



AMBIKA REALCON DEVELOPERS PRIVATE LIMITED

Sales Office : LA Parisian, Sector 66 Beta, IT City, Mohali, Punjab - 140307
Corporate Office : SCO: 18-19, 1st Floor, Sector 9-D, Chandigarh - 160009, Tel. : 0172-4046768
Regd. Office : Building No. 251, Glatt Building, 2nd Floor, Behind Modi Flour Mill, Okhla, Phase III, New Delhi - 110020, Tel : 011-49096110
(CIN No.: U70109DL2018PTC332737)

Date: 04.07.2022

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

Subject: Submission of Six Monthly Compliance Report for period ending 31.03.2022 for the residential project “Ambika Homes (LA Parisian)” located at Site No. 2, IT City, Sector 66-beta, S.A.S. Nagar (Mohali), by M/s. Ambika Realcon Developers Pvt. Ltd.

Sir,

With reference to the EIA Notification & its amendments for six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 31.03.2022 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,
For M/s. Ambika Realcon Developers Pvt. Ltd.


(Authorized Signatory)

Name: Harsh Bhargav
Contact No.: 7527000911
Designation: Vice President
Email: harshbhargav@teamambika.com

CC to:

Member Secretary, SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector 26, Chandigarh-160019 (Uploaded on Parivesh portal)

2022

**SIX MONTHLY COMPLIANCE
REPORT
(Period ending 31.03.2022)**

For

“AMBIKA HOMES”

Site No. 2, IT City, Sector 66-Beta, SAS (Mohali),
Punjab

Project by:

**M/s AMBIKA REALCON DEVELOPERS
PVT. LTD.**

**SCO 18-19, First Floor Sector 9-D,
Madhya Marg, Chandigarh-160009**

Prepared by:



**Eco Paryavaran Laboratories and Consultants
Private Limited**

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

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

DATA SHEET

1.	Project Type	Group Housing Project
2.	Name of the Project	“Ambika Homes”
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance has been granted to the name of M/s. Ambika Realcon Pvt. Ltd. by SEIAA, Punjab vide Letter No. SEIAA/688 dated 24.05.2018 in; copy of the same is attached along as Annexure 1 . Transfer of Environment Clearance letter to the name of M/s Ambika Realcon Developers Pvt. Ltd. has been granted by SEIAA, Punjab vide Letter No. SEIAA/2018/1493 dated 03.12.2018; Copy of the same is attached along as Annexure 1(b) .
4.	Location	Site No. 2, IT City, Sector 66-Beta
	a) District (s)	SAS Nagar (Mohali)
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	-
5.	Address for correspondence	Mr. Harsh Bhargav M/s Ambika Realcon Developers Pvt. Ltd., SCO 18 -19, First Floor, Sector 9 – D, Madhya Marg, Chandigarh -160009
6.	Salient features	
	a) of the project	As per the Environment Clearance, total plot area of the project is 28,044.71 sq.m (or 6.93 acres) and total built up area of the project is 1,23,346.811 sq.m. The project consists of 8 residential towers involving 604 dwelling units. However, the layout plan has been approved by GMADA with minor changes and the total built up area has been reduced to 1,11,858.063 sq.m. As per the revised approved layout plan, project consists of 576 dwelling units, 17 no. of commercial shops. Accordingly, other pollution load etc. has been reduced. The total estimated cost of the project as per EC Letter is Rs.225.67 Crores. However, revised estimated cost for project is Rs. 244.76 Crores (2021).

	b) of the environmental management plans	As per the revised approved layout plan, the total water requirement for the project will be 591 KLD and total wastewater generation from the project will be 473 KLD which will be treated in the STP of GMADA. Approximate 1,216 kg/day of solid waste will be generated from the project. This will be managed as per the Solid Waste Management Rules, 2016. The total power requirement will be 7,500 KVA from PSPCL.
7.	Break-up of the project area	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	Not applicable
8.	Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)	Not applicable
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	Rs.225.67 Crores as per EC letter. However, revised estimated cost for project is Rs. 244.76 Crores (2021). CA certificate mentioning the same is attached as Annexure 2 .
	b) Allocations made for environmental management plans with item wise and year wise break up.	During construction phase, Rs.181 lakhs will be incurred for implementation of EMP and Rs.4.5 lakhs/annum will be incurred on account of recurring charges. During operation phase, Rs.8 lakhs/ annum will be incurred as recurring charges.
	c) Benefit cost ratio/internal rate of	Will be calculated and submitted separately.

	return and the year of assessment	
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes
	e) Actual expenditure incurred on the project so far.	Approx. Rs.171.78 Crores has been spent on the project till 31 st March, 2022.
	f) Actual expenditure incurred on the environmental management plans so far.	Approx. Rs. 20,500/- has been spent on the Environmental Management Plan from 1 st October, 2021 till 31 st March, 2022.
10.	Forest land requirement:	No forest land is involved/required in the project.
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) the status of clear felling, if any	Not Applicable.
	c) the status of compensatory afforestation, if any.	Not Applicable.
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information.	Not applicable
12.	Status of construction:	The construction is in full swing with around 68% complete with respect to overall project; photographs showing the construction status is attached along as Annexure 3.
	a) Date of commencement (actual and/or planned)	June, 2018
	b) Date of completion (actual and/or planned)	31.12.2023 (Planned)
13.	Reasons for the delay, if the project is yet to start	Not applicable

