where the Municipal Solid Waste shall be got lifted.
5. The promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing on-site facility to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.
6. The promoter company shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.
7. The promoter company shall comply with the provisions of the Construction and Demolition Management Rules, 2016.
8. The promoter company shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disburse in the air in any form.
9. The promoter company shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.
10. The promoter company shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.
11. The promoter company shall ensure that the vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.
12. The promoter company shall provide mask to every worker working on the construction site and involved in loading / unloading and carries of construction material and construction debris.
13. The promoter company shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.
14. The promoter company shall carry out the construction work of STP at the site, in commensurate with the construction work of the project and shall not allow any occupancy in the project, till the time STP is installed and commissioned at the site.
15. The project proponent shall not start any activity related to Phase-II of the project component of which are not included in the present application, without obtaining the revised NOC for that portion.
16. The project proponent shall not carryout any construction activity or initiate any other project in the additional adjoining land for land measuring 11,890 sq.yds. reserved by the project proponent for utilisation of treated effluent in lieu of not materialising the earlier proposal of disposal into public sewer. Copies of the registries of this land are being forwarded to the Deptt. of Housing and Urban Development, GMADA and revenue authorities for not allowing any other project in this pocket without the written permission from the Board.
17. The project proponent shall comply with the stipulations of environmental clearance in true letter and spirit.



21/07/2020

(Rakesh Kumar)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)





SYAL & ASSOCIATES

CHARTERED ENGINEERS, ARCHITECTS, SURVEYORS & PROJECT MANAGEMENT CONSULTANTS
F-91, Ind. Area, Phase VII, S.A.S. Nagar (Mohali)

E-mail : syalassociates@gmail.com
website : www.syalassociates.com

Tel. : (0172) 5091645
Fax : 0172-5090958

Ref. No. SA/2019-20/ICS/54

Date: 18/06/19

STRUCTURAL SAFETY & STABILITY CERTIFICATE

It is certified that the design of building structure of "Escon Primera Develop by Malwa Projects Pvt. Ltd. at Village Chatt , Airport Ringh Road Zirakpur. " has been carried out by us. The building design is safe and stable and confirms to latest versions of IS codes namely:- IS: 456:2000, SP-16, IS: 4326, IS: 13920-2016, NBC of India, IS: 1893- Part I-2016 Earthquake resistant & ductile behavior.

I.C. Syal

Dr. I.C. Syal
Chartered Engineer No. F016495
Ex. Prof. & Head
Deptt. of Civil Engg. & PG Structures
Pb. Engg. College, Chandigarh
SYAL & ASSOCIATES
F-91, Industrial Area, Phase-7,
Mohali (Pb.)

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : 04/05/2024
Time : 14:50:59 PM
Validity upto : 03/11/2024



Certificate SL. No. : PB06501300009996
Registration No. : PB65BB8641
Date of Registration : 30/Apr/2022
Month & Year of Manufacturing : March-2022
Valid Mobile Number : *****8441
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650130
GSTIN :
Fees : Rs.100.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.6

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

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

Authorised Signature with stamp of PUC operator
60mm x 20 mm

Valid up to
10-09-2024

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

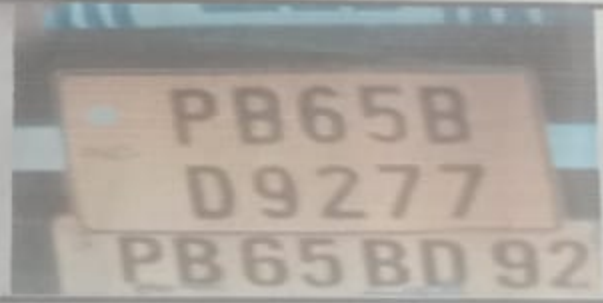
Authorised By :
Government of Punjab

Date : **11/03/2024**
Time : **14:14:49 PM**
Validity upto : **10/09/2024**



Certificate SL. No. : PB01101630002918
Registration No. : **PB65BD9277**
Date of Registration : 01/Mar/2023
Month & Year of Manufacturing : January-2023
Vaid Mobile Number : *****7284
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0110163
GSTIN :
Fees : Rs.100.00 ✓
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.18

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

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

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

Senior Town Planner,
PUDA Bhawan, Sector-62,
S.A.S.Nagar.

