Hale and Niche Developers Pvt Ltd

Date: 03.06.2026

To,
The Additional Director
Ministry of Environment, Forest and Climate Change,
Regional Office (North),
Government of India,
Bay No. 24-25, Sector-31A,
Chandigarh.
(Mail ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in)

Subject: Submission of Six-monthly compliance report for period ending 31.03.2026 of Commercial project namely "Cyber Courtyard" at Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab by M/s Hale and Niche Developers Private Limited

Sir,

With reference to the EIA Notification & its amendments regarding submission of six-monthly compliance report. We are hereby submitting the six-monthly compliance report for period ending 31.03.2026 for the above said project in soft copy through e-mail for your perusal.

Kindly acknowledge the receipt of the same.
Thanking you

SincerelyP
For M/s Hale and Niche Developers Private Limited

Hale and Niche Developers Pvt. Ltd.

(Authorized Signatory)

CC: Member Secretary, State Environment Impact Assessment Authority (SEIAA), Punjab, PBTI Complex, Knowledge City, Sector 81, SAS Nagar-140306. (through e-mail at: seiaapb2017@gmail.com and online uploading on Parivesh)

VILLAGE SINGHPURA, HALE AND NICHE DEVELOPERS PRIVATE LIMITED, TEHSIL DERABASSI, SINGHPURA, SAS Nagar, Punjab, 140601

2026

SIX MONTHLY COMPLIANCE REPORT
(Period ending 31.03.2026)

For

Cyber Courtyard

At

Village Saneta, Sector-108, Banur-Kharar Road, Distt. SAS Nagar (Mohali), Punjab

Project by:

M/s. Hale and Niche Developers Private Limited

Prepared by:

Eco Paryavaran Laboratories and Consultants Private Limited

E-207, Industrial Area, Phase-VIII B (Sector-74), S.A.S Nagar (Mohali) Punjab.

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Phone: 9888908258; 6283361152; 9888743181

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Ministry of Environment, Forest & Climate Change
Northern Region Office
Chandigarh-160030
Data sheet

<table>
<tr><td>1.</td><td>Project Type</td><td>Building and Construction project (Commercial project)</td></tr>
<tr><td>2.</td><td>Name of the Project</td><td>Commercial project namely “Cyber Courtyard” by M/s Hale and Niche Developers Private Limited</td></tr>
<tr><td>3.</td><td>Clearance letter (s) O.M. No. & Date</td><td>Environmental Clearance granted by SEIAA, Punjab vide EC Identification No. EC24C3802PB5246900N and File No. 21-426/2024-IA.III dated 19/06/2025; copy of same is attached along as Annexure 1.</td></tr>
<tr><td>4.</td><td>Location</td><td>Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab</td></tr>
<tr><td>a)</td><td>District(s)</td><td>SAS Nagar (Mohali)</td></tr>
<tr><td>b)</td><td>State (s)</td><td>Punjab</td></tr>
<tr><td>c)</td><td>Latitudes/ Longitudes</td><td>Corner co-ordinates of the project are:
<table>
<tr><th>Corner</th><th>Latitude</th><th>Longitude</th></tr>
<tr><td>A</td><td>30° 38' 56.16" N</td><td>76° 40' 54.32" E</td></tr>
<tr><td>B</td><td>30° 38' 55.33" N</td><td>76° 40' 52.86" E</td></tr>
<tr><td>C</td><td>30° 38' 56.69" N</td><td>76° 40' 52.13" E</td></tr>
<tr><td>D</td><td>30° 38' 56.18" N</td><td>76° 40' 49.46" E</td></tr>
<tr><td>E</td><td>30° 38' 51.15" N</td><td>76° 40' 49.37" E</td></tr>
<tr><td>F</td><td>30° 38' 50.42" N</td><td>76° 40' 51.86" E</td></tr>
<tr><td>G</td><td>30° 38' 50.70" N</td><td>76° 40' 51.88" E</td></tr>
<tr><td>H</td><td>30° 38' 50.69" N</td><td>76° 40' 53.32" E</td></tr>
<tr><td>I</td><td>30° 38' 52.64" N</td><td>76° 40' 53.36" E</td></tr>
<tr><td>J</td><td>30° 38' 52.62" N</td><td>76° 40' 56.01" E</td></tr>
</table></td></tr>
<tr><td>5.</td><td>Address for correspondence</td><td>Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab- 160062</td></tr>
<tr><td>6.</td><td>Salient features</td><td></td></tr>
<tr><td>a)</td><td>Of the Project</td><td>As per the Environment Clearance Letter, the total land area of project is 22,257.714 sq m and built-up area of 20,903.906 sq.m.</td></tr>
<tr><td>b)</td><td>Of the environment</td><td>As per EC letter, during operational phase of the project, the total water requirement will be 67 KLD, out of which 27 KLD will be fresh water demand which will be met through ground water and 40 KLD will be flushing water demand.</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Total wastewater generation from the project will be 54 KLD which will be treated in STP of capacity of 70 KLD based on MBR technology. Treated water will be utilized for flushing and excess 12.5 KLD will be disposed off through Karnal Technology till MC Sewer will be connected.
Total quantity of solid waste generation from the project is estimated to be 735 Kg/day. Solid wastes will be managed and disposed off as per Solid Waste Management Rules, 2026.
Total power requirement of the project will be 1500 KVA which will be supplied by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>7.</td><td>Breakup of the Project Area</td><td>-</td></tr>
<tr><td>a)</td><td>Submergence area</td><td>Not Applicable</td></tr>
<tr><td>8.</td><td>Break up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless laborers/ land landless laborers/ artisans.</td><td>Not Applicable</td></tr>
<tr><td>a)</td><td>SC/ST/ Adivasis</td><td>Not Applicable</td></tr>
<tr><td>b)</td><td>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)</td><td>Not Applicable</td></tr>
<tr><td>9.</td><td>Financial details</td><td></td></tr>
<tr><td>a)</td><td>Project cost as originally planned and subsequent revised estimates and the year of price reference.</td><td>Estimated cost of the project Rs. 19 Crores as per EC letter.</td></tr>
<tr><td>b)</td><td>Allocations made for environmental management please with item wise and year of assessment.</td><td>Allocations made for Environment Management Plan with breakup is given below:
<table>
<tr><td>Description</td><td colspan="2">Construction phase</td><td>Operational phase</td></tr>
<tr><td></td><td>Capital Cost (in Lakhs)</td><td>Recurring Cost (in Lakhs/ annum)</td><td>Recurring Cost (in Lakhs/ annum)</td></tr>
</table></td></tr>
</table>

		Air Pollution Control	10	3	-
		Water Pollution Control	80	3	15
		Noise Pollution Control	2	0.5	0.5
		Development of green	1.5	-	4
		Development of green area	1.5	-	4
		Solid Waste Management	25	1	10
		Rain water Recharging	10	-	2.5
		Energy Conservation	8	-	1
		Miscellaneous (Including appointment of Consultant, Management of Environment Cell etc.)	10	3	5
		Additional Environmental Activities	19	-	-
		Total	Rs. 165.5 lakhs	Rs. 10.5 lakhs per annum	Rs. 38 lakhs per annum
c)	**Benefit cost ratio/Internal rate of return and year of assessment.**	Will be calculated and submitted separately.			
d)	**Whether (c) includes the cost of environmental management as shown in (b) above.**	Yes, the cost benefit ratio will be worked out considering the cost of environment management.			
e)	**Actual expenditure incurred on the project so far.**	A total of Rs. 35 lakhs have been incurred on the project so far.			
f)	**Actual expenditure incurred on the environmental management plans so far.**	Approx. 12 lakhs has been spent on barricading and dust mitigation measures.			
10.	**Forest lands requirement**				

a)	**The status of approval for diversion of forest land for non forestry use.**	Not applicable
b)	**The status of clear felling.**	Not applicable
c)	**The status of compensatory a forestation programmer in the light of actual field experience so far.**	Not applicable
11.	**The status of clear felling in non forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information.**	Not applicable
12.	**Status of construction**	Project Construction has been initiated. Approx. 10% construction has been done so far.
a)	**Date of commencement (actual and /or planned)**	August, 2025
b)	**Date of completion (actual and/ or planned)**	May, 2027
13.	**Reasons for the delay if the project is yet to start:**	Not Applicable

Compliance report on conditions imposed in Environmental Clearance for period ending 31.03.2026

I. Special Compliance:

S. No.	Conditions	Reply
i.	The Project Proponent shall not give possession or occupation before the water supply, electricity and sewage connection permitted by the competent authority.	Agreed.
ii.	The Project Proponent shall keep the ROW below the HT line passing through the project, if any	Agreed
iii.	The approval of the competent authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures for lightening etc	Agreed. The same shall be complied.
iv.	The Project Proponent shall install system to carry out ambient air quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g PM10 & PM2.5) covering upwind and downwind directions during the construction period	Ambient air quality monitoring stations are not installed but monitoring is done recently.
v.	The Project Proponent may provide electric charging stations to facilitate electric vehicle commuters	Agreed. The same shall be complied.
vi.	The Project Proponent shall obtain the Fire NOC from the competent authority before taking occupation of the building	Agreed.
vii.	The Project Proponent shall not carry out any construction above or below the revenue rasta, if any	Noted.

viii.	The Project Proponent will construct the all weather MRF having composting facility & dry waste management facility with bailing machine at the designated SWM site	Agreed. Biodegradable waste will be composted by use of one Mechanical Composter of capacity 400 kg/day. All other waste will be managed as per the rules of SWM, 2026.
ix.	The Project Proponent will ensure safe disposal of inert waste through nearby authorized sanitary landfill facility	Agreed.
x.	The Project Proponent will provide the adequate sanitation facilities at the project site for workers (i.e. at least one toilet seat for 10 persons, one urinal for 20 persons & one bathroom for 10 persons) separately for males and females	Agreed.
xi.	The Project Proponent will create adequate facility for in-situ processing of horticulture waste at the project site	Noted.
xii.	The Project Proponent shall ensure that silt/lumps of soil/mixed concrete etc. do not fall from trucks/vehicles transporting the material on the roads/highways used by them at least one km on either site of the project site and shall take steps to ensure cleanliness of these roads/highways on daily basis to prevent dust emissions	Agreed. All possible measures will be taken to ensure required cleanliness in stipulated area.

II. Statutory Compliance:

S. No.	Conditions	Reply
i.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	All necessary permissions have been obtained as required. • Consent to Establish has been obtained from PPCB vide Certificate No. CTE/Fresh/SAS/2025/28580986. dated 29.05.2025; copy of the same is attached as **Annexure 2.** • NOC from PWRDA for the abstraction of groundwater has been obtained vide Permission No. GW/PWRDA/07/2025/L1/296 dated 29.07.2025; copy of the same is attached as **Annexure 3.**

ii.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted. Building will be designed as per the NBC guidelines and seismic zone.
iii.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	Not Applicable. As no forest land is involved.
iv.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable, as no Eco Sensitive Zone falls within 10 km of the project location.
v.	The project proponent shall obtain Consent to Establish/ Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.	Agreed. Consent to Establish has been obtained from PPCB vide Certificate No. CTE/Fresh/SAS/2025/28580986. dated 29.05.2025; copy of the same is attached as **Annexure 2.**
vi.	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.	NOC from PWRDA for the abstraction of groundwater has been obtained vide Permission No. GW/PWRDA/07/2025/L1/296 dated 29.07.2025; copy of the same is attached as **Annexure 3.**
vii.	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.	NOC from PSPCL regarding the power load will be obtained as application has been submitted.
viii.	The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities.	NOC for height clearance vide WAC/S 5016/2/ATS (64/23) dated 14.07.2023; copy of the same is attached as **Annexure 4.**
ix.	The project proponent shall follow	Being a Commercial project minute e-waste &

	the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016	Plastic waste will be generated, but all waste will be managed as per Solid Waste Management Rules 2026, Construction & Demolition Waste Rules, 2025 and Plastic Waste Rules, 2016.
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted. It will be complied.
xi.	The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.	Change of Land Use has been obtained vide Memo No. 1924-DTP(SAS Nagar) dated 12.12.2023 and attached as **Annexure 5**.
xii.	Besides the above, the project proponent shall comply with siting criteria/ guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.	Siting criteria prescribed for such type of project is being complied as per PPCB/ CPCB/ MoEF&CC.
xiii.	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.	Letter regarding approval of building plan has been obtained from GMADA vide Memo No. GAMADA/STP/A-2/2024/101831 dated 31.12.2024; copy of the same is attached as **Annexure 6.**