**Compliance report of conditions imposed in Environmental Clearance of “Ambika Homes”
for period ending 31.03.2022**

PART-A – Specific Conditions:

I. Pre-Construction Phase

SI. No.	Compliance Required	Reply
(i)	“Consent to establish” shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests/ State Level Environment Impact Assessment Authority before the start of any construction work at site.	Consent to Establish (CTE) and its Extn. has already been obtained from PPCB; copy of grant certificates is attached along as Annexure 4 .
(ii)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Appropriate sanitary and hygienic measures are in place and they are being well maintained in accordance with the required standards.
(iii)	The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning.	Structural safety certificate has already been submitted.
(iv)	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	All necessary facilities are being provided to workers, such as Temporary hutments, safe drinking water, medical health care, etc.; photographs showing the same is attached along as Annexure 3 .

II. Construction Phase:

Sl. No.	Compliance Required	Reply
(i)	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Excavated topsoil has been stored and is being utilized within premises for green belt development and landscaping to the maximum possible extent. Photographs showing the green area within project premises are attached along as Annexure 3 .
(ii)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic/ tarpaulin sheet covers for trucks bringing in sand & material at the site.	Minimum muck is being generated from construction activities. However, Dust suppression measures are being taken such as water spraying measures to minimize the impact on the environment. Tarpaulin sheet covers are provided on construction materials and on top of the trucks carrying raw materials.
(iii)	Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.	There is no hazardous material on the project site as it is a residential project. However, construction spoils are being kept at a minimum level to avoid polluting ground water resources.
(iv)	Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.	The vehicles are being monitored on regular intervals for pollution levels and are well maintained. PUC certificates of the vehicles are attached along as Annexure 5 .
(v)	The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.	Only treated wastewater is being used for construction activities. Same will be comply during overall construction period.

(vi)	Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.	PPC cement which is constituted with fly ash is being used for construction purpose. Quantity of fly ash used is 7919.29 MT till 31 st March, 2022. Details regarding the quantity of fly ash used is attached as Annexure 6 .
(vii)	Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.	RMC, curing agents are being used as well as other best practices being followed during construction work for reducing water requirement.
(viii)	Adequate treatment facility for drinking water shall be provided, if required.	Clean drinking water is being provided at the construction site for workers.
(ix)	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.	Noted. Electromagnetic flow meter will be provided once the STP will be installed.
(x)	The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows: Fresh water: Blue Untreated wastewater: Black Treated wastewater: Green (for reuse) Treated wastewater: Yellow (for discharge) Storm water : Orange	Dual plumbing system for reuse of treated wastewater for flushing is being provided and also color coding system will be complied.
(xi)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Low-flow fixtures will be provided to reduce water consumption.
(xii)	Separation of drinking water supply and treated sewage supply should be done by the use of different colors.	Pipelines of different colors are being provided separately for drinking water supply and treated sewage supply.
(xiii)	(a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National	Energy Conservation Building Code and National Building Code is being followed to conserve the energy.

	<p>Building Code, 2005 on Energy conservation.</p> <p>(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.</p>	<p>Agreed. The same will be complied.</p>
(xiv)	<p>The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.</p>	<p>Silent DG sets are being used during construction phase. Maintenance of DG sets will be done on regular intervals.</p>
(xv)	<p>Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3 kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.</p>	<p>Chute system and separate wet & dry bins will be provided for segregation of waste and appropriate solid waste management will be carried out. Mechanical composter of adequate capacity will be provided.</p>
(xvi)	<p>A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5,000 sq.m of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.</p>	<p>Agreed. A total of 6 rain water harvesting pits will be provided, out of which 2 are already constructed.</p>
(xvii)	<p>The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last</p>	<p>Agreed. The same will be complied.</p>

	stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.	
(xviii)	Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/ variety. A minimum of one tree for every 80 sq.m of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance	Landscaping as well as adequate no. of plants will be provided within the project as per the proposal.

III Operation Phase and Entire Life: Not applicable, as the project is in construction phase.

PART B – General Conditions:

I. Pre-Construction Phase

Sl. No.	Compliance Required	Reply
(i)	This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.	Environmental Clearance has been granted to the name of M/s. Ambika Realcon Pvt. Ltd. by SEIAA, Punjab vide Letter No. SEIAA/688 dated 24.05.2018; copy of the same is attached along as Annexure 1 . Transfer of Environment Clearance letter to the name of M/s Ambika Realcon Developers Pvt. Ltd. has been granted by SEIAA, Punjab vide Letter No. SEIAA/2018/1493 dated 03.12.2018; copy of the same is attached along as Annexure 1(b) . It is valid till 23.05.2026 as per EIA Notifications, its amendments and COVID extension notification.
(ii)	The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.	Copy of the advertisement published in the newspaper is already submitted to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
(iii)	The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.	Water requirement will be met through GMADA Supply. NOC from GMADA has already been obtained; copy of same is attached along as Annexure 7 . However, for construction application for ground water approval is being filed to PWRDA. Acknowledgement attached as Annexure 8 .