To

Sh. Rahul Jain (Authorized Signatory)
M/S. Malwa Projects Pvt.Ltd.,
H.No. 3439, Sector-29-D,
Chandigarh.

Memo No. 2091-STP(S)/ 55-11-GR
Dated 10-10-2017

Subject: Regarding permission for Change of Land Use for Group Housing Project by M/S. Malwa Project Pvt. Ltd. at Vill. Chhat (H.B.No.286), Tehsil Zirakpur, Distt. S.A.S.Nagar.

Reference: 1) DTP (S) Report letter No. 1234, dated 14.09.2017
2) Your application dated 04.10.2017
3) Revenue Report letter no. 515, dated 24.08.17

2. Letters under references received in this office regarding Change of Land Use for land measuring 11.135 acres located at Vill. Chhat (H.B.No. 286), Tehsil Zirakpur, Distt. S.A.S.Nagar is considered in this office as the site falls in notified Regional Plan GMADA. The detail of area as verified by Naib Tehsildar Zirakpur vide letter no. 515, dated 24.08.17 is attached at Annexure 'A'.

Sr.No.	Khasra No.	Ownership as per Revenue Record/ Jamabandi			CLU issued
		Bigha	Biswa	Biswasi	
1.	703	04	00	00	11.075 acres after area left for road widening.
2.	713	04	00	00	
3.	1539/706	00	09	00	
4.	1913/714	03	09	00	
5.	1892/660	00	12	00	
6.	1895/661	02	03	00	
7.	2043/705	01	16	00	
8.	1635/702/1	00	12	10	
9.	1504/706	03	11	00	
10.	1915/715/2/1	00	05	10	
11.	704	04	00	00	
12.	2048/705/2/1	00	18	00	
13.	2048/705/2/2	01	03	00	
14.	689/3	03	08	10	
15.	690	05	10	00	
16.	691	00	06	00	
17.	692	02	05	00	
18.	693	02	00	00	
19.	694	05	10	00	
20.	695/2	03	01	00	
21.	696	04	00	00	
22.	697/1	00	09	10	
	Total Area	53	09	00	
		or 11.135 acres			

3. The change of land use shall in the hands of M/S. Malwa Projects Pvt.Ltd., Vill. Chhat (H.B.No.286), Tehsil Zirakpur, Distt. S.A.S.Nagar and they shall deposit EDC/Licence/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department and Local Government,Punjab.

contd..p/2...

4. The permission shall be granted subject to the following terms and conditions:-


- i. As per Notification No. 16-Leg/2015 dated 22.04.2015 any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.
- ii. Applicant shall not undertake/continue any development work/construction in the site until final building plans/layout plan/zoning plan get approved from the Housing & Urban Development Department Punjab as per PUDA Building rules 2013 & also get the building plans approved from other Department as well.
- iii. The case of any controversy amongst the owners of the land developer and promoter of the site or any litigation in any court of law, this office shall in no manners be responsible/party to it.
- iv. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore this permission of CLU doesn't in any manner grant or effect ownership right of this land which have to be determined by Competent Authority. The application in whose hand this Change of Land Use lies, shall be bound by the decision of such Competent Authority and permission for which CLU is granted shall not be sub divided.
- v. The applicant shall bound to approve the layout/building plan from concerned Competent Authority.
- vi. Through revenue rastas if any passing through the site shall be kept unobstructed.
- vii. The applicant shall develop the site after taking the licence under the PAPRA-1995 from the competent Authority. Revenue/Ownership details of the site shall be got verified at that time from the Competent Authority.
- viii. Applicant shall obtain NOC from P.P.C.B. under the Water Prevention and control of Pollution Act, 1970, Municipal Solid Waste Management and Handling Rules 2000 or any other relevant Act, before undertaking any development at site.
- ix. The applicant shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification dated 14.09.2006 of Ministry of Environment and Forest Deptt. , Govt. of India, if required, before starting the development works of the colony.
- x. Applicant shall not make any construction under H.T./L.T. transmission electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.
- xi. This permission shall not provide any immunity from any other Act/Rules/Regulations/Instruction/Directions of any court or authority applicable to the land in question.
- xii. The applicant abide by the order dated 20th Jan/6th Feb, 2006 issued by Govt. of Punjab Department of Science, Technology, Environment and Non Convention Energy taken from the extract from Punjab Govt. Gazztt. dated 17.03.2006.
- xiii. Applicant shall make his own suitable arrangement or drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.
- xiv. The applicant shall obtain NOC/permission from other concerned departments and take statutory clearance under any act or instructions at his own level.
- xv. The applicant shall obtain the permission from Forest Department, if he derives the access to his site through Forest Act 1980, before undertaking development at site.
- xvi. The applicant shall develop the site as per the proposals of Regional Plan GMADA and abide by all the conditions laid down by the Competent Authority during the approval of Zonal/Layout Plan under PAPRA- 1995.

contd. to p/3..