III. <u>Air quality monitoring and preservation:</u>

i.	The project proponent shall comply with the	The same will be complied. Barricading and

	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.	water sprinkling at construction site is being done to contain dust and prevent it from spreading to surrounding areas.
ii.	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.	All necessary steps will be taken to effectively contain exceedances in ambient air quality at construction site and minimize their impact on surrounding environments and communities. Such as: Proper dust mitigation measures are being followed during construction such as sprinkling at construction site, Barricading, tarpaulin sheets for covering vehicles carrying construction materials etc.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.	Ambient air quality monitoring stations are not installed but monitoring is done recently.
iv.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. DG set with adequate stack height conforming to rules made under the Environment (Protection) Act, 1986 will be provided. DG sets will be provided with acoustic enclosure and will be run on HSD fuel.
v.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height or $1/3^{rd}$ of the building height and	All necessary steps like barricading sheets around construction area, tarpaulin sheets for covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution during the construction phase.

	maximum up to 10m). Plastic/ tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	
vi.	No excavation of soil shall be carried out without adequate dust mitigation measures in place.	Noted.
vii.	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. Dust mitigation measures are being followed within the project.
viii.	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed. Tarpaulin sheet are being used vehicles bringing in construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
ix.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Agreed. Usage of stored topsoil will be prioritized for horticultural and landscape development within the project site. Topsoil will be protected from contamination and erosion to maintain its quality.
x.	Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	Agreed & will be compiled.
xi.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Noted. Water sprinkling is being done regularly to suppress dust during construction phase.
xii.	All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provision of the Construction and Demolition Waste rule 2016.	Agreed. No demolition waste generated only small quantity of Construction waste will be generated which will be reused within project for Levelling/ filling purpose.
xiii.	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Agreed. DG sets will be provided with acoustic enclosure and will be run on HSD fuel.
xiv.	The gaseous emissions from DG set shall be	DG set with adequate stack height and low

	dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Sulphur diesel will be provided. Further, acoustic enclosure will be provided with DG sets as per CPCB norms.
xv.	For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.	NBC has been followed during building plan approval.
xvi.	Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)	Project is adjacent to Kharar-banur Road towards north-east direction which is already blacktopped.
xvii.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Environment Data Board will be displayed at main gate.
xviii.	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.	No demolition waste generated only small quantity of Construction waste will be generated which will be reused within project for Levelling/filling purpose.

IV. Water quality monitoring and preservation:

i.	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed.
ii.	No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Agreed. It is being made sure that no Natural drainage is affected due to project establishment.
iii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed.
iv.	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.	Agreed. The fresh water demand will not exceed the permissible quantity.
v.	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.	A storage tank with ample capacity will be installed specifically for storing treated wastewater. Treated wastewater will be utilized for construction purposes, minimizing

		the need for freshwater.
vi.	During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.	During construction phase, temporary toilets & septic tank provided to treat the domestic wastewater generated. Treated effluents thereafter utilized for plantation within the project.
vii.	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed
	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed. Records will be maintained and submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
viii.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Since, water requirement will be met through ground water. Thus, permission regarding abstraction of ground water has been obtained from PWRDA vide Permission No. GW/PWRDA/07/2025/L1/296 dated 29.07.2025; copy of the same is attached as **Annexure 3.**
ix.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed. Same will be complied.
x.	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled	Agreed. Dual plumbing system has been proposed for reuse of treated water for flushing

<table>
<tr><td></td><td>water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc.</td><td>as well as horticulture purpose onto green area.</td></tr>
<tr><td>xi.</td><td>Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.</td><td>All efforts will be made to find alternatives for RO.</td></tr>
<tr><td>xii.</td><td>The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction</td><td>Agreed. Low flow fixtures & faucets will be provided for water conservation. Urinals with electronic sensor system will also be provided.</td></tr>
<tr><td>xiii.</td><td>The project proponent will provide plumbing system for reuse of treated wastewater for flushing/HVAC/other purposes etc. and colour coding of different pipe lines carrying water/ wastewater from different sources / treated wastewater as follows:
<table>
<tr><th>S. No</th><th>Nature of the Stream</th><th>Color code</th></tr>
<tr><td>a)</td><td>Fresh water</td><td>Blue</td></tr>
<tr><td>b)</td><td>Untreated wastewater from Toilets/ urinal & from Kitchen</td><td>Black</td></tr>
<tr><td>c)</td><td>Untreated wastewater from Bathing/ shower area, hand washing (Washbasin/ sinks) and from Cloth Washing</td><td>Grey</td></tr>
</table></td><td>Agreed. Dual plumbing system will be provided as per the colour coding specified.</td></tr>
</table>

	d)	Reject water streams from RO plants & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/ establishment this proposal may also be implemented wherever possible.	White	
	e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green Green with strips	
	g)	Storm water	Orange	
xiv.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.			Agreed. Curing agents as well as other best practices will be used during construction work to reduce water demand.
xv.	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority			Agreed. Rainwater will be recharged by providing 5 no. of recharging pits collected from the rooftop of the buildings.
xvi.	All recharge should be limited to shallow aquifer.			Agreed. It will be ensured that rain water recharging pits shall be limited to shallow aquifer.
xvii.	No ground water shall be used during construction phase of the project. Only treated sewage/ wastewater shall be used. A proper			Noted.

	record should be maintained & available at site.	
xviii.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	No dewatering will be involved. If required, it will be properly managed and required approvals will be obtained.
xix.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed. It will be complied.
xx.	Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	Agreed. STP of 70 KLD capacity based on MBR technology will be installed within the project for treatment of wastewater generated during operation phase. Treated water from STP will be recycled for flushing, and excess will be disposed off through Karnal Technology. No treated water will be disposed off into the municipal storm water drain.
xxi.	No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed. No sewage will be discharged through storm water drains. STP of adequate capacity based on MBR technology will be installed within the project premises. Wastewater generated from operation phase will be treated in STP will be recycled for flushing, and excess will be disposed off through Karnal Technology

xxii.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. Once STP will be installed at project monitoring shall be carried out on half yearly basis of both STP inlet & outlet.
xxiii.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed. STP sludge generated from STP will be utilized for landscaping after sun drying within the project.

V. Noise monitoring and prevention:

i.	Ambient noise levels shall conform to residential area/ commercial area/ industrial area/ silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ SPCB.	Adequate Green Area will be provided and regular sprinkling is being done to reduce ambient air and noise level during construction phase.
ii	A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.	Ambient noise level is being monitored recently and results are found within the prescribed limit
iii	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure for DG set will be provided. Ear plugs provided to construction labors.

VI. Energy Conservation measures:

i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	The same will be complied.
ii.	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided within the project.

iii.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Agreed. ECBC guidelines will be followed in the project.
iv.	Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. LED & Solar lights will be installed within the project premises.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Agreed. Solar panels will be strategically installed to illuminate the areas within the project.
vi.	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Agreed. Solar street lights will be strategically installed to illuminate the areas within the project site. Solar panels on terrace will be provided.

VII. Waste Management:

i.	A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.	Waste will be managed within project as per Solid Waste Management Rules, 2026.
ii.	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.	Biodegradable waste will be composted by use of one Mechanical Composter of capacity 400 kg/day.
iii.	Disposal of muck during construction phase	Muck generated during construction phase is

	shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	being used for leveling and filling purpose within the project. No muck will be disposed outside premises. Muck disposal will be conducted with utmost care, considering the general safety and health aspects of people.
iv.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. Separate wet and dry waste bins will be installed within each unit and at ground level, ensuring accessibility and clear labeling.
v.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/ Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.	Agreed. Biodegradable waste will be composted by use of one Composter of capacity 400 kg/day each prior to operation of the project.
vi.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Non-biodegradable waste will handed over to authorized recyclers as per the rules of SWM, 2026.
vii.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed. Since, it's a commercial project, thus primarily small quantity of used oil from DG sets will be generated which is hazardous. It shall be periodically sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
viii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Fly ash bricks and fly ash-based cement is being used in the construction of the project and record will be maintained.
ix.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Ready Mix Concrete (RMC) containing fly ash is used for construction purpose to the maximum extent possible.

x.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction waste will be managed to strictly conform to the Construction and Demolition Rules, 2025.
xi.	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed. Since we are providing LED Lights; no mercury contamination will occur.
xii.	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.	Agreed. Solid waste generated from the project will be managed as per SWM Rules 2026.

VIII. Green Cover:

i.	No naturally growing tree should be felled/ transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project.
ii.	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/ variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are	Agreed. Adequate green will be developed with plantation of native species.

	desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.	
iii.	The Project Proponent will plant 93 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1year. All trees decided to be planted as per Environmental Clearance should get included in "Ek Ped Ma Ke Naam" campaign and the detail of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in) as an assurance to the MoEF&CC Office Memorandum dated 24.07.2024	Agreed. The same shall be complied.
iv.	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sq.m of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.	Agreed. Tree Plantation will be done.
v.	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.	No tree cutting is involved in the project and adequate green will be developed with plantation of native species.
vi.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the	Yes, topsoil will be appropriately stockpiled in designated areas for future use. During the plantation of proposed vegetation on site, the stripped topsoil will be reapplied to facilitate healthy growth and sustainability of the

	plantation of the proposed vegetation on site.	vegetation.
vii.	The project proponent shall not use any chemical fertilizer/ pesticides/ insecticides and shall use only Herbal pesticides/ insecticides and organic manure in the green area.	Noted.
viii.	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Noted.
ix.	The project proponent shall submit the progress of developing the green belt in the six monthly compliance report.	Status of green belt development will be submitted with Six Monthly Compliance Report, once the plantation has been initiated.

IX. Transport:

i.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.	Agreed. The project has proposed adequate parking provision in compliance with parking norms. Additionally, proper entry and exit roads have been planned to ensure smooth traffic flow. Internal roads will be equipped with clear signboards to facilitate easy navigation within the project area.
ii.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles hired for bringing construction material to the site are in good condition and have a pollution check certificate.
iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the	Agreed. Since Project is adjacent to Kharar-Banur Road, the road can handle the traffic

	roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	load due to the project
iv.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Adequate parking has been provided to avoid congestion near the entry and exit points.

X.

i.	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report	Environment policy of company has been constituted & duly approved by partners
ii.	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization	Agreed.

iii.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:	Approx., 12 Lakhs has been spent on EMP.

Description	Construction phase		Operational phase
	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
Air Pollution Control	10	3	-
Water Pollution Control	80	3	15
Noise Pollution Control	2	0.5	0.5
Development of green	1.5	-	4
Development of green area	1.5	-	4
Solid Waste Management	25	1	10
Rain water Recharging	10	-	2.5
Energy Conservation	8	-	1
Miscellaneous (Including appointment of Consultant,	10	3	5

Management of Environment Cell etc.)			
Additional Environmental Activities	19	-	-
Total	Rs. 165.5 lakhs	Rs. 10.5 lakhs per annum	Rs. 38 lakhs per annum

Activity	Amount (in Lakhs)
Installation of 10 Solar lights in the Village Raipur Kalan	1
Plantation/Nanak Bagichi in Village Raipur kalans on 0.5 acres of land with its maintenance for 3 years	18
Total	Rs. 19 Lakhs

The Project Proponent shall implement the EMP as prescribed in Table-1 and AEA plan as per Table-2 above. The AEA plan shall be implemented within 24 months.

The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

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

Noted. The company will initiate the process of undertaking the additional environmental activities as committed

iv.	Occupational health surveillance of the workers shall be done regularly	Agreed.
v.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid facilities have been provided during construction and same will be provided in operation phase of the project too.