(iv)	The project proponent shall obtain CLU from the competent authority if applicable.	CLU is not applicable, as allotment letter has been obtained from GMADA. Copy of allotment letter is attached as Annexure 9.
(v)	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Same has already been complied. EC letter has been submitted to all respective departments. Also, copy of same has already been uploaded on the website of the company; screenshot showing the same is attached as Annexure 10.

II. CONSTRUCTION PHASE

SI. No.	Condition	Reply
(i)	The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs.181 Lacs towards capital investment, Rs.5.5 Lacs towards recurring including monitoring expenditure and Rs.50 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.	We are complying the same. Adequate amount is being spent on EMP as well as for CSR activities as per the commitments made in the proposal. Approx. Rs. 30,460/- amount has been spent on CSR activities in last six-months.

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

SI. No.	Condition	Reply
(i)	Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	No appeal against this environmental clearance was there within the 30 days of grant.
(ii)	A first aid room will be provided in the project both during construction and operation phase of the project.	First aid facility has already been provided within project premises and same will be taken care in future also. Photographs showing the same is attached along as Annexure 2 .
(iii)	Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc. earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.	Noted. Construction is being done as per the layout plan. No changes will be done without permission.
(iv)	The environmental safeguards contained in the application of the promoter/ mentioned during the presentation before State Level Environment Impact Assessment Authority/ State Expert Appraisal Committee should be implemented in letter and spirit.	The environmental safeguards are being implemented in true letter and Spirit.
(v)	Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.	Test reports showing the results of ambient air, ambient noise, soil and water are within limit attached along as Annexure 11 .
(vi)	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation	Agreed. All the necessary approvals are being obtained. Copy of approval from AAI approval attached along as

	Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.	Annexure 12.
(vii)	The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.	Noted.
(viii)	A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.	Compliance report of all the conditions imposed in environmental clearance is being maintained and same is available at site all the time.
(ix)	The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1 st June and 1 st December of each calendar year.	Regular six monthly compliance reports of the stipulated EC conditions including results of monitored data are being submitted on regular basis to the respective offices.
(x)	Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh/ State Level Environment Impact Assessment Authority/ State Level Expert Appraisal Committee/ Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.	Full cooperation, facilities and documents/ data will be given to the respective authority by the project proponent during inspection.

(xi)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.	If any changes will be made, then a fresh appraisal will be submitted to SEIAA, Punjab.
(xii)	Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in Writ Petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable.	Noted.
(xiii)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Same has been complied.
(xiv)	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.	It will be complied.
(xv)	Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project	It will be complied once the project will be operational phase.
(xvi)	The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.	Plantation/green belt is being provided as per the SEIAA guidelines and as per notification by MoEF&CC, New Delhi.
(xvii)	The project proponent shall not use any chemical fertilizer/ pesticides/ insecticides and shall use only Herbal pesticides/ insecticides and organic manure in the green area.	Same will be complied.



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
PUNJAB**

Ministry of Environment and Forests, Government of India
O/O Punjab Pollution Control Board,
VatavaranBhawan, Nabha Road,
Patiala – 147 001
Telefax:- 0175-2215636

No. SEIAA/688

REGISTERED

Date: 24.05.2018

To

M/s. Ambika Realcon Pvt. Ltd.
SCO 64-65, 2nd floor, Sector-17A ,
Chandigarh-160009

Subject: Environmental clearance under EIA notification dated 14.09.2006 for establishment of a group housing project namely "Ambika Homes" located at Site No. 2, IT City, Sector 66-Beta, S.A.S. Nagar (Mohali), Punjab by M/s. Ambika Realcon Pvt. Ltd. (Proposal no SIA/PB/NCP/73356/2018)

This has reference to your online Proposal No. SIA/PB/NCP/73356/2018 submitted to the SEIAA for grant of Environmental Clearance for the above project under EIA notification dated 14.09.2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

Brief details of the project

1.	Category/Item No. (in schedule)	8(a): Group Housing project
2.	Name and Location of the project	AMBIKA HOMES, Site No.-2, IT City, Sector 66-Beta, S.A.S. Nagar (Mohali), Punjab
3.	Cost of the project	Rs. 225.67 Crores