- xvii. The applicant shall not object to the acquisition of land for proposed roads/projects, if any passing through or near the site, according to Regional Plan GMADA .
- xviii. The site falls on PR-7 , 200'-00" wide road. The applicant shall leave 8'-1.5" wide strip at right side of the site to widen existing 23'-9" wide road to 40'-0" or as per provisions of M.C. Zirakpur, if any, and it shall be a Public Road as per self declaration submitted in this office.
- xix. The applicant shall be liable to obtain all the statutory clearances/NOC from different agencies under any Act or instructions at his own level.
- xx. The applicant shall be liable to pay the differences of amount, if any, found at any point of time by the concerned development authority as and when demanded.
- xxi. As per memo no. PUDA/CA/2013/1713-16, dated 27.02.13 Restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (Deputy Commissioner) of the District and Subject to the guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
- xxii. Site falls in the Potential Zone 6-B as per notification no. 17/17/2001-5HG2/P.F./748168/17, dated 06.05.2016.
- xxiii. In addition to the above condition , the applicant shall be bound to abide by the conditions related to the site criteria , if any, the the Local Government, Punjab.

Receipt of Rs. 36,54,750/- (Rs. Thirty Six Lac , Fifty Four Thousand , Seven Hundred and Fifty only) received through Bank Draft No. 014976 dated 03.10.2017 towards CLU Charges are hereby acknowledged. These charges are tentative and actual charges of CLU shall be worked out at the time of approval of layout plan and the balance amount shall be payable by the promoters . The EDC and License fee shall be deposited in GMADA/M.C. Zirakpur as per their demand.

DA/As above.



Senior Town Planner,
S.A.S.Nagar.

Endst. No. - STP(S)/

Dated

Copy forwarded to Chief Administrator, PUDA alongwith Receipt of online Payment of S.I.F. (Social Infrastructure Fund) amounting Rs. 1,82,750/- (Rs. One Lac, Eighty Two Thousand, Seven Hundred and Fifty only) deposited by the applicant in State Bank of India , but in case of any difference in the amount, the same may be verified and collected at your own level.

DA/ As above.


Senior Town Planner,
S.A.S.Nagar.

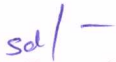
Endst. No. - STP(S)/

Dated

Copy forwarded to the following for information and necessary action:

1. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
2. Chairman, Punjab Pollution Control Board,
3. District Town Planner, SAS Nagar.
4. Director Local Govt. Punjab, Municipal Bhawan, Plot No. 3, Sector 35-A, Chandigarh.
5. Commissioner Excise & Taxation , 13- Bay Building , Sector 17, Chandigarh.
6. The Superintending Engineer, Central Works Circle PWD (B&R), SCO No. 3001-02, Sector 22-B, Chandigarh.

DA/-x.


Senior Town Planner,
S.A.S.Nagar.

Donations are eligible for deductions U/S 80(G) of Income Tax Act 1961 vide URN AAGTS1879RF20211 & DIN AAGTS1879RF2021101 dated 05.04.2022 from AY 2022-23 to AY 2026-27.

JAI MATA MANSA DEVI

PAN No. : AAGTS1879R

SHREE MATA MANSA DEVI BHANDARA COMMITTEE CHARITABLE TRUST (REGD.)

Mata Mansa Devi Mandir Complex , Panchkula & PGI Sarai Complex, Chandigarh

H. O. : Bhandara Building, Mansa Devi Complex, Sector 4, Panchkula-134114 Tel. : 2559444

Regd. Office : 49, Sushila Villa, Sector 7, Panchkula-134109

No. **50967**

Dated. **29/2/24**

Received with thanks from Mr./Mrs. **Mr. Malwa Projects Pvt. Ltd.** Ji

R/o **Zirakpur**

a sum of Rs. (in words) **One Lacs forty four thousand only**

vide **Cash**/Cheque No. **006428** dt. **29/2/24** on account of Bhandara/Donation/Others.