XI. Human health issues:

vi.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipments (PPEs) are provided to construction workers for safety involving dust masks, eye gears, ear plugs etc.
vii.	For indoor air quality the ventilation provisions as per National Building Code of India should be followed.	Same is being complied.
viii.	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed.
ix.	Occupational health surveillance of the workers shall be done regularly	Agreed.
x.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid facilities have been provided during construction and same will be provided in operation phase of the project too.

XII. Miscellaneous:

i.	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier	Noted
ii.	The project proponent shall obtain a completion and occupancy certificate from the	Agreed. Completion Certificate will be obtained from GMADA prior to operation of

	Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy	the project.
iii.	The project proponent shall comply with the conditions of CLU, if obtained.	Agreed.
iv.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/ SEIAA website where it is displayed.	Advertisement have been published in the local newspapers.
v.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Agreed.
vi.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Company's website is under process. EC letter and compliance report along with test results will be uploaded on Company's website.
vii.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	Six monthly compliance reports will be submitted.
viii.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Agreed. Form V will be submitted to RO, PPCB.
ix.	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of	Agreed.

	the project by the concerned authorities, commencing the land development work and start of production operation.	
x.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Agreed. Stipulations made by the State Pollution Control Board and the State Government are being strictly followed.
xi.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA/ SEAC during their presentation.	The commitments made during the time of EC will be followed.
xii.	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/ SEIAA for clearance, a fresh reference shall be made to the Ministry/ SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted. No changes will be made without prior permission from SEIAA, Punjab.
xiii.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/ monitoring reports.	Agreed. Full cooperation will be extended to the Officer of the Regional Office, MoEF&CC, SEIAA, Punjab and RO, PPCB by furnishing the requisite data/ information/ monitoring reports during their visit.
xiv.	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project	Agreed.
xv.	The plantation of saplings shall be carried out in the earmarked 33% green belt area as a part of the tree plantation campaign " " and the detail of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in) as an assurance to the MoEF&CC Office Memorandum dated 24.07.2024	Agreed.

xvi.	The project proponent shall remain responsible for compliance of all conditions stipulated in the Environmental Clearance and adherence to applicable environmental laws until the Environmental Clearance is transferred in the name of the transferee or the resident welfare association, as applicable. In such case both the parties shall approach the SEIAA with joint consent for transfer of Environmental Clearance	Agreed
xvii.	The project proponent shall implement the Additional Environment Activities (AEA) within 24 months	Agreed. The same shall be complied.
xviii.	The amount allocated for EMP and AEA activities shall be maintained in a separate bank account by the project proponent. The project proponent shall submit periodic audited financial reports and outcomes achieved by utilization of funds reserved for implementation of EMP and AEA activities	Agreed. The same shall be complied.
xix.	The green cover shall be maintained in perpetuity and shall not be utilized for any other purposes	Noted.
xx.	The approval is based on the approved plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance	Noted.
xxi.	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner	Agreed. No natural drainage is being disturbed or diverted.
xxii.	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal	Solid waste will be properly collected and segregated as per the solid waste management rules 2026.

	waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises	
xxiii.	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB	Noted.
xxiv.	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (v) above	Agreed.
xxv.	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act,1986	Agreed.
xxvi.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions	Agreed
xxvii.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and	Noted

	Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter	
xxviii.	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area	Agreed. The same shall be complied.

सत्यमेव जयते

File No: 21-426/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), PUNJAB)
***

Dated **19/06/2025**

To,

Mr. Aditya Gupta,
M/s Hale and Niche Developers Private Limited,
Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab- 160062
cybernoc@handpl.com

Subject: **Grant of EC under the provision of the EIA Notification 2006-regarding.**

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project a Commercial project namely "Cyber Courtyard" at Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab by M/s Hale and Niche Developers Private Limited submitted to Ministry vide proposal number SIA/PB/INFRA2/488766/2024 dated 19/07/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3802PB5246900N
(ii) File No.	21-426/2024-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	"Cyber Courtyard"
(viii) Name of Company/Organization	M/s Hale and Niche Developers Private Limited
(ix) Location of Project (District, State)	Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for Commercial project namely "Cyber Courtyard" at Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab by M/s Hale and Niche Developers Private Limited for total land area of 5.50 acres and built-up area of 20,903.906 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 as per the

schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

4. The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 based on mandatory documents enclosed with the online application viz Form-1, Environment Management Plan (EMP), approved layout plan, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of State Environment Impact Assessment Authority (SEIAA) and State Expert Appraisal Committee (SEAC).

5. The details of the project, as per the application and documents/ presentation submitted by the project proponent and also as informed during the meetings of SEAC/SEIAA are as under:

Sr. No.	Item	Details
	Name and Location of the project	Commercial project namely “Cyber Courtyard” at Village Saneta, Sector-108, Banur-Kharar Road, District SAS Nagar (Mohali), Punjab.
1.	Project/ activity	8 (a)
	Category as per EIA Notification, 2006	Category B2
2.	Nature of project	Fresh EC
3.	Latitude & Longitude	Corners / Latitude / Longitude A / 30° 38' 56.16" N / 76° 40' 54.32" E B / 30° 38' 55.33" N / 76° 40' 52.86" E C / 30° 38' 56.69" N / 76° 40' 52.13" E D / 30° 38' 56.18" N / 76° 40' 49.46" E E / 30° 38' 51.15" N / 76° 40' 49.37" E F / 30° 38' 50.42" N / 76° 40' 51.86" E G / 30° 38' 50.70" N / 76° 40' 51.88" E H / 30° 38' 50.69" N / 76° 40' 53.32" E I / 30° 38' 52.64" N / 76° 40' 53.36" E J / 30° 38' 52.62" N / 76° 40' 56.01" E
4.	Change of Land Use	As per Master plan of Mohali, the location of the Project falls in Mixed Use 1 Zone.
5.	Cost of the project	Rs. 19 Crores
6.	Total Plot Area, Built-up Area, and Green area	The details of the total area is as under: S. NO. / DESCRIPTION / TOTAL AREA (IN SQM) A / Total Land Area / 22,273.154 C / Built-up area / 20,903.906 D / Green Area / 915.78 Above details are as per the approved layout plan.
7.	Estimated Population	Total estimated population will be about 3,675 persons. Sr. No. / Description / Population 1 / Staff (@10% of total population) / 367 2 / Visitors (@90% of total population) / 3308 Total / 3675 persons

The details of the area as per the approved layout plan are as under:

Sr. No.	Description	Area (sqm.)
1.	Total Plot Area	22,273.154
2.	Achieved Ground Coverage	7015.611
4.	Achieved FAR	15,033.77
5.	Non FAR	5,870.30
6	Built Up Area (FAR + Non FAR)	20,903.906
7.	Green Area	915.78

8. Area Configuration Details

Breakup of the Built-up Area:

Details	No	Floors	FAR (sq.ft)	FAR (sq.m)
SCO	24	G+3	1,01,736	9,451.548
Shop	1	G+3	6,293.667	584.700
Shop	26	G+1	28,574	2,654.611
Shop	53	G	20,140	1,871.067
Shop	1	G	1,007.546	93.604
Shop	1	G	913.976	84.911
Shop	1	G	974.130	90.499
Shop	3	G	1,177.5	109.393
Shop	1	G	1,005.369	93.401
Total	111	-	1,61,822.188	15,033.773

9. Water Requirements & source during Operation Phase

Sr. No.	Description	Total
1.	Total Water Demand	67 KLD
2.	Fresh Water Demand	27 KLD
3.	Wastewater generated	54 KLD
4.	STP capacity	70 KLD

10. Disposal Arrangement of Wastewater

A total of 54 KLD domestic wastewater will be generated which will be treated in the STP of 70 KLD capacity based on MBR Technology. The details of the disposal arrangement of treated wastewater @ 53 KLD available at the outlet of STP are given as under:

Sr. No.	Season	Flushing (KLD)	Horticulture demand in an area of 915.78 sqm (KLD)	Excess to Karnal Technology
1.	Summer	40	5	8
2.	Winter	40	1.6	11.4
3.	Rainy	40	0.5	12.5

11. Rainwater recharging detail

Rainwater will be recharged by providing 5 RWH no. of recharging pits

12. Solid waste generation and its disposal

a) 735 Kg/day
b) Solid waste shall be duly segregated into biodegradable and non-biodegradable components. Biodegradable waste will be composted by use of Composter of capacity 400 kg.

		c) Recyclable component will be disposed of through authorized recycler vendors.
13.	Hazardous Waste & E-waste	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
14.	Energy Requirements & Saving	a) 1500 KVA connected power load will be required which will be met from PSPCL. b) Total 1 DG sets i.e., 1 x 20 KVA sets will be installed equipped with canopy and adequate stack height. c) LED & Solar lights will be installed within the project premises.

6. As per the undertaking submitted by the project proponent, no Forest land and no wildlife sanctuary is located in the vicinity of the project and as such, no NBWL permission is required. Further, no litigation is pending in respect of the land on which the project is to be developed.

7. The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) NABET on behalf of the project proponent in its 309th meeting held on 20.02.2025. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

8. SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant the Environmental Clearance for setting up of Commercial Project namely “Cyber Courtyard” at Village Saneta, Sector 108, Banur- Kharar Road, SAS Nagar in land area of 5.50 acres and built-up area of 22352.468 sqm, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9. The case was considered by SEIAA in its 311th meeting held on 25.03.2025 & 313th meeting held on 20.05.2025, wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for setting up of Commercial Project namely “Cyber Courtyard” at Village Saneta, Sector 108, Banur- Kharar Road, SAS Nagar in land area of 5.50 acres and built-up area of 20,903.906 sqm, as per the details mentioned in the Form-1, EMP, approved layout plan and subsequent presentation/clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

10. Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance with terms and conditions as per Annexure 1.

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

12. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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

Copy To

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
4. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.The detail of the authorized officer of the project proponent is as under:

a)	Name of the applicant	:	Sh. Aditya Gupta, Director

b)	Mobile No.	:	92162-31562
c)	Email Id	:	cybernoc@handpl.com
d)	Email ID of Env. Consultant	:	md@ecoparyavaran.org

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

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Special Conditions

S. No	EC Conditions
1.1	The Project Proponent shall not give possession or occupation before the water supply, electricity and sewage connection permitted by the competent authority
1.2	The Project Proponent shall keep the ROW below the HT line passing through the project, if any
1.3	The approval of the competent authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures for lightening etc
1.4	The Project Proponent shall install system to carry out ambient air quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g PM10 & PM2.5) covering upwind and downwind directions during the construction period
1.5	The Project Proponent may provide electric charging stations to facilitate electric vehicle commuters
1.6	The Project Proponent shall obtain the Fire NOC from the competent authority before taking occupation of the building
1.7	The Project Proponent shall not carry out any construction above or below the revenue rasta, if any
1.8	The Project Proponent will construct the all weather MRF having composting facility & dry waste management facility with bailing machine at the designated SWM site
1.9	The Project Proponent will ensure safe disposal of inert waste through nearby authorized sanitary landfill facility
1.10	The Project Proponent will provide the adequate sanitation facilities at the project site for workers (i.e. at least one toilet seat for 10 persons, one urinal for 20 persons & one bathroom for 10 persons) separately for males and females

S. No	EC Conditions
1.11	The Project Proponent will create adequate facility for in-situ processing of horticulture waste at the project site
1.12	The Project Proponent shall ensure that silt/lumps of soil/mixed concrete etc. do not fall from trucks/vehicles transporting the material on the roads/highways used by them at least one km on either site of the project site and shall take steps to ensure cleanliness of these roads/highways on daily basis to prevent dust emissions

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws
1.2	The project proponent shall obtain the approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc
1.3	The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board
1.6	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority
1.7	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project
1.8	The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities
1.9	The project proponent shall follow the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016
1.10	The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly

S. No	EC Conditions
1.11	The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted

2. Air Quality Monitoring And Preservation

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

S. No	EC Conditions
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site
2.10	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
2.12	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016
2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms
2.15	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with
2.16	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used)
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing
2.18	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water
3.2	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal

S. No	EC Conditions
3.5	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
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation
3.7	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required
3.8	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users
3.10	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc
3.12	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises
3.13	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction
3.14	The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows: **Sr. No** — **Nature of the Stream** — **Color code** a) Fresh water — Blue b) Untreated wastewater from Toilets/ urinal and from Kitchen — Black c) Untreated wastewater from Bathing/shower area, hand washing — Grey

S. No	EC Conditions
	(Washbasin / sinks) and from Cloth Washing d) Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible. — White e) Treated wastewater (for reuse only for plantation purposes) from the STP treating black water — Green f) Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater — Green with strips g) Stormwater — Orange
3.15	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices
3.16	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority
3.17	All recharge should be limited to shallow aquifers
3.18	No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site
3.19	Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering
3.20	The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain
3.22	No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and

S. No	EC Conditions
	Climate Change. Natural treatment systems shall be promoted
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB
4.2	A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC
5.2	Outdoor and common area lighting shall be LED
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications
5.4	Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning
5.5	Solar, wind, or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher

S. No	EC Conditions
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained
6.2	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.
6.3	Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers
6.7	Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board
6.8	Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials
6.9	Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction
6.10	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination

S. No	EC Conditions
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016

7. Green Cover

S. No	EC Conditions
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines
7.3	The Project Proponent will plant 93 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1 year. All trees decided to be planted as per Environmental Clearance should get included in “Ek Ped Ma Ke Naam” campaign and the detail of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in) as an assurance to the MoEF&CC Office Memorandum dated 24.07.2024
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area
7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use

S. No	EC Conditions
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with the following criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulations.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized

9.