4.	Total Plot area, Built-up Area and Green area	<p>The details of the area development project is as under:</p> <table border="1" data-bbox="778 353 1362 1106"> <thead> <tr> <th data-bbox="778 353 882 409">S. No.</th> <th data-bbox="882 353 1114 409">Description</th> <th data-bbox="1114 353 1362 409">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="778 409 882 495">1.</td> <td data-bbox="882 409 1114 495">Plot area</td> <td data-bbox="1114 409 1362 495">28,044.71 sq.m. (or 6.93 acres)</td> </tr> <tr> <td data-bbox="778 495 882 607">2.</td> <td data-bbox="882 495 1114 607">Built-up area</td> <td data-bbox="1114 495 1362 607">1,23,346.811 sq.m.</td> </tr> <tr> <td data-bbox="778 607 882 685">3.</td> <td data-bbox="882 607 1114 685">Residential complex</td> <td data-bbox="1114 607 1362 685">8 towers</td> </tr> <tr> <td data-bbox="778 685 882 730">4.</td> <td data-bbox="882 685 1114 730">Residential D.U.</td> <td data-bbox="1114 685 1362 730">604 D.U.</td> </tr> <tr> <td data-bbox="778 730 882 797">5.</td> <td data-bbox="882 730 1114 797">Total Water requirement</td> <td data-bbox="1114 730 1362 797">618 KLD</td> </tr> <tr> <td data-bbox="778 797 882 875">6.</td> <td data-bbox="882 797 1114 875">Total Wastewater</td> <td data-bbox="1114 797 1362 875">498 KLD</td> </tr> <tr> <td data-bbox="778 875 882 954">7.</td> <td data-bbox="882 875 1114 954">Solid waste Generated</td> <td data-bbox="1114 875 1362 954">1268 kg/day</td> </tr> <tr> <td data-bbox="778 954 882 1021">8.</td> <td data-bbox="882 954 1114 1021">Rain water Recharging Pits</td> <td data-bbox="1114 954 1362 1021">2 Pits</td> </tr> <tr> <td data-bbox="778 1021 882 1106">9.</td> <td data-bbox="882 1021 1114 1106">Parking Proposed</td> <td data-bbox="1114 1021 1362 1106">1039 ECS</td> </tr> </tbody> </table>	S. No.	Description	Details	1.	Plot area	28,044.71 sq.m. (or 6.93 acres)	2.	Built-up area	1,23,346.811 sq.m.	3.	Residential complex	8 towers	4.	Residential D.U.	604 D.U.	5.	Total Water requirement	618 KLD	6.	Total Wastewater	498 KLD	7.	Solid waste Generated	1268 kg/day	8.	Rain water Recharging Pits	2 Pits	9.	Parking Proposed	1039 ECS
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2.	Built-up area	1,23,346.811 sq.m.																														
3.	Residential complex	8 towers																														
4.	Residential D.U.	604 D.U.																														
5.	Total Water requirement	618 KLD																														
6.	Total Wastewater	498 KLD																														
7.	Solid waste Generated	1268 kg/day																														
8.	Rain water Recharging Pits	2 Pits																														
9.	Parking Proposed	1039 ECS																														
5.	Population	<p>(i) Residential population of 3,020 Persons. (ii) Commercial population of 300 Persons.</p>																														
6.	Water Requirements & source	<table border="1" data-bbox="730 1234 1331 1715"> <thead> <tr> <th data-bbox="730 1234 1015 1357">Break up of water requirement</th> <th data-bbox="1015 1234 1331 1357">Source</th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1357 1015 1715"> Total: 669 KLD Domestic:618 KLD Green Area:51 KLD Fresh: 477 KLD Flushing: 141 KLD Green Area 9240.64 sqm : 51 KLD </td> <td data-bbox="1015 1357 1331 1715"> - GMADA Supply Treated waste water Treated waste water </td> </tr> </tbody> </table>	Break up of water requirement	Source	Total: 669 KLD Domestic:618 KLD Green Area:51 KLD Fresh: 477 KLD Flushing: 141 KLD Green Area 9240.64 sqm : 51 KLD	- GMADA Supply Treated waste water Treated waste water																										
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7.	Disposal Arrangement of Waste water	<p>Total = 498 KLD Waste water will be treated in the STP of GMADA. 141 KLD treated waste water will be used for flushing purposes.</p>																														

		S.No.	Season	KLD in an area of 9240.64 sqm	GMADA SEWER KLD
		1.	Summer	51	306
		2.	Winter	17	340
		3.	Rainy	5	352
8.	Rain water recharging detail	7 Nos. rainwater recharging bores will be provided for collection of rain water.			
9.	Solid waste generation and its disposal	<ul style="list-style-type: none"> a) 1268 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into Bio-degradable Components, and non bio-degradable and domestic hazardous waste. c) Garbage Chute will be provided for primary collection of solid waste. d) Mechanical composter of capacity 600 Kg per day will be provided for the Bio-degradable components. e) The recyclable waste will be sold to authorized recyclers. f) Inert waste will be dumped to authorized dumping site. 			
10	Hazardous Waste & E-Waste	<ul style="list-style-type: none"> a. Used oil from DG sets will be sold to registered recyclers. b. E-waste will be managed through approved vendors and will be handled as per E-waste (Management) Amendment Rules, 2018 			
11.	Energy Requirements & Saving	<ul style="list-style-type: none"> a) 7500 KVA from PSPCL. b) 96 KW power will be generated through solar panels proposed on the 1151 sqm rooftop area i.e. 30.05% of the total terrace area. LED Lamps will be used for 604 no. flats. 			
12.	Environment Management Plan along with Budgetary	Mr. Diwaker Bansal, Director of M/s. Ambika Realcon Pvt. Ltd. will be responsible for implementation of EMP for 5 years and after that the welfare society of "Ambika Homes" will be			