₹ **144000/-**

**for Month 1271200 /
Apr May**

[Handwritten Signature]
Signature

Note : For Donation & Bhandara Booking Please Contact to Ravi Pandey - 90567 56440, Sanjay Gupta - 90567 56442

Regd. No. 368

2654345

Chandi Kusht Ashram Society

SHIV RAM MANDIR, SECTOR 47, (LEPROSY COLONY)

OPP. 3 BRD GATE, SECTOR 47, CHANDIGARH

LEPROSY IS CUREABLE (Regd.)

Act XXI of 1860

E-mail : chandikusht@gmail.com

No. 824

Dated 2/3/24

Received with thanks from ... शरित्त जैन (मालवा प्रोडक्ट्स प्राइवेट लिमिटेड) 46 परिवार का राशन आया है

on account of By Cash/Cheque/Draft No.....

Rs. 5000

Arceet
Signature



PAN No. AAATL2410M

RECEIPT

SARAI COMPLEX, PGI, CHANDIGARH
TEL.: HARI SARAI : 2748713 www.lifelineregd.com

No. **0566**

Dated **31-01-2024**

Received with thanks from MALWA PROJECTS PVT LTD

a sum of Rupees One Lacs only

By cash/Draft/ Cheque No. 006412 HDFC Bank dt 31-1-2024

On account of Subscription Jan-2024 to Dec-2024

RS. 1,00,000=00
Approved U/S 80G (5) of Income Tax Vide
No.: AAATL2410MF20214, Dated 28-05-2021
[Signature]

3 1 0 1 2 0 2 4
D D M M Y Y V V
Valid for 3 months only

Or Bearer

या धारक को

₹ 1,00,000/-

Pay Lifeline held

Rupees one lac only

9 अंश कर

A/c. No. **50200011344144**

Brn: 0154 Pdt:873
SUPREME CA

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For MALWA PROJECTS PVT LTD

[Signature]

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈006412⑈ 160240008⑈ 128603⑈ 29

[Handwritten signature]



JAI MATA MANSA DEVI

PAN No. : AAGTS1879R

SHREE MATA MANSA DEVI BHANDARA COMMITTEE CHARITABLE TRUST (REGD.)

Mata Mansa Devi Mandir Complex, Panchkula & PGI Sarai Complex, Chandigarh

H. O. : Bhandara Building, Mansa Devi Complex, Sector 4, Panchkula-134114 Tel. : 2559444

Regd. Office : 49, Sushila Villa Sector 7, Panchkula-134109

49673

Dated 12/12/23

Received with thanks from Mr./Mrs. Ms. Malwa Projects Pvt. Ltd.

No. Zirk Pur.

sum of Rs. (in words) One Lac fifty four thousand only

vide Cash/Cheque No. 006392 dt. 12/12/23 on account of Bhandara/Donation/Others

₹ 146000

for Monday every Monday Signature

Note : For Donation & Bhandara Booking Please Contact to Ravi Pandey - 90567 56440. Sanjay Gupta - 90567 56442

ATHLETIC ASSOCIATION DISTT. MOHALI

AFFILIATED WITH PUNJAB MASTER ATHLETIC ASSOCIATION
MOHALI

No. 1025

Date 25/12/2023

Received with thanks from Mahara Project Pvt Ltd.

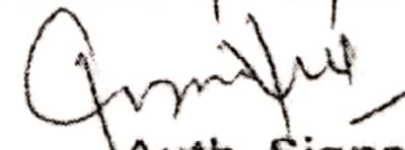
Address Zirakpur

the sum of Rupee Fifty One Thousand only

on account of Track suit Sponsorship for Athletes

by Cash/Cheque/Draft No. NEFT Dated 16/12/23

Rs. 51000	-
-----------	---


Auth. Signatory

TAX INVOICE

(see rule sec-23)

ECE Industries Limited

(Elevator Division)