S. No	EC Conditions
9.1	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report
9.2	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization

S. No	EC Conditions
9.3	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:

S. No.	Description	Construction phase Capital Cost (in Lakhs)	Construction phase Recurring Cost (in Lakhs/ annum)	Operational phase Recurring Cost (in Lakhs/ annum)
1.	Air Pollution Control	10	3	--
2.	Water Pollution Control	80	3	15
3.	Noise Pollution Control	2	0.5	0.5
4.	Development of green area	1.5	--	4
5.	Solid Waste Management	25	1	10
6.	Rain water Recharging	10	--	2.5
7.	Energy Conservation	8	--	1
8.	Miscellaneous (Including appointment of Consultant, Management of Environment Cell etc.)	10	3	5
9.	Additional Environmental Activities	19	--	--
	Total	**Rs. 165.5 lakhs**	**Rs. 10.5 lakhs per annum**	**Rs. 38 lakhs per annum**

Table 2: Additional Environment Activities

Sr. No.	Activity	Amount (in Lakhs)
1	Installation of 10 Solar lights in the Village Raipur Kalan	1
2	Plantation/Nanak Bagichi in Village Raipur kalan on 0.5 acres of land with its maintenance for 3 years	18
	Total	**Rs. 19 Lakhs**

The Project Proponent shall implement the EMP as prescribed in Table-1 and AEA plan as per Table-2 above. The AEA plan shall be implemented within 24 months.

The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

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

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks
10.2	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed
10.3	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project
10.4	Occupational health surveillance of the workers shall be done regularly
10.5	A First Aid Room shall be provided at the project site both during construction and operations of the project

11. Miscellaneous

S. No	EC Conditions
11.1	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier
11.2	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy
11.3	The project proponent shall comply with the conditions of CLU, if obtained
11.4	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed
11.5	The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt
11.6	The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis
11.7	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V

S. No	EC Conditions
	to the concerned Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company
11.9	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation
11.10	The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation
11.12	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any
11.13	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports
11.14	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon’ble High Courts, Hon’ble NGT and any other Court of Law as may be applicable to the project
11.15	The plantation of saplings shall be carried out in the earmarked 33% green belt area as a part of the tree plantation campaign “Ek Ped Ma Ke Naam” and the detail of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in) as an assurance to the MoEF&CC Office Memorandum dated 24.07.2024
11.16	The project proponent shall remain responsible for compliance of all conditions stipulated in the Environmental Clearance and adherence to applicable environmental laws until the Environmental Clearance is transferred in the name of the transferee or the resident welfare association, as applicable. In such case both the parties shall approach the SEIAA with joint consent for transfer of Environmental Clearance
11.17	The project proponent shall implement the Additional Environment Activities (AEA) within 24 months
11.18	The amount allocated for EMP and AEA activities shall be maintained in a separate bank account by the project proponent. The project proponent shall submit periodic audited financial reports and outcomes achieved by utilization of funds reserved for implementation of EMP and AEA activities
11.19	The green cover shall be maintained in perpetuity and shall not be utilized for any other purposes
11.20	The approval is based on the approved plan/drawings submitted with the application. In case, there

S. No	EC Conditions
	is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance
11.21	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner
11.22	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises
11.23	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB
11.24	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (v) above
11.25	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986
11.26	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions
11.27	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter
11.28	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area

PUNJAB POLLUTION CONTROL BOARD

Zonal office - 1, Vatavaran Bhawan, Nabha Road, Patiala - 147001

Website:- www.ppcb.gov.in

Office Dispatch No : **OCMMS/CTE/2025/004819**	**Registered/Speed Post**	**Date:**

Industry Registration ID:	*O22SAS484965*	**Application No :**	*28580986*

To,

Aditya Gupta
House No 26, Near Govt School, Sector 17, Panchkula, Haryana
Panchkula,Haryana-134113

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/2025/28580986*
Date of issue :	*29/05/2025*
Date of expiry :	*28/05/2026*
Certificate Type :	*Fresh*

2. Particulars of the Industry

Name & Designation of the Applicant	*Aditya Gupta, (Director)*
Address of Industrial premises	*Cyber Courtyard Developed By Hale And Niche Developers Pvt. Ltd., Village Saneta, Sector-108, Sas Nagar, Mohali, Mohali,Sas Nagar-140306*
Capital Investment of the Industry	*1920.0 lakhs*
Category of Industry	*Orange*
Type of Industry	*2091-Area/Infrastructure Development Project including educational institutions, community hall, IT Park, Theme park (Not covered under EIA notification 2006)*
Scale of the Industry	*Small*
Office District	*Sas Nagar*
Consent Fee Details	Rs. 24,500/- vide R. no. 813221297 dated 21.01.2025 & Rs. 24,500/- vide online R. no. 124196718 dated 28.07.2022
Raw Materials (Name with quantity per day)	*111 Commercial Plots (20903.906 sq.meter builtup area)*

Products (Name with quantity per day)	*111 Commercial Plots (20903.906 sq.meter builtup area)*
By-Products, if any,(Name with quantity per day)	*Nil*
Details of the machinery and processes	*As per the details mentioned in the application form no. 28580986*
Details of the Effluent Treatment Plant	*Domestic Effluent @ 54 KLD is to be treated in STP of capacity 70 KLD based on MBBR technology.*
Mode of Disposal of Effluent	*Domestic Effluent @ 54 KLD out of which @ 40 KLD used for flushing purposes, @ 0.5 KLD onto land for plantation & rest @ 13.5 KLD used onto 0.11 Acre as per Karnal technology after treatment in STP.*
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	*As per the effluent standards prescribed by the Board/CPCB/MoEF&CC amended from time to time.*
Sources of emissions and type of pollutants	*DG set of Capacity 500 KVA : SPM/SOx/NOx*
Mode of disposal of emissions with stack height	*DG set of Capacity 500 KVA : @ 3 mtr adequate stack height above roof level*
Quantity of fuel required in TPD	*DG set of Capacity 500 KVA : HSD @ 80 Ltr/day*
Type of Air Pollution Control Devices to be installed	*DG set of Capacity 500 KVA : Canopy*
Standars to be achieved under Air (Prevention & Control of Pollution) Act, 1981	*As per the emission standards prescribed by the Board/CPCB/MoEF&CC amended from time to time.*

29/05/2025

(Rohit Singla)
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.

29/05/2025

(Rohit Singla)
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 (De) shall be calculated from the following equation to determine upstream, downstream distance:-

   De = 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 Qg0.3or H = 74 (Qp)0.24 Where Qg = Quantity of SO2 in Kg/hr. Qp = 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

29/05/2025

(Rohit Singla)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

PUNJAB

B. SPECIAL CONDITIONS

1. The project proponent shall not start any construction activity without obtaining Environmental Clearance from the Competent Authority.

29/05/2025

(Rohit Singla)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

PUNJAB

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

PERMISSION FOR EXTRACTION OF GROUNDWATER

(Under The Punjab Groundwater Extraction And Conservation Directions, 2023)

Unit ID	Permission Number	Date of Grant of Permission	Valid up to
20250200235	GW/PWRDA/07/2025/L1/296	29-Jul-2025	28-Jul-2028

1	Name of Unit	Cyber Courtyard by Ms Hale and Niche Developers Private Limited		
2	Activity of Unit	Commercial		
3	Address/Location of Unit	Cyber Courtyard, Sector 108, Village Saneta, Near Railway Track, SAS Nagar, Near Railway Track, SAS Nagar		
		Saneta (288)	PIN: 140307	
4	Assessment Area(Block)	KHARAR	Status: YELLOW	
5	District	S.A.S Nagar		
6	Head Office Address	Cyber Courtyard, Sector 108, Village Saneta, Near Railway Track, SAS Nagar		
		S.A.S Nagar, PUNJAB	PIN: 140307	
	Email	cybernoc@handpl.com		
	Phone/Mobile No.	9216232562		
7	Project Status	New : 01-09-2025		
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted	
	0	2	2	
9	Volume of Ground Water Permitted to be Extracted (m3/month)	Fresh	Brackish/Saline	De-watering
		810	0	0

Note: This permission is granted in terms of the Punjab Groundwater Extraction and Conservation Directions, 2023 notified on 27t January, 2023 under section 15 of the Punjab Water Resources (Management and Regulation) Act, 2020 and is subject to the conditions given overleaf.

Designation : A.O.L-1

Terms and Conditions

1. User shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, The Pun Groundwater Extraction and Conservation Directions, 2023 and other Regulations, Directions and instructions issued by Authority from time to time.
2. The User shall install a water meter of required Specifications at each extraction structure and inform PWRDA along witl Calibration Certificate. The water meter shall conform to the technical specifications, performance parameters and connecti standards, etc. as required by the Authority. The timeline for installation of water meters of required specifications shall be:
   The unit having existing extraction structure/(s), shall install required water meter on each existing extraction structure wit six months of the date of permission.
   The unit proposing to construct extraction structure/(s), shall install required water meter on each of the proposed extrac structure within six months from the date of installation of the extraction structure/(s).
3. The User (if required to install piezometer as per Directions) shall install the piezometer of the required specifications witl six months of the date of permission or the date of commencement of groundwater extraction, whichever is later. (refer p 5.2 of the Directions).
4. Payment Cycle and Schedule shall be as per para 4.8 of the Directions.
5. In case of proposed water extraction structure which is yet to be commissioned, the user will intimate the Authority regard all the details of the structure within 15 days of energizing of structure.
6. In case a Unit comprises or contains a stadium/cricket ground or other sports ground/sports court or golf course etc. ther User shall ensure an appropriate mechanism for rainwater harvesting i.e. storage and reuse (without artificial recharge), w three months of the date of permission.
7. This Permission does not absolve the Unit of its obligations to obtain other required statutory and administrative clearar from appropriate Authorities.
8. The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted t unit by the concerned Authorities.
9. This Permission is being issued without any prejudice to the orders of any court of law in cases related to groundwater or other related matters.
10. The Authority may inspect the Unit and original documents at any time. In case it is found that any material facts have b concealed or misreported or any material difference is found in the information submitted and the site conditions documents, the Authority may suspend the permission granted immediately and may cancel or alter the permission after gi a notice to the Unit. This will be without prejudice to any other action that may be taken under the law for supply of wron information.
11. The User is advised to keep on checking the website of the Authority for updates on Directions and instructions on mat related to extraction of groundwater.
12. The User shall obtain revised/varied/fresh permission as the case may be, in case there is any change in ground w extraction structure, volume etc, before the aforesaid change is affected or within the time permitted under the Directions.
13. In case of dewatering, the disposal of de-watered volume (into a drain, sewer, nearby land, water body etc.) will be as PPCB consent wherever applicable.
14. A user shall apply for renewal of permission in the required format three months prior to the expiry of permission.