	break up phase wise and responsibility to implement	responsible for the same.												
		<table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 181 lac</td> <td>Rs. 4.5 lac</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>Rs. 7 lac</td> </tr> <tr> <td>Monitoring of Air, Noise water.</td> <td>-</td> <td>Rs. 1 lac (construction phase) Rs. 1 lac (operation phase)</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Construction	Rs. 181 lac	Rs. 4.5 lac	Operation	-	Rs. 7 lac	Monitoring of Air, Noise water.	-	Rs. 1 lac (construction phase) Rs. 1 lac (operation phase)
Description	Capital Cost	Recurring Cost (per annum)												
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Operation	-	Rs. 7 lac												
Monitoring of Air, Noise water.	-	Rs. 1 lac (construction phase) Rs. 1 lac (operation phase)												
13.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Mr. Diwaker Bansal, Director of M/s. Ambika Realcon Pvt. Ltd. will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years. the company will spend total Rs. 50 Lac on account of following CSR activities during the next 5 years i.e. within the construction of the project.</p> <p>a. An amount of Rs. 25 Lac will be deposited in Environment Protection Fund created by Punjab Pollution Control Board under Environmental Social Responsibility.</p> <p>b. Remaining amount of Rs. 25 Lac will be spent as under: -</p> <ol style="list-style-type: none"> i. Sanitation- Proper sanitation especially for Girls shall be provided in nearby government schools. ii. Solar lighting- Some Solar lights shall be provided in nearby government schools. iii. Plantation- Some plantation shall be done in surrounding area for clean environment. 												

The SEAC, Punjab in its 164th meeting held on 10.04.2018 after due considerations of the relevant documents submitted, presentation given and additional clarifications / documents furnished by the project proponent to it has recommended the case for environmental clearance with certain stipulations The SEIAA, Punjab after considering the proposal and recommendations of the SEAC Punjab in its 131st meeting

held on 04.05.2018, hereby accord Environmental Clearance to the project as per the provisions of Environment Impact Assessment Notification 2006 and its subsequent amendments , subject to strict compliance of the terms and conditions as follows:-

PART-A – Specific Conditions:

I. Pre-Construction Phase

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

III. Construction Phase:

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

must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.

- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - e. Fresh water : Blue
 - f. Untreated wastewater : Black
 - g. Treated wastewater : Green
(for reuse)
 - h. Treated wastewater : Yellow
(for discharge)
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- (xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given

to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

IV. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 669 KLD KL/day, out of which 477 KLD (fresh water) shall be met through GMADA Supply and remaining 192 KLD through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 498 KL/day, which will be treated in a STP installed by GMADA. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area on 9240.64 sqm	Discharge into sewer (KLD)
Summer	141	51	306
Winter	141	17	340
Rainy	141	05	352

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained

properly as per CGWA guidelines.

- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART B – General Conditions :

I. Pre-Construction Phase

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

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

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 181 Lacs towards capital investment, Rs. 5.5 Lacs towards recurring including monitoring expenditure and Rs. 50 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 8 Lacs towards recurring including monitoring expenditure as proposed in the EMP.
- b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 50 Lacs towards following CSR activities:

- a. An amount of Rs. 25 Lac will be deposited in Environment Protection Fund created by Punjab Pollution Control Board under Environmental Social Responsibility.
- b. Remaining amount of Rs. 25 Lac will be spent as under:-
 - i. Sanitation- Proper sanitation especially for Girls shall be provided in nearby government schools.
 - ii. Solar lighting- Some Solar lights shall be provided in nearby government schools.
 - iii. Plantation- Some plantation shall be done in surrounding area for clean environment.
- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

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

- (i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should

be taken to bring down the levels within the prescribed standards.

- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any

Competent Court, to the extent applicable.

- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

Sd/-

Endst. No.SEIAA/Pb/2018/689-696

**Member Secretary
Dated 24.05.2018**

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

1. The Secretary to Govt. of India, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110 003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
5. The Deputy Commissioner, SAS Nagar (Mohali).

6. The Additional Principal Conservator of Forests (C), Ministry of Environment, Forest & Climate Change, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
- a) Name of the applicant : Sh. Harsh Bhargav, Vice President
 - b) Contact no. : 9855128694
 - c) E-mail ID : harshbhargav@teamambika.com
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. The Monitoring Cell, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

Sd/-

Member Secretary

Ambika Homes



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment and Forests, Government of India

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

No. SEIAA/2018/1483

REGISTERED

Dated: 3.12.18

To

M/s Ambika Realcon Developers Private Ltd.,
House No. 136, 3rd Floor, Pocket-1,
Apolo Hospital, Jasola,
New Delhi-110025.

Subject: Transfer of environmental clearance granted under EIA notification dated 14.09.2006 to M/s Ambika Realcon Pvt Ltd., SCO 64-65, 2nd Floor, Sector 17 A, Chandigarh for establishment of group housing project namely "Ambika Homes" located at Site No. 2, IT City, Sector 66-Beta, S.A.S. Nagar (Mohali), Punjab in the name of M/s Ambika Realcon Developers Private Limited.

This has reference to your office letter No. Nil dated 24.09.2018, on the subject cited above.

As decided by the SEIAA in its 138th meeting held on 15.10.2018, the environmental clearance granted to M/s Ambika Realcon Pvt Ltd., SCO 64-65, 2nd Floor, Sector 17 A, Chandigarh, by the SEIAA, Punjab vide letter No. SEIAA/2018/688 dated 24.05.2018 for establishment of group housing project namely "Ambika Homes" located at Site No. 2, IT City, Sector 66-Beta, S.A.S. Nagar (Mohali), Punjab, is hereby, transferred in the name of M/s Ambika Realcon Developers Private Limited, subject to the same conditions as mentioned in the aforesaid environmental clearance.