Meerut Road

Ghaziabad-201001

Telephone No: 1202712037

Website: www.eceelevators.com

Email ID: sales@eceelevators.com

CIN: U31500DL1945PLC008279

ORIGINAL FOR RECIPIENT



**ELEVATORS
BIRLA GROUP**

GSTIN : 09AAACE1936C1Z1 IRN : 741a7af6df03da1407a15d32a9829abea1d4fb8e2c4cc50cdd11e24a3c4478db
 Invoice No. : FACINS2324/00531 Ack No : 142313576435417
 Invoice Under RCM : No Ack Date : 14-10-2023 17:13:00
 Date of Invoice : 14-10-2023 Supply Type : B2B Igst On Intra : N

Receiver (Billed to)		Site Address	
Name	: M/s. Malwa Projects Private Limited	Name	: M/s. Malwa Projects Private Limited
Address	: AIRPORT ROAD VILLAGE-CHATT, ZIRAKPUR, Zirakhpur	Address	: Jain Pragati Sheel Sangh Haryana (Regd.), Jain Bhawan, Sector-15, Panchkula, Chandigarh
State	: Punjab(03)	State	: Chandigarh (04)
Pin Code	: 140602	PIN Code	: 160027
State Code	: 03	State Code	: 04
GSTIN	: 03AADCM8337J1ZE PAN :	GSTIN	: 03AADCM8337J1ZE PAN :

Customer Code: 130259
 Order No. & Date :
 Place Of Supply : Chandigarh
 Contract No. & Name : E007635 & Malwa Projects Private Limited
 Scope Of Works :
 Segment Type : Domestic

Sr. No	Description of Goods	Lift No.	HSN/SAC	Qty	UCM	Rate (per item)	Total	Disc	Taxable value	IGST	
										Rate	Amt.
1	Erection, Installation & Commissioning of Elevator	PMRLR 22001	995466	1	Job	2,12,542.37	2,12,542.37	0.00	2,12,542.37	18	38,257.63
Total							2,12,542.37	0.00	2,12,542.37		38,258.00

Rounding Off : -0.37
 Total Invoice Value (In figure) : ₹ 2,50,800.00/-
 Total Invoice Value (In Words) : Rupees Two Lakh Fifty Thousand Eight Hundred Only

Terms
 Declaration: Certified that particulars given above are true and correct.

- Terms:
- Subject to Ghaziabad Jurisdiction only.
 - 24% per annum added weekly to accounts unpaid after delivery.

BANK : ICICI BANK
 BRANCH : LOHIA NAGAR, GHAZIABAD, U.P
 A/c No. : 695551200001
 IFSC CODE : ICIC0006955

Electronic Reference Number : FOR ECE Industries Limited (Elevator Division)

Digitally signed by MRIDUL RASTOGI
 Date: 2023.11.02 12:58:33
 Reason: Approval
 Location: Ghaziabad

This is a computer generated invoice and is digitally signed. Hence no manual signature is required.



PAN No. AAAT... DIM

RECEIPT

SARAI COMPLEX, PIGI, CHANDIGARH
TEL. : HARI SARAI : 2742713 www.lifelineindia.com

No. 0545
Received with thanks from MALWA PROJECTS PVT LTD
a sum of Rupees Thirty thousand only
By cash/Draft/ Cheque No. 006269 HOFC Bank dt 6-10-2013
On account of Subscription Oct-2013 to March-2014

Dated 07-10-2013

**DISRUPTION US IN-G OF INCOME TAX
ALLOWED VIDE NOTIFICATION NO.
CIT (CO)TECH/2013-12253 DATED
18-09-2013 IN PERPETUITY**

Rs. 30000/-00

[Signature]
Authorized Signatory

6109003
D M Y Y Y Y Y

Valid for 3 months only

Or Bearer

या धारक को

30000/-

For MALWA PROJECTS PVT LTD

[Signature]

Authorized Signatory
Please sign above / धारक को धारक से

Bill: 0154 Pdt: 873
SUPREME CA

A/c No. 50200011344144

Payable at par through clearing/transfer at all branches of HOFC BANK LTD

100626911 1602400081 12860311 29

[Signature]
Page 1 of 1



JAI MATA MANSA DEVI

PAN No. : AAGTS1879R

SHREE MATA MANSA DEVI BHANDARA COMMITTEE CHARITABLE TRUST (REGD.)