Azadi Ka Amrit Mahotsav

G20

Tele: 011-25687194/7318

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

WAC/S 5016/2/ATS **(64/23)**

14 July 2023

M/s Hale & Niche Developers Pvt Ltd.,
Show Room No. 203-205,
Second Floor, The Summit,
Vill- Singhpura, Ambala- Chandigarh Highway,
MC Zirakpur, Distt- S.A.S Nagar (Mohali),
Punjab- 140306
Ph: 9216232562

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application dated 31 May 2023 on the subject, received at this HQ on 06 June 2023.

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 construction of 150 m high building for group housing project named "Cyber Courtyard" at Khasra Nos. – 4//19(6-10), 4//22/1(0-9), 4//22/2(7-11), 8//2(8-0), 4//13(1-13), 4//18(8-0), 4//23/1(2-4), 4//24/1(0-9), 4//24/2/1(0-4), 8//9/1(3-2), 8//10/1/2/1(1-16), 4//23/2(5-16), 4//24/2/2(2-11), 8/3/1(4-12), Vill- Saneta, Sector-108, Banur-Kharar Road, Mohali, 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 construct ion.

(c) 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.

(d) 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.

(e) Vertical extent (highest point) of the building proposed at coordinates mentioned below **shall not exceed 448 m AMSL or 150 m AGL.** No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corners	Latitude	Longitude	Site Elevation
1	30° 38' 56" N	76° 40' 49" E	298 m, AMSL
2	30° 38' 51" N	76° 40' 49" E	297 m, AMSL
3	30° 38' 49" N	76° 40' 57" E	297 m, AMSL
4	30° 38' 58" N	76° 40' 54" E	298 m, AMSL
5	30° 38' 57" N	76° 40' 52" E	298 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,

(S Santhosh)
Group Captain
Command ATC Officer

DEPARTMENT OF TOWN AND COUNTRY PLANNING
O/o DISTRICT TOWN PLANNER, SAS NAGAR
Block-A, 7th Floor, PUDA Bhawan, Sec-62, SAS Nagar

To

Sh. Aditya Gupta (Authorized Signatory)
For: M/s Hale and Niche Developers Pvt. Ltd.,
Village Singhpura, Tehsil Derabassi,
District SAS Nagar.

Memo No. 1924 -DTP(SAS Nagar)/
Dated: 12.12.2023

Subject: **Permission for Change of Land Use for Commercial Colony to be developed by M/s Hale and Niche Developers Pvt. Ltd. in an area 42 Kanal 16 Marle (Approx. 5.35 Acre) at Village Saneta (H.B.No. 288), Tehsil Mohali, Distt. S.A.S.Nagar.**

Reference: **Your application dated 18.08.2022 and 29.11.2023.**

2. Your request regarding Change of Land Use for developing Commercial Colony at Village Saneta (H.B. No. 288), Tehsil Mohali, Distt. S.A.S.Nagar has been considered at the level of Competent Authority and permission for Change of Land Use for an area of 42 Kanal 16 Marle (Approx. 5.35 Acre) is hereby granted in view of Notification issued by W/o Principal Secretary, Housing and Urban Development vide No. 13/41/21-6HG2/2476, dated 23.09.2022. The details of land as verified by Tehsildar Mohali is mentioned in table below: -

Sr. No.	Khasra No.	CLU Granted for Area		
		Kanal	Marla	Sarsai
1	4//23/2	5	16	0
2	4//24/2/2	2	11	0
3	4//22/1	0	9	0
4	4//22/2	7	11	0
5	4//19	6	10	0
6	4//18/2	5	19	0
7	4//23/1	2	4	0
8	4//24/1	0	9	0
9	4//24/2/1	0	4	0
10	8//3/1	4	12	0
11	8//2/1	6	11	0
Total Area		37	116	0
		42 K- 16 M- 0 S or 5.35 Acre		

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

i) **Permission for CLU will be in the hands of M/s Hale and Niche Developers Pvt. Ltd.**

ii) **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.**

iii) Promoter shall not undertake/initiate any development work/construction on the site or sell/allot/lease/G.P.A. any plot/site or execute any transaction with anyone without obtaining a valid license under section 5 of PAPRA Act 1995 (amended from time to time). Also, Promoter shall not undertake any construction/ development work at site until site plan/zoning plan/building plans are got approved from the Housing & Urban Development Department Punjab as per prevailing PUPD Building rules 2021 and amendments from time to time.

Contd. to p/2..

iv) In case of any controversy amongst the directors of the company or any litigation in any court of law, this office shall in no manners be responsible/ party to it.

v) CLU has been issued for jointly owned land which has not been partitioned and that the Government will not be liable for any dispute/litigation between applicant and other co-owners or consequent issues arising with any other persons/s.

vi) The construction shall be done only on the site/khasra Nos. verified by the concerned Tehsildar of the particular Circle Revenue Office and as mentioned above.

vii) 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.

viii) Promoter shall obtain NOC/permissions from other concerned departments and take statutory clearances under any other Act or instructions at his own level.

ix) In case of any dispute as regard to any encumbrance on the site, Promoter shall solely be responsible for the same and Department/ Government will not be liable for any dispute/litigation regarding any encumbrance.

x) Promoter shall develop the site after taking the license under the PAPRA-1995 (amended from time to time) from the Competent Authority. Revenue/ Ownership details of the site shall be got verified at that time from the Competent Authority.

xi) Promoter shall ensure compliance of all the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and Punjab Apartment and Property Regulation Act, 1995 (Amended from time to time).

xii) Promoter shall deposit CLU/EDC/License/Permission Fees and all other charges levied or to be levied by Housing and Urban Development Department from time to time.

xiii) Promoter 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.

xiv) The issue of ownership of land is independent and exclusive of permission of Change of Land use. Therefore, this permission of CLU does not in any manner grant or effect ownership rights of this land which have to be determined by Competent Authority. Promoter in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.

xv) Promoter shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification dated 14.9.2006 of Ministry of Environment and Forest Department, Govt. of India, if required before starting the development works of the colony.

xvi) Promoter shall 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. Gazette. dated 17.06.2006.

xvii) Promoter would start development works only after obtaining demarcation level from the concerned Development Authority.

xviii) Promoter shall make provision of rain water harvesting within the project area on his own. Also, promoter shall make his own suitable arrangement for drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.

xix) Promoter shall abide by the conditions imposed by DFO, SAS Nagar vide his office letter numbers FCA/6215 dated 30.12.2022.

xx) Promoter shall develop the site as per the proposals of Revised Zonal Development Plan, SAS Nagar and shall keep the proposed land use, sector roads, master plan roads, green buffer etc intact as per the provisions of the

Contd. to p/3..

Revised Zonal Development Plan, SAS Nagar. Also Promoter shall abide by all the conditions laid down by the Competent Authority during the approval of Zonal/Layout Plan under PAPRA-1995 (Amended from time to time).

xxi) Promoter shall not object to the acquisition of land for proposed roads/projects if any passing through or near the site, according to Revised Zonal Development Plan, SAS Nagar if necessary in future. Also, thorough revenue rastas if any passing through the site or touching the site shall be kept unobstructed.

xxii) Promoter shall leave 53'-3'' wide strip of land along 17 karam (93'-6'') wide National Highway to widen it to 200'-0'' as per the provisions of Revised Zonal Development Plan, SAS Nagar.

xxiii) Promoter shall abide by the condition's imposed in the NOC issued by GM (Tech)- cum-Project Director NHAI, PIU Chandigarh vide letter no NHAI/PIU/CHD/11173/NOC/422 dated 10th April 2023.

xxiv) Promoter shall abide by the conditions imposed in the NOC issued by Superintendent Engineer/Drainage, Chief Engineer, Drainage cum mining and geology, Circle, Patiala vide his office letter number 204/3-Drainage/2022 Dated 23.02.2023.

xxv) Promoter shall leave 30 Meter Buffer along 200'-0'' wide National Highway as per the provision of Revised Zonal Development Plan, SAS Nagar.

xxvi) Promoter Shall leave 35 meter clearance zone under one 220 K.V. H.T. line and 11.5 meter clearance zone under two 11 K.V. H.T. Line passing through the site. Also promoter shall be abide to demolish 2 existing structures before approval of Layout plan as per undertaking submitted.

xxvii) Promoter shall obtain permission of access from the scheduled road from the concerned Competent Authority u/s 143 of PRTPD Act 1995.

xxviii) Any Permission granted shall remain in force in accordance with the terms and conditions of such permission u/s 83 of PRTPD Act 1995.

xxix) Promoter 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.

xxx) 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.

xxxi) Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -

I. If any Document /Information/Self declaration/DD furnished by the Promoter proves to be false or if promoter is found to have willfully suppressed any information.

II. Any breach of the conditions imposed in the permission letter of change of land use.

xxxii) **Site falls in the Potential Zone 8 as per notification no. 17/17/2001-5HG2/P.F./ 748168/17, dated 06.05.2016.**

The receipt of DD Number 046076 dated 15.11.2023 amounting Rs. 25,00,000/-, 019724 dated 10.11.2023 amounting Rs. 40,00,000/-, 046105 dated 28.11.2023 amounting Rs. 1,17,98,900/- and 046109 dated 29.11.2023 amounting Rs. 52,00,000/- total amount Rs. 2,34,98,900/- (Rs. Two Crore Thirty-Four Lakh Ninety-Eight Thousand and Nine Hundred Only) of HDFC Bank towards CLU charges is hereby acknowledged. These charges are tentative and actual charges shall be calculated at the time of approval of layout plan and the balance amount shall be payable by the promoter.

DA/ XX

District Town Planner,
S.A.S. Nagar.

Contd. to p/4..

Endst. No. -DTP(SAS Nagar)/ Dated:

Copy is forwarded to Chief Administrator, GMADA for information and necessary action with the request that the EDC, License fee and 5% SIF on EDC+LF shall be recovered at its own level.

DA/ XX

-sd-
District Town Planner,
S.A.S. Nagar.

Endst. No. -DTP(SAS Nagar)/ Dated:

Copy is forwarded to Chief Administrator, PUDA along with Bank Draft No. 046106 dated 28.11.2023 amounting Rs 11,75,000/- (Rs. Eleven Lakh Seventy-Five Thousand Only) of HDFC Bank received in this office as S.I.F. Charges. Difference if any in the amount, may be verified and collected at its own level.

DA/ As above

-sd-
District Town Planner,
S.A.S. Nagar.

Endst. No. -DTP(SAS Nagar)/ Dated:

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

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
2. Additional Chief Administrator, GMADA, SAS Nagar.
3. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
4. Chairman, Punjab Pollution Control Board, Patiala.
5. Chief Engineer (Commercial), PSPCL, Patiala.
6. Senior Town Planner, SAS Nagar.

DA/ XX

-sd-
District Town Planner,
S.A.S. Nagar.

GMADA-LICB0PAPR/35/2024-LICENSING -GMADA

/101831/2024

GMADA

Letter-115-I

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ

(ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ)

ਵੱਲ

M/s Hale and Niche Developers Pvt. Ltd.,

Village Singhpura, Tehsil Derabassi, Distt. SAS Nagar.