This letter must remain appended with the original letter no. SEIAA/2018/688 dated 24.05.2018 vide which environmental clearance has been granted to M/s Ambika Realcon Pvt Ltd., SCO 64-65, 2nd Floor, Sector 17 A, Chandigarh.


Member Secretary

Endst. No. SEIAA/2018/

Dated

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

1. The Secretary to Govt. of India, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110 003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
5. The Deputy Commissioner, SAS Nagar (Mohali).

6. The Additional Principal Conservator of Forests (C), Ministry of Environment, Forest & Climate Change, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Diwaker Bansal, Director
 - b) Contact no. : 0172-500110
 - c) E-mail ID : care@teamambika.com
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. The Monitoring Cell, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.
9. M/s Ambika Realcon Pvt Ltd., SCO 64-65, 2nd Floor, Sector 17 A, Chandigarh.

Sa
Member Secretary


INDEPENDENT ASSURANCE REPORT

To
 Ambika Realcon Developers Private Limited,
 Site Address : GH-02, IT City,
 Sector-66, Beta, Mohali
 Distt:- S.A.S Nagar, Punjab

This report is issued on the request of Ambika Realcon Developers Private Limited for the purpose of submission to **Punjab Pollution Control Board, Patiala.**

Due to estimation associated with the measurement of cost, changes may occur in future period. Therefore the above report may not be suitable for another purpose & the assurance report is intended solely for Punjab Pollution Control Board, Patiala.

Regarding Land Cost: We certify the cost of Land on the basis of allotment letter issued by Greater Mohali Area Development Authority.

Regarding Construction Cost: "Architect", Mr. RK Sharma (ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM) 206 & 208 2ND floor, 99 Empire plaza, Mehrauli, Gurgaon Road, Sultanpur, New Delhi-110030 and "Company" (Ambika Realcon Developers Private Limited) is responsible for measurement of cost estimation and our responsibility is to verify & certify the report on the basis of Architect Certificate dated 10th of August, 2021.

This engagement was performed in accordance with the guidance note issued by Institute of Chartered Accountant of India. We comply with the independence and other ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

When expressed in terms of the underlying subject matter and the applicable criteria, "In our opinion, the entity has complied, in all material respects.

Estimated Cost of Project	Amount (in Crore Rs.)
Allotment Price of land	68.04
Civil Construction and Development cost (Architect certificate attached)	176.72

Total	244.76

Date: 10/08/2021
 Place : New Delhi

For PAN & Co.
 Chartered Accountants
 FRNo.: 013111N

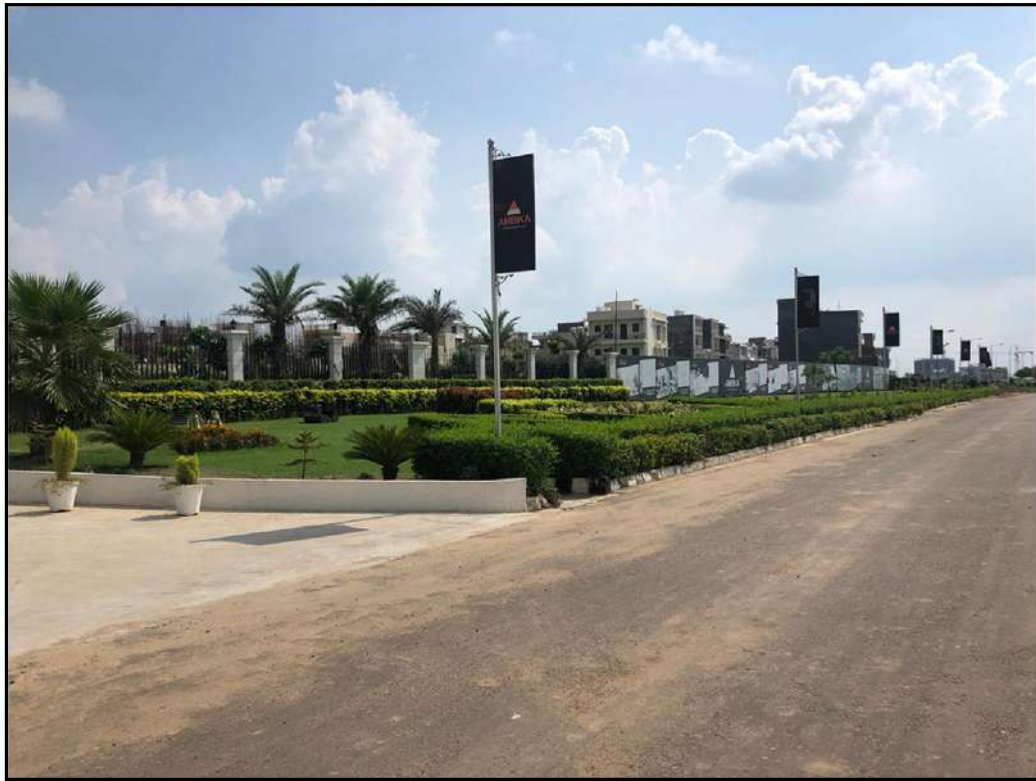



 CA Parvesh Gupta
 Partner

M No. 501296
 UDIN : 21501296AAAAFW3061

PHOTOGRAPHS OF THE PROJECT PREMISES





PHOTOGRAPHS SHOWING CONSTRUCTION STATUS







PHOTOGRAPHS SHOWING GREEN AREA









FIRST AID BOX PROVIDED AT THE CONSTRUCTION SITE



PHOTOGRAPH SHOWING SIGN BOARD





PHOTOGRAPH OF DG SET



TEMPORARY HUTMENTS PROVIDED AT CONSTRUCTION SITE





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

Website:- www.ppcb.gov.in

Office Dispatch No :	Registered/Speed Post	Date:
Industry Registration ID: R18SAS267076		Application No : 16483988