Mata Mansa Devi Mandir Complex , Panchkula & PGI Sarai Complex, Chandigarh

H. O. : Bhandara Building, Mansa Devi Complex, Sector 4, Panchkula-134114 Tel. : 2559444

Regd. Office : 49, Sushila Villa, Sector 7, Panchkula-134109

No. **48471**

Dated. **5/9/2023**

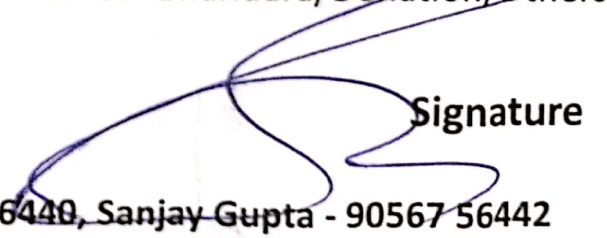
Received with thanks from Mr./Mrs. **M/S. Malwa Projects Pvt. Ltd.**

R/o **Zirb Pur. P.B.**

a sum of Rs. (in words) **One lac forty four thousand only**

vide Cash/ Cheque No. **006255** dt. **4/9/23** **HDFC** on account of Bhandara/Donation/Others.

₹ **144000/-** **12000 x 12 = 144000/-**


Signature

Note : For Donation & Bhandara Booking Please Contact to Ravi Pandey - 90567 56440, Sanjay Gupta - 90567 56442

H
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P
R
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HDFC BANK LTD BRAR COMPLEX,
 ZIRAKPUR-PATIALA HIGHWAY, ZIRAKPUR-140603 PUNJAB
 RTGS / NEFT IFSC : HDFC0000154

Imperia
 Premium Banking

15 06 20 23
 D D M M Y Y Y Y

Valid for 3 months only

Pay *Shree mata mansa Devi Bhandare Committee Charitable trust (Regd.)* Or Bearer
 या धारक को

Rupees रुपये *one lac forty four thousand*

Only

१ अदा करें

₹ 1,44,000/-

A/c No.
 खाता क्र.

50200011344144

Brn: 0154 Pdt: 873
 SUPREME CA

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For MALWA PROJECTS PVT LTD

Kahli

Authorized Signatories
 Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈006210⑈ 160240008⑈ 128603⑈ 29



Check or Download the Reports

EC Compliance Report <
<https://esconprimera.com/wp-content/uploads/2023/10/Six-Monthly-Compliance-30.09.2023-Escon-Primera.pdf>>


Fwd: Six monthly compliance report for period ending 30.09.2023 for Group Housing Project namely "Escon Primera" located at Village Chatt, Zirakpur, Derabassi, SAS Nagar (Mohali), Punjab.

Malwa Projects <malwa3439@gmail.com>

Fri 10/20/2023 6:31 PM

To:ecompliance-nro@gov.in <ecompliance-nro@gov.in>;ronz.chd-mef@nic.in <ronz.chd-mef@nic.in>;SEIAA PB <seiaapb2017@gmail.com>

Cc:Email Admin <eenodal@yahoo.in>

 1 attachments (13 MB)

Six Monthly Compliance 30.09.2023 (Escon Primera).pdf;

Respected Sir,

We are hereby submitting the six-monthly compliance report for the period ending 30.09.2023 for our Group Housing Project namely "Escon Primera" located at Village Chatt, Zirakpur, Derabassi, SAS Nagar (Mohali), Punjab.

Kindly acknowledge the receipt of same.

Thanks & Regards

For M/s Malwa Projects Pvt. Ltd.

#3439 Sector 27D, Chandigarh.

Site Address:-

PR07 Road Zirakpur



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

State Environment Impact Assessment Authority
 UserID: [malwa3439@gmail.com]
Logout



Form for Uploading Compliance Report

Proposal No : <input type="text" value="SIA/PB/NCP/71464/2017"/>	Proposal Name : <input type="text" value="ESCON PRIMERA"/>
Category : <input type="text" value="INFRA-1"/>	MoEF File No. : <input type="text" value="SEIAA/PB/NCP/2017/EC/21"/>

Compliance Letter/Report

Year of Compliance:

Date of Compliance * :

Remarks :

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

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/NCP/71464/2017	0530202435492121SMC(3).pdf	Six monthly compliance report 30.09.2023	30/05/2024	<input type="button" value="X"/>
2	SIA/PB/NCP/71464/2017	0530202443721048FinalEscon_Primer.pdf	73 Six monthly compliance report 30.09.2021	30/05/2024	<input type="button" value="X"/>