ਮੀਮੋ ਨੰ: ਗਮਾਡਾ/ਐਸਟੀਪੀ/ਅ-2/2024/101831 ਮਿਤੀ: 31/12/2024

ਵਿਸ਼ਾ:- **Regarding approval of layout plan and license for an area 5.5038 Acres to set up a Commercial Colony namely Cyber Courtyard at Village Saneta, Tehsil and District SAS Nagar being developed by M/s Hale and Niche Developers Pvt. Ltd.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਵੱਲੋਂ ਪਿੰਡ ਸਨੇਟਾ, ਤਹਿਸੀਲ ਅਤੇ ਜਿਲਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ 5.5038 ਏਕੜ ਰਕਬੇ ਵਿੱਚ ਕਮਰਸ਼ਿਅਲ ਕਲੋਨੀ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਆਪ ਨੂੰ ਉਕਤ ਰਕਬੇ ਦਾ ਲਾਇਸੈਂਸ ਨੰ: 65/2024 ਮਿਤੀ 31.12.2024 ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਅਤੇ ਨਾਲ ਹੀ ਲੇਆਊਟ ਪਲੈਨ Drawing No. AR-02 Dated 09.08.2024 ਅਤੇ ਐਗਰੀਮੈਂਟ ਦੀ ਇੱਕ-ਇੱਕ ਕਾਪੀ ਆਪ ਨੂੰ ਭੇਜਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਲਾਇਸੈਂਸ, ਐਗਰੀਮੈਂਟ ਅਤੇ ਵੱਖ-ਵੱਖ ਵਿਭਾਗਾਂ ਵੱਲੋਂ ਜਾਰੀ ਐਨ.ਓ.ਸੀ. ਵਿੱਚ ਦਰਜ ਕੀਤੀਆਂ ਗਈਆਂ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨਾ ਅਤੇ ਕਲੋਨੀ ਨੂੰ ਲੇਆਊਟ ਪਲੈਨ ਅਨੁਸਾਰ ਉਸਾਰਨਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ।

ਸੁਪਰਡੰਟ (ਲਾਇਸੈਂਸਿੰਗ),

ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ,

ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਦਫ਼ਤਰ: ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ / ਐਸ.ਏ.ਐਸ ਨਗਰ

ਜਲ ਨਿਕਾਸ ਕਮ ਮਾਈਨਿੰਗ ਅਤੇ ਜਿਆਲੋਜੀ ਮੰਡਲ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ-ਪੰਜਾਬ

ਪਲਾਟ ਨੰ. ਬੀ-65, ਇੰਡਸਟਰੀਅਲ ਏਰੀਆ, ਫ਼ੇਜ਼-7, ਐਸ.ਏ.ਐਸ.ਨਗਰ. ਮੋਹਾਲੀ ਪੰਜਾਬ ਈਮੇਲ-xenminingmohali@gmail.com

ਨੰ 4652-56 ਡੀ.ਬੀ./30/E-691266 ਮਿਤੀ: 08/05/2024

ਵੱਲ-

M/S Hale and Niche Developers Pvt ltd.
Project Name: Cyber Courtyard
Village: Singhpura, Tehsil – Dera Bassi
District S.A.S Nagar, Punjab

ਵਿਸ਼ਾ- **Application form for Grant of NOC From Drainage Department (PB) by M/s Hale and Niche Developers to set up Commercial Colony Namely : Cyber Courtyard at Village- Saneta , Tehsil and District- S.A.S Nagar, Punjab.**

ਹਵਾਲਾ- ਆਪ ਵੱਲੋਂ ਮੁੱਖ ਦਫ਼ਤਰ ਵਿਖੇ ਦਿੱਤੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿੱਤੀ 30 /04 /2024 ਅਤੇ ਜਲ ਸਰੋਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਨੋਟਿਫਿਕੇਸ਼ਨ ਨੰ. WR-IRWR04/16/2023-IW1/315 ਮਿੱਤੀ 18/9/2023

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਤੇ ਹਵਾਲਾ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ, ਉੱਪ ਮੰਡਲ ਅਫਸਰ, ਬਨੂੜ ਵੱਲੋਂ ਈ-ਆਫਿਸ ਫਾਈਲ ਨੰ. 691266 ਰਾਹੀਂ ਮਿਤੀ 07/05/2024 ਨੂੰ ਕੀਤੀ ਰਿਪੋਰਟ ਮੁਤਾਬਿਕ ਆਪ ਦੇ ਪ੍ਰੋਜੈਕਟ (ਜੀ.ਪੀ. ਐਸ ਲੋਕੇਸ਼ਨ 30.648466, 76.681633) ਦੇ 150 ਮੀਟਰ ਦੇ ਘੇਰੇ ਵਿੱਚ ਇਸ ਵਿਭਾਗ ਦੀ ਕੋਈ ਵੀ ਮੇਜਰ ਡਰੇਨ/ਚੋਅ ਆਦਿ ਨਹੀਂ ਨਿਕਲਦੀ ਹੈ। । ਇਸ ਲਈ ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਨੋਟਿਫਿਕੇਸ਼ਨ ਨੰ. WR-IRWR04/16/2023-IW1/315 ਮਿਤੀ 18/9/2023 ਅਤੇ ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਜਲ ਨਿਕਾਸ ਕਮ ਮਾਈਨਿੰਗ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਤੋਂ ਪ੍ਰਾਪਤ ਨਿਰਦੇਸ਼ਾਂ ਮੁਤਾਬਿਕ ਆਪ ਦੇ ਪ੍ਰੋਜੈਕਟ ਲਈ ਜਲ ਸਰੋਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਵੱਲੋਂ ਡਰੇਨੇਜ ਐਨ.ਓ. ਸੀ ਲੋੜੀਂਦੀ ਨਹੀਂ ਹੈ। ਪਰੰਤੂ ਉਸਾਰੀ ਸਮੇਂ ਮੌਕੇ ਤੇ ਹੇਠ ਦਰਸਾਈਆਂ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ-

1. ਤਜਵੀਜਤ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਉਸਾਰੀ ਦਾ ਕੰਮ ਕਰਵਾਉਣ ਸਮੇਂ ਬਰਸਾਤੀ ਪਾਣੀ ਦੀ ਨਿਕਾਸੀ ਲਈ ਜੇਕਰ ਜਲ ਸਰੋਤ ਵਿਭਾਗ ਮੁੱਤਾਬਕ ਢੁੱਕਵੀਆਂ ਥਾਵਾਂ ਉੱਪਰ ਪੁੱਲ਼ੀਆਂ ਜਾ ਕਿਸੇ ਹੋਰ ਸਟਰਕੱਚਰ ਦੀ ਉਸਾਰੀ ਕਰਨ ਦੀ ਲੋੜ ਪੈਂਦੀ ਹੈ ਤਾਂ ਆਪਣੇ ਖਰਚੇ 'ਤੇ ਉਸਾਰੀ ਕਰਨ ਲਈ ਕੰਪਨੀ/ਬਿਲਡਰ ਪਾਬੰਦ ਹੋਵੇਗਾ।

2. ਪੰਜਾਬ ਸਰਕਾਰ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ ਦੇ ਨੋਟਿਫਿਕੇਸ਼ ਨੰ. WRIRWR03/1/W1/8 ਮਿਤੀ 6/1/2023 ਅਨੁਸਾਰ ਜੇਕਰ ਕੋਈ ਪੱਕਾ ਸਟਰਕਚਰ **(Bridge, Foot Bridge including Ramp and another Allied Works Connected to bridges)** ਦਾ ਕੰਮ ਕਰਵਾਉਣਾ ਹੈ ਤਾਂ ਕੰਪਨੀ / ਬਿਲਡਰ ਨੋਟਿਫਿਕੇਸ਼ਨ ਅਨੁਸਾਰ ਜਲ ਸਰੋਤ ਵਿਭਾਗ ਨੂੰ ਲੋੜੀਂਦਾ ਪ੍ਰੋਫਾਰਮਾ ਭਰਕੇ ਸਮੇਤ ਮੁਕੰਮਲ ਡਰਾਇੰਗਾਂ ਐਨ.ਓ. ਸੀ ਲਈ ਭੇਜਿਆ ਜਾਵੇ।

3. ਤਜਵੀਜਤ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਕੰਮ ਦੇ ਅੰਦਰੂਨੀ ਬਰਸਾਤੀ ਪਾਣੀ ਦੀ ਨਿਕਾਸੀ ਲਈ ਸਰਕਾਰੀ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਰੇਨ ਵਾਟਰ ਹਾਰਵੈਸਟਿੰਗ ਟੈਂਕ/ਰੀ-ਚਾਰਜਿੰਗ ਵੈਲਾਂ ਦੀ ਉਸਾਰੀ ਕੀਤੀ ਜਾਵੇ।

4. ਪਾਣੀ ਦੇ ਕੁਦਰਤੀ ਵਹਾਅ ਵਿੱਚ ਕੋਈ ਉਸਾਰੀ ਜਾਂ ਰੁੱਕਾਵਟ ਖੜੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਨੂੰ ਦੂਰ/ਰਿਮੂਵ ਕਰਵਾਉਣ ਤੇ ਆਉਣ ਵਾਲਾ ਸਾਰਾ ਖਰਚਾ ਸਬੰਧਤ ਕੰਪਨੀ/ਬਿਲਡਰ ਤੋਂ ਕਰਵਾਇਆ ਜਾਵੇਗਾ। ਜੇਕਰ ਜਲ ਸਰੋਤ

ਵਿਭਾਗ, ਪੰਜਾਬ ਆਪਣੇ ਪੱਧਰ ਤੇ ਇਸ ਨੂੰ ਰਿਮੂਵ ਕਰਵਾਉਂਦਾ ਹੈ ਤਾਂ ਇਸ ਦਾ ਖਰਚਾ ਕਰਨ ਲਈ ਕੰਪਨੀ/ ਬਿਲਡਰ ਪਾਬੰਦ ਹੋਣਗੇ।

5. ਤਜਵੀਜ਼ਤ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸਥਾਪਿਤ ਹੋਣ ਨਾਲ ਬਰਸਾਤੀ ਪਾਣੀ ਦੇ ਸ਼ੀਟਫਲੋਅ ਵਿੱਚ ਆਉਣ ਵਾਲੀ ਰੁੱਕਾਵਟ ਨੂੰ ਦੂਰ ਕਰਨ, ਬਰਸਾਤੀ ਪਾਣੀ ਦੀ ਨਿਕਾਸੀ ਅਤੇ **storm water drainage** ਦੇ ਯੋਗ ਪ੍ਰਬੰਧ ਸਬੰਧਤ ਕੰਪਨੀ/ਬਿਲਡਰ ਵੱਲੋਂ ਕੀਤੇ ਜਾਣ।

6. ਸਬੰਧਤ ਕੰਪਨੀ/ਬਿਲਡਰ ਵੱਲੋਂ **adequate capacity** ਅਨੁਸਾਰ ਐਸ.ਟੀ.ਪੀ. ਲਗਾ ਕੇ ਪਾਣੀ ਨੂੰ ਰੀ-ਸਾਈਕਲ ਕੀਤਾ ਜਾਵੇ।

7. ਤਜ਼ਵੀਜ਼ਤ ਸਾਈਟ ਦੇ ਸਾਰੇ ਪਾਸੇ ਬਣੀ ਹੋਈ ਬਾਊਂਡਰੀ ਵਾਲ ਦੀ ਹਰੇਕ ਇੱਕ ਸਾਈਡ ਤੇ 200-200 ਫੁੱਟ ਦੀ ਲੰਬਾਈ ਵਿੱਚ 2×2 ਦੇ ਹੋਲ **(PERFORATIONS)** ਬਰਸਾਤੀ ਪਾਣੀ ਦੀ ਨਿਕਾਸੀ ਲਈ ਬਣਾਉਣ ਲਈ ਕੰਪਨੀ/ਬਿਲਡਰ ਪਾਬੰਦ ਹੋਣਗੇ।

ਇਹ ਆਪ ਜੀ ਦੀ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਨੱਥੀ- ਅਸਲ ਕੇਸ ਫਾਈਲ

ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ/ਐਸ.ਏ.ਐਸ ਨਗਰ
ਜਲ ਨਿਕਾਸ ਕਮ ਮਾਈਨਿੰਗ ਅਤੇ ਜਿਆਲੋਜੀ
ਮੰਡਲ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ, ਪੰਜਾਬ

ਕਾਪੀ-

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਲਾਇਸੈਂਸਿੰਗ) ਗਮਾਡਾ, ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਨੂੰ ਪੱਤਰ ਨੰ. ਗਮਾਡਾ/ਡੀ.ਟੀ.ਪੀ/ਅ-2/2024/1495 ਮਿਤੀ 26/04/2024 ਦੇ ਸਬੰਧ ਵਿੱਚ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ।
2. ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਜਲ ਨਿਕਾਸ ਕਮ ਮਾਈਨਿੰਗ ਅਤੇ ਜਿਆਲੋਜੀ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਜੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ। (ਈ-ਮੇਲ ਰਾਹੀਂ)
3. ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ, ਜਲ ਨਿਕਾਸ ਕਮ ਮਾਈਨਿੰਗ ਅਤੇ ਜਿਆਲੋਜੀ, ਹਲਕਾ ਪਟਿਆਲਾ ਜੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ। (ਈ-ਮੇਲ ਰਾਹੀਂ)
4. ਉੱਪ ਮੰਡਲ ਅਫਸਰ, ਜਲ ਨਿਕਾਸ ਕਮ ਮਾਈਨਿੰਗ, ਬਨੂੜ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ। (ਈ-ਮੇਲ ਰਾਹੀਂ)

GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SEC-62, SAS NAGAR.