To,
Diwaker Bansal
M/s. Ambika Realcon Developers Pvt. Ltd., Sco 18-19, 1st Floor, Sector 9-d, Chandigarh
Chandigarh, Chandigarh-160017

Subject: Extension in validity of "Consent to Establish"(NOC) u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981.

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

Certificate No.	CTE/Ext/SAS/2021/16483988
Date of issue :	09/09/2021
Date of expiry :	08/09/2022
Certificate Type :	Extension
Previous CTE/CTO No. & Validity :	CTE/Fresh/SAS/2019/9282540 From:30/06/2019 To:02/06/2021

2. Particulars of the Industry

Name & Designation of the Applicant	Harsh Bhargav, (Vice President)
Address of Industrial premises	Ambika Homes (la Parisian) By M/s. Ambika Realcon Developers Pvt. Ltd., Site No. 2, It City, Sector 66-beta, S.a.s. Nagar (mohali), Punjab, Mohali, Sas Nagar-160059
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Large
Office District	Sas Nagar

"This is computer generated document from OCMMS by PPCB"

Ambika Homes (la Parisian) By M/s. Ambika Realcon Developers Pvt. Ltd., Site No. 2, It City, Sector 66-beta, S.a.s. Nagar (mohali), Punjab, Mohali, Sas Nagar, 160059

Page1

All the term and conditions same as mentioned in the original consent no. CTE/Fresh/SAS/2019/9282540 dated 30/6/2019, valid upto 2/6/2020 issued to the Project Proponent and further extended vide no. CTE/Ext/SAS/2020/12808835 dated 17/9/2020, valid upto 2/6/2021. This extension letter may be appended with the original consent to establish (NOC) letter issued to the Project Proponent and subsequent extension letters with an additional condition as under:

1. The NOC is granted for a period of one year for Group Housing Project having 576 flats and 17 commercial shops and the domestic effluent @ 473 KLD, which shall be discharged into the internal sewerage system to be laid down in the project site and the same shall be connected to the sewer leading to STP of GMADA.
2. The project proponent shall give the possession of the residential units of the project to the customers only after EITHER supply of tertiary water is started by the GMADA or it has installed its own STP of 550 KLD capacity for the treatment of wastewater generation from the project premises as per under taking submitted by it.
3. The project proponent shall submit the progress of installation of STP / disposal arrangements will be proportional to project construction on a monthly basis with Environmental Engineer, Regional Office, SAS Nagar.



16/09/2021

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

- 1) The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. He is requested to monitor the progress of installation of STP / disposal arrangements with proportional to project construction on a monthly basis has to be submitted by the project proponent to verify the progressing dual plumbing system provided by project proponent and shall recommend the further in case of non-compliance.



16/09/2021

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)

"This is computer generated document from OCMMS by PPCB"

Ambika Homes (la Parisian) By M/s. Ambika Realcon Developers Pvt. Ltd., Site No. 2, It City, Sector 66-beta, S.a.s. Nagar (mohali), Punjab, Mohali, Sas Nagar, 160059

Page2

POLLUTION UNDER CONTROL CERTIFICATE
 Authorised By: SAHIBZADA AJIT SINGH NAGAR RTA
 Transport Commissionerate, Punjab



TEST RESULT : PASS
VALID TILL: 14/Dec/2021

DIESEL DRIVEN VEHICLES

Certified that the vehicle conforms to the standards prescribed under rule 115(2) of CMV Rules 1989

Certificate Sl. No.: PB06500810000499
 Registration No.: **PB65AK4595**
 Chassis No.: MAT448058H2B*****
 Engine No.: 71B635*****
 Class of Vehicle: Goods Carrier
 Make: TATA MOTORS LTD
 Model: LPK 2518
 Vehicle Category: HEAVY GOODS VEHICLE
 Date of Registration: 05/Apr/2017
 Emission Norms: BHARAT STAGE IV
 Fuel: DIESEL
 Date of Testing: 15/Jun/2021
 PUC Equipment Manufacturer Name Naman Electronics
 PUC Equipment Manufacturer Model NAMTECH SM 54
 Name
 PUC Equipment Serial No. 2020/NAM/01 791

FUEL	Light Absorption Coefficient (Permissible Limit)	Measured Value
DIESEL	1.62	0.98334

Time of Testing: 17:26:07
 Fee Charged: Rs.100.0
 (one hundred rupees only)