FORM APR V
(See Rule 13)

License No. LDC-65/..2024

LICENSE TO DEVELOP A COLONY

This license (No. LDC- 65/2024.) is granted under the Punjab Apartment & Property Regulation Act, 1995/Rules made thereunder, as amended time to time, to M/s Hale and Niche Developers Pvt. Ltd. Village Singhpura, Tehsil Derabassi, Distt. SAS Nagar for developing land for Commercial Colony namely Cyber Courtyard in an area 5.5038 Acres at Village Saneta, Tehsil and District SAS Nagar and as shown in Layout Plan Drawing No. AR-02 Dated 09.08.2024.

This license is further subject to the following conditions, namely:-

1. The licensee shall plan, develop and dispose of the land as per terms and conditions of Punjab Apartment & Property Regulation Act, 1995/ Rules made thereunder, as amended time to time.

2. The licensee shall fulfil all the conditions imposed in Layout/Site Plan approval letter, CLU approval letter issued by the office of District Town Planner, SAS Nagar vide letter no. 1924 dated 12.12.2023 and conditions imposed by the office of Senior Town Planner, SAS nagar vide letter No. 2007 dated 16.09.2024, at time of grant of CLU for additional area and also conditions imposed at the time of approval/NOC issued or to be issued by the various other departments as per the undertaking submitted.

3. The licensee shall be bound to comply with all the terms & conditions of the license and supplementary terms and conditions (Annexure- 1) along with those which are part of agreement as per Form- IV.

4. The design and specifications of the development works to be provided in the colony shall include: -

GMADA

A) Metalling of roads and paving of footpaths/ Parking area/ Common areas as per specifications approved by concerned department.

B) Laying of Water Supply, Sewerage and Electric network, Street Light, Land scaping and other horticulture work as per approved specifications of concerned departments.

C) Development of Common area as per approved specifications of concerned departments.

D) Construction of STP, water work, ESS and other utility areas as per approved specifications of concerned departments.

5. The licensee shall deposit with the Competent Authority, service charges uses i.e. non saleable area shall not be less than 35% (as per approved layout plan) of the gross area of the land under the colony.

6. The Licensee shall get the building plans sanctioned from the concerned competent authority i.e. Estate Officer, GMADA before the start of construction at site.

7. The licensee shall not contravene the provisions of any other law for the time being in force in the area where the colony is being developed.

8. The licensee shall maintain a separate account in any scheduled banks of sums of seventy percent taken by him from persons intending to take or who have taken apartments or plots, as advance, towards sale price or for any other purpose, or, deposit, including any sum so taken towards the share capital for the formation of a co-operative society or a company, or towards the outgoings (including ground rent, if any, municipal or other local taxes, charges for water or electricity, revenue assessment, interest on mortgages or other encumbrances, if any, stamp duty and registration fee for the agreement of sale and the conveyance).

Provided that the licensee shall withdraw the amounts from the separate account, to cover the cost of the colony, in proportion to the percentage of completion of the colony.

Provided further that the amounts from the separate account shall be withdrawn by the licensee after it is certified by

GMADA

an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the colony.

Provided further that the licensee shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular colony have been utilised for the colony and the withdrawal has been in compliance with the proportion to the percentage of completion of the colony..

9. The license is valid for a period of **five years** commencing from 31.12.2024 and ending with 30.12.2029. The licensee shall complete the development works within the validity period of the license period and shall take the completion certificate as per provisions of Punjab Apartment & Property Regulation Act, 1995, Rules made thereunder and all the notifications issued in this regard by the Department of Housing & Urban Development.

10. The licensee shall be liable to fulfil all provisions of the respective Master Plan, Notification of the charges to be paid and related provisions of Punjab Apartment and Property Regulation Act, 1995 (PAPRA-1995), prevailing building rules and other departmental notifications/ circulars /instructions/ orders issued and amended from time to time.

11. The promoter shall comply with the provisions of the Punjab Apartment and Property Regulation Act, 1995/ Rules made thereunder, as amended from time to time.

12. The licensee shall carry out and complete the development of the land in accordance with the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act 33 of 1976) and other laws for the time being in force.

13. The Licensee shall not use under-ground water for construction of development works. In the notified area and this condition shall be incorporated in the allotment letter of plots / apartments directing the allottees not to use the under- ground water for construction purpose and use surface water sources or treated sewage from nearby Sewage Treatment Plant.

GMADA

14. The Licensee shall get his project registered with Real Estate Regulatory Authority under RERA Act, 2017 and shall abide by all the provisions of RERA Act, 2017 or as amended time to time/Rules made thereunder or as amended from time to time.

15. The licensee shall be bound to comply with all the terms & conditions of the license which are part of agreement and CLU, including those mentioned at clauses (i) to (xxxix) as appended at Annexure-1.

16. The Licensee shall be responsible for developing the Colony/project as per the provisions of the Master Plan, SAS Nagar, Unified Common Zoning Regulation, 2018, Punjab and as per the stipulated norms of the Department of HUD and further as per the provisions of the PAPRA and rules made there under.

17. The Licensee shall obtain the Completion/Occupancy Certificate for the project from the Competent Authority within the validity period of license as per the provisions/procedure laid under the PAPR Act or as issued by the Department of HUD from time to time before offer of possession.

18. In case after the approval of the revised Service Plans as per approved Revised Layout/Site Plan from the Competent Authority, any variation in Bank Guarantee amount arises, the Licensee shall pay the difference in form of additional Bank Guarantee/Hypothecation.

19. In case of any difference in charges/instalments/Bank Guarantee found during any audit, the licensee shall be bound to pay the difference within 30 days from the date of issue of demand letter.

20. The Licensee shall not transfer or assign his majority rights and liabilities in respect of a colony to a third party without obtaining prior written consent from two-third allottees, except the promoter, and without the prior written approval of the competent authority.

21. After Licensee executes an agreement to sell any apartment or plot, the promoter shall not mortgage or create a charge on such apartment or the land or the plot, without obtaining the consent of two-third of allottees who take or agree to take such apartment or plot, and without the prior written approval of the competent authority.

GMADA

22. If any of the above conditions and Supplementary Terms & Condition (Annexure-1) and conditions mentioned in agreement are not complied with, due action shall be taken as per the provisions of PAPR Act or any other Law In force.

Dated 31.12.2024
Place: S.A.S. Nagar

Chief Administrator
(Exercising the powers of competent authority)

GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SEC-62, SAS NAGAR.

(Annexure-1)
Supplementary Terms & Conditions

(License No. LDC- 65/2024)

i) Licensee shall get the Road level approved from the Superintending Engineer, GMADA, SAS, Nagar before the start of work.

ii) The Licensee shall get the Scheme approved from the Chief Engineer GMADA for disposal of treated water available from the Sewage Treatment Plant, before the start of work.

iii) The specifications to be adopted at the site for the construction of roads should be as circulated by the Chief Engineer, GMADA or as per the requirements of Ministry of Roads, Highways and Transportation (MORHT), Government of India.

iv) The Licensee shall get the detailed building plans/layout plan including all Engineering services approved from E.O., GMADA and concerned Engineering Wing of GMADA before the start of work at site.

v) Plinth level shall be taken from the concerned competent authority of GMADA.

vi) The electrification scheme of the colony will be as per the design and specifications approved by the PSPCL and the execution of the same shall be carried out under its strict supervision. Similarly, the Licensee will take prior approval of the electric plan/power load before the execution of work.

vii) The Licensee shall obtain a final / confirmed No objection Certificate from the PSPCL within 90 days from the issue of this License, failing which penal action shall be initiated against the Licensee under the relevant provisions of PAPR Act, 1995 and rules made there under.

viii) All the development works will be executed strictly as per PWD/GMADA/MORHT specifications.

GMADA

ix) Whenever the estate services like water supply, storm and sewerage system is laid in the periphery by GMADA or any authority, the Licensee of the colony shall integrate the same with these services at his own expenses, as per rules and with the prior permission from the authority, if required under the applicable rules.

x) The Licensee shall be responsible for installing STP or any other treatment plant for the treatment of industrial effluent as per the norms laid down by the PPCB or any other department.

xi) All the material to be used will conform to BIS code and shall be of specified ISI code with latest amendments.

xii) The rain water harvesting structures for the disposal of storm water shall be provided as per design approved by Central Ground Water Board (CGWB), before the execution of work.

xiii) The Licensee shall be responsible to provide (a) good quality of work as per norms/specifications; (b) storm water & sewerage disposal till out fall, (c) Plinth of buildings & road crown levels w .r. t. H.F.L. & other hydrological conditions, (d) to comply with the observations, if any, raised by the Executive Engineer, PWD (B&R) and Drainage and to provide potable drinking water.

xiv) The layout plan and the estimates are a part of the Agreement/ License. However the licensee shall get the Building/Services plans sanctioned from the concerned competent authority before the start of construction at the site.

xv) The Licensee will obtain No Objection Certificate from Punjab Pollution Control Board before the expiry of six months and the requisite Environmental Impact Assessment Clearance, if any, as mandated by Ministry of Environment & Forests, Government of India vide its notification dated 14.09.2006 before the start of work, failing which penal action against the Licensee shall be initiated as per the provisions of PAPR Act, 1995 and other relevant laws.

xvi) The License will be governed by the provisions of the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981, and rules made there-under.

GMADA

xvii) The demarcation of the layout plan will be done within two months from the date of issue of this License along with the reconciliation of all discrepancies, if any, before getting Architectural Controls, integrated Zoning Plans of commercial area, industrial and other buildings approved by the Competent Authority within three months of the issue of this License.

xviii) The Licensee shall transfer free of cost the non-saleable open spaces like roads, parks, etc. (excluding the area under schools & Community Centres) in favour of GMADA or RWA as per provisions of the Act, in case the colony is situated outside the limits of Municipal Council and in favour of the concerned Municipal Council or RWA, in case the colony is situated within Municipal limits. This shall be done before the expiry of this License or issue of the Completion certificate, whichever is earlier. Such transfers shall be exempted from the payment of stamp duty. However, the onus of maintaining such open spaces including parks and roads for a period of five years from the issue of completion certificate shall continue to remain with the Licensee even after the transfer of such non- saleable areas.

xix) The Building plans shall be approved by the Estate Officer, GMADA as per the applicable bye-laws i.e. GMADA Building Bye-laws for colonies located outside the municipal limits & the Bye-laws of the concerned ULB for colonies located within the municipal limits.

xx) The Licensee shall abide by the conditions of all the No Objection Certificates (NOCs)/ approvals issued or to be issued by any authority/Department or Government Department such as PPCB, Senior Town Planner, SAS Nagar, GMADA, Electricity Department, Forests Department, Drainage Department etc. and any violation of any condition of such NOC/ approval will attract penal action under the relevant provisions of PAPR Act, 1995, PAPRA (Amendment) Act, 2014 and relevant laws. In case any NOC/approval by any Department is yet to be issued, it shall be ensured by the Licensee that any conditions imposed by such NOC/approval would be complied with. In case any department refuse to grant you NOC/ approval, this license shall automatically be cancelled. You shall abide by the terms & conditions laid down by Senior Town Planner, SAS Nagar vide letter No. 2007 dated 16.09.2024, Superintending Engineer (C-2), GMADA, vide letter no. 806 dated: 13.09.2024, Drainage

GMADA

Department, Punjab, vide letter No. 4652-56 dated 08.05.2024, Tehsildar SAS Nagar vide letter dated 21.06.2024, PSPCL vide letter no. 275 dated 07.05.2024, District Forest Officer, SAS Nagar vide letter no. 3272 dated 22.07.2024 & letter no. 4767 dated 09.09.2024, PPCB, SAS Nagar vide letter no. 2517 dated 06.05.2024 and District Town Planner, Regulatory, vide letter No. 3234 dated 09.05.2024 the copies of which are attached herewith for strict compliance by you of the conditions imposed in the said letters.

xxi) The Licensee shall abide by all the terms and conditions mentioned in LOI issued vide letter No. 509 dated 09.02.2024.

xxii) The Licensee shall construct or get constructed at his own cost schools, hospitals, community centres and other community building on the land set apart for this purpose or transfer such land to the State Government at any time free of cost or on payment of actual cost of development of land as may be decided by the State Government in which case the State Government will be at liberty to transfer such land to any local authority of any person or institution on such terms and conditions, as it may deem fit.

xxiii) The Licensee shall make his own arrangements for providing water supply, installation of sewerage treatment plant / effluent treatment plant (ETP) ensuring smooth power supply and other requisite services for the colony at its own cost. It shall also be ensured that such costs are included in the estimates and no earth excavation will be allowed from the plot by the Licensee for the construction of roads.

xxiv) After receiving final payment of the plot, the Licensee shall execute a conveyance deed in favour of allottee within a period 90 days from the date of such final payment.

xxv) If required, the Licensee shall connect the storm water, drainage & sewerage of his colony with the storm water, drainage and sewer of GMADA / any other Department at its own cost as and when these services are laid by GMADA/ any other Department and also provide water supply and sewerage service to the colony at its own expenses till it is integrated with the service of GMADA. However, installation of STP or any other treatment plant for industrial effluent shall be the responsibility of the licensee. The licensee shall be responsible for discharge of

GMADA

industrial effluent of his colony to the satisfaction of the concerned Authorities.

xxvi) The Licensee shall not undertake any development activity on forests land / Govt. land / Panchayat land etc. without getting requisite prior permission from the concerned department of Govt. of India and State of Punjab under the relevant Acts.

xxvii) The Licensee will obtain permission u/s 143 (2) of Punjab Regional & Town Planning Development (Amendment) Act 2006 from Addl. Chief Administrator, GMADA, Mohali regarding access to the colony before the start of development work at site, if required .

xxviii) The Licensee shall neither construct nor undertake any developmental activities under High Tension (HT) Power lines passing through the colony unless these lines are shifted/ adjusted at its own cost, if required.

xxix) The Licensee shall not use any access to any roads without the requisite permission from the concerned authority and will have no claim/ objection on GMADA for such access.

xxx) If at any later stage, any services from GMADA or any other authority are required, the licensee shall obtain NOC from concerned Authority.

xxxi) The revenue pathway (rastas), minor canals (khal) and choe passing through the colony shall be maintained as such by the licensee and mandatory no construction zone shall be maintained by the licensee as determined by the concerned department.

xxxii) It shall be ensured by the licensee that the development of the colony is started only after all the clearances are given by various departments of the Government and such development works are as per the approved plans.

xxxiii) In case any difference in the charges leviable and paid is detected at any stage or in case there is any revision of rates of EDC, CLU, License fees fixed by the Government, the same shall be paid by the licensee within a period of 30 days of the issue of such notice seeking payment of revised charges.

GMADA

xxxiv) As mandated by the interim orders passed by the Hon'ble Punjab & Haryana High Court in CWP No.18632 of 2005, the licensee shall provide a buffer of 15 meters green belt towards the air-polluting industries in his colony, in case the boundary of this colony is located within 100 meters from the boundary of any residential development nearby. Further, the licensee shall also abide by any final direction passed by the Hon'ble Court in this regard.

xxxv) Before the start of the work on the site, the licensee shall take permission in writing from PPCB, Punjab State Power Co. Ltd (PSPCL), Department of forests and Department of Drainage etc. as mandated by the Notification No.2/3/92/5HG2/3189 dated 06.05.08 issued by the Department of Housing & Urban Development, Punjab.

xxxvi) The Licensee shall get prior approval of the detailed comprehensive proposal for the disposal of treated sewage water/ industrial effluent from GMADA or any other Authority before execution and start of work.

xxxvii) The licensee shall provide suitable site for a separate sub-station within this colony, if required by Punjab state power corporation ltd (PSPCL).

xxxviii) The Licensee shall get and furnish clearance from Airport Authority of India/ Ministry of Defence regarding height of the building and submit the same in this office and in the office of E.O. (GMADA), if required before approval on the Building Plans.

xxxix) The licensee would have a website where the layout plan approved by the Competent Authority shall be exhibited for the customers along with the license issued to him. In case of non-compliance, the authority would reserve the right to withdraw the License as well as initiate action against the developer.

Chief Administrator,
(Exercising the powers of Competent Authority)

Photographs of Project Site









TEST REPORT

TC-11818

ULR No : NA		**Test Report No :** NAAL050626NA005	
Type of Sample # : Ambient Air		**Date of reporting :** 08/06/2026	
Reference Type : Email		**Reference No :** Dt.: 18/05/2026	
Customer #	Cyber Courtyard by M/s Hale and Niche Developers Private Limited, Village Saneta , Sector-108, Banur -Kharar Road, District SAS Nagar (Mohali),Punjab		
Sampling Protocol	IS 5182, EL-MSP-7.3	**Mode of Collection of Sample**	Sample collected by Laboratory Mr. Honey
Period of Sampling	04/06/2026 - 05/06/2026	**Date of Receipt of Sample**	05/06/2026
Sampling Location	At Project Site	**Period of Analysis**	05/06/2026 - 08/06/2026
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/90/PCI-L dated 18 Nov, 2009	**Environmental Condition**	Partially cloudy weather; Drizzling for approx 1 to 2 hours.
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Ambient Air)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter (PM10)	µg/m3	75	100(max.)	IS 5182 (Part 23)
2	Particulate Matter (PM2.5)	µg/m3	44	60(max.)	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	BDL (25)	80(max.)	IS 5182 (Part 2)
4	Nitrogen Dioxide (NO2)	µg/m3	26	80(max.)	IS 5182 (Part 6)
5	Ammonia as NH3	µg/m3	BDL (20)	400(max.)	IS 5182 (Part 25)
6	Ozone as O3	µg/m3	39	180(max.)	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.64	4(max.)	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report

Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (sector-74) Mohali (Pb.) 160071

Mr. Umesh Kumar
Authorized Signatory- Chemical

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

0172-4616225 9781303109 contact@ecoparyavaran.org | md@ecoparyavaran.org www.ecoparyavaran.org

TEST REPORT

TC-11818

ULR No : NA	**Test Report No :** NAAL050626NA005
Type of Sample # : Ambient Air	**Date of reporting :** 08/06/2026

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

1. The results relate only to the items tested.
2. Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
3. The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
4. Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: quality@ecoparyavaran.org
5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
6. All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (Sector-74) (Pb.)

Mr. Umesh Kumar
Authorized Signatory- Chemical

TEST REPORT

TC-11818

ULR No : NA		**Test Report No :** NANL050626NA006	
Type of Sample # : Ambient Noise		**Date of reporting :** 08/06/2026	
Reference Type : Email		**Reference No :** Dt.: 18/05/2026	
Customer Name #	Cyber Courtyard by M/s Hale and Niche Developers Private Limited		
Address #	Village Saneta , Sector-108, Banur -Kharar Road, District SAS Nagar (Mohali),Punjab		
Sampling Protocol	IS 9989, EL-MSP-7.3	**Mode of Collection of Sample**	Sample collected by Laboratory Mr. Honey
Period of Sampling	04/06/2026 - 04/06/2026	**Date of Receipt of Sample**	05/06/2026
Sampling Location	Refer Below	**Period of Analysis**	05/06/2026 - 06/06/2026
Standard/Specifications	EPA 1986 Schedule-III	**Environmental Condition**	-
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

Sr.No	Location	Unit	Result (Day)	Test Method
1	At Project Site	dB(A)	59.7	EL-QTM-11

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	Limits in dB(A) Leq* 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 from10.00 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

End of Report

Mr. Umesh Kumar
Authorized Signatory- Chemical

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

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TEST REPORT

TC-11818

ULR No : NA	**Test Report No :** NANL050626NA006
Type of Sample # : Ambient Noise	**Date of reporting :** 08/06/2026

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

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Authorized Signatory- Chemical

TC-11818

TEST REPORT

ULR No : NA		**Test Report No :** NGWL050626NA007	
Type of Sample # : Ground Water			
Reference Type : Email		**Reference No :** Dt.: 18/05/2026	
Customer Name #	Cyber Courtyard by M/s Hale and Niche Developers Private Limited		
Address #	Village Saneta , Sector-108, Banur - Kharar Road, District SAS Nagar (Mohali),Punjab	**Period of Sampling**	04/06/2026 - 04/06/2026
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	**Date of Receipt of Sample**	05/06/2026
Sample Collection Mode	Sample collected by Laboratory Mr. Honey	**Period of Analysis**	05/06/2026 - 08/06/2026
Testing Location	On Site & Permanent Facility	**Date of reporting**	08/06/2026
Sampling Location	From Borewell (Project Site)		
Sample Description	Colourless liquid.		
Standard/Specifications	IS 10500 : 2021		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (C/04/01A), Glass Bottle-1 litre (C/04/01B), Glass Bottle-500ml (C/04/01C) & PE Bottle-500ml (C/04/01D)		

RESULTS

1. Residue & Contaminants in Water

I. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Iron as Fe	mg/l	BDL (0.001)	1.0(Max.)	No Relaxation	USEPA 3015A

2. Chemical Testing

II. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5(Max.)	15(Max.)	IS 3025 Part-4 Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 5
3	pH @ 25°C	-	7.32	6.5-8.5	No relaxation	IS 3025 Part 11
4	Taste	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 8
5	Turbidity	NTU	BDL (0.1)	1(Max)	5(Max)	IS 3025 Part 10

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TEST REPORT

TC-11818

ULR No : NA			**Test Report No :** NGWL050626NA007			
Type of Sample # : Ground Water						
6	Chloride as Cl	mg/l	12	250(Max.)	1000(Max.)	IS 3025 (Part 32)
7	Total Hardness as CaCO3	mg/l	158	200(Max.)	600(Max.)	IS 3025 (Part 21)

3. Biological Testing

III. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total Coliform	MPN/100ml	<2	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS 1622 (3.3.1)
2	E.coli.	MPN/100ml	<2	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS 1622 (3.3.4)

Remarks : <2 is equal to absent (Total Coliform & E.coli.)

End of Report

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Mr. Umesh Kumar
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological

TEST REPORT

TC-11818

ULR No : NA		**Test Report No :** NSL050626NA008	
Type of Sample # : Soil/Sediments			
Reference Type : Email		**Reference No :** Dt.: 18/05/2026	
Customer Name #	Cyber Courtyard by M/s Hale and Niche Developers Private Limited		
Address #	Village Saneta , Sector-108, Banur - Kharar Road, District SAS Nagar (Mohali),Punjab	**Period of Sampling**	04/06/2026 - 04/06/2026
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	**Date of Receipt of Sample**	05/06/2026
Sample Collection Mode	Sample collected by Laboratory Mr. Honey	**Period of Analysis**	05/06/2026 - 08/06/2026
Testing Location	Permanent Facility	**Date of reporting**	08/06/2026
Sampling Location	From Project Site		
Sample Description	Brown coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	10kg Polybag Marked (C/04/02)		

RESULTS

1. Chemical Testing

I. Pollution & Environment (Soil/Sediments)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity @25°C	ms/m	0.214	IS 14767
2	Organic Matter	%	1.69	IS 2720 (Part 22)
3	pH	-	7.89	IS 2720 (Part 26)
4	Moisture Content	%	7.6	IS 2720 (Part 2)-Sec 1
5	Texture	-	Sandy Loam	IS 2720 (Part 4) Cl 2.4 IS 1498
6	Bulk Density	g/cc	1.58	IS 2720 (Part 28)
7	Sand	%	77	EL-QTM-12
8	Silt	%	11	EL-QTM-12
9	Clay	%	12	EL-QTM-12

Remarks : NA

End of Report

Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (sector-74) Mohali (Pb.) 160071

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TEST REPORT

TC-11818

ULR No : NA **Test Report No :** NSL050626NA008

Type of Sample # : Soil/Sediments

OTHER INFORMATION

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