In case of any complain Please write to Transport Commissioner Punjab

Auto Emission Testing Centre Code: PB0650081
 Testing Centre Name: CHETAN KOHLI
 POLLUTION CHECK CENTRE
 Centre Address: PETRO AND AGRO
 HPCL LTD. VILL DAUN NH 21,SAS
 NAGAR PUNJAB,140301
 Test Conducted By: HITESH KOHLI



TEST RESULT FOR DIESEL VEHICLE

	IDLE RPM	MAX RPM	K VALUE	OIL TEMP
TEST 1	774.0	4479.0	1.25	55.0
TEST 2	588.0	4221.0	0.72	55.0
TEST 3	754.0	3456.0	0.98	55.0
AVG	705.33334	4052.0	0.98334	55.0

This is a computer generated certificate and does not require signature
 Fuel Norms entered by PUC center PB0650081 manually, Please visit RTO and correct norms

POLLUTION UNDER CONTROL CERTIFICATE

Authorised By: STA OFFICE
Transport Department, Chandigarh, U.T.

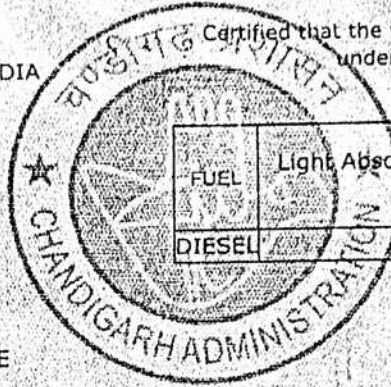


TEST RESULT : PASS
VALID TILL: 04/Jan/2022

Certificate Sl. No.: CH00100090011270
Registration No.: **PB65AK8813**
Owner Name: M/S RMC READYMIX INDIA
DIV.PRI.CEME
Chassis No.: 396522ETZ2*****
Engine No.: 60D624*****
Class of Vehicle: Goods Carrier
Make: TATA MOTORS LTD
Model: LPK 2516 TC
Vehicle Category: HEAVY GOODS VEHICLE
Date of Registration: 30/Jun/2017
Emission Norms: BHARAT STAGE III
Fuel: DIESEL
Date of Testing: 05/Jul/2021

DIESEL DRIVEN VEHICLES

Certified that the vehicle conforms to the standards prescribed under rule 115(2) of CMV Rules 1989



FUEL	Light Absorption Coefficient (Permissible Limit)	Measured Value
DIESEL	2.45	1.20334

Time of Testing: 13:32:57
Fee Charged: Rs.50.0
(fifty rupees only)
In case of any complain Please Write to State Transport Authority U.T. Chandigarh: sta18-chd@nic.in

Auto Emission Testing Centre Code: CH0010009
Testing Centre Name: PIRZADA ENTERPRISES
Centre Address: SECTOR-55 A, SECTOR-55 A CHANDIGARH, 160055
Test Conducted By: AJAY KUMAR



TEST RESULT FOR DIESEL VEHICLE

	IDLE RPM	MAX RPM	K_VALUE	OIL TEMP
TEST 1	504.0	2551.0	1.32	0.0
TEST 2	589.0	2726.0	0.74	0.0
TEST 3	777.0	2493.0	1.55	0.0
AVG	623.33334	2590.0	1.20334	0.0

This is a computer generated certificate and does not require signature
Fuel Norms entered by PUC center CH0010009 manually, Please visit RTO and correct norms

POLLUTION UNDER CONTROL CERTIFICATE

Authorised By: SAHIBZADA AJIT SINGH NAGAR RTA
Transport Commissionerate, Punjab



TEST RESULT : PASS
VALID TILL: 04/Dec/2021

DIESEL DRIVEN VEHICLES

Certified that the vehicle conforms to the standards prescribed under rule 115(2) of CMV Rules 1989

Certificate Sl. No.: PB06500090001070
 Registration No.: **PB65AU6163**
 Chassis No.: MAT448864J3P*****
 Engine No.: ISB5.1B4S180K181M637*****
 Class of Vehicle: Goods Carrier
 Make: TATA MOTORS LTD
 Model: 50643938000R
 Vehicle Category: HEAVY GOODS VEHICLE
 Date of Registration: 19/Feb/2019
 Emission Norms: BHARAT STAGE IV
 Fuel: DIESEL
 Date of Testing: 05/Jun/2021
 PUC Equipment Manufacturer Name: AVL India Pvt Ltd
 PUC Equipment Manufacturer Model Name: AVL 437C
 PUC Equipment Serial No.: 3370

FUEL	Light Absorption Coefficient (Permissible Limit)	Measured Value
DIESEL	1.62	0.40067

Time of Testing: 16:35:00
 Fee Charged: Rs.100.0
 (one hundred rupees only)

Auto Emission Testing Centre Code: PB0650009
 Testing Centre Name: MOHALI CARGO MOVERS
 Centre Address: MOHALI BYPASS, BALONGI, SECTOR 119, 160055
 Test Conducted By: MANJOT SINGH PADDA

**TEST RESULT FOR DIESEL VEHICLE**

	IDLE RPM	MAX RPM	K VALUE	OIL TEMP
TEST 1	860.0	3422.0	0.599	60.0
TEST 2	921.0	3954.0	0.186	60.0
TEST 3	714.0	4133.0	0.417	60.0
AVG	831.66667	3836.33334	0.40067	60.0

This is a computer generated certificate and does not require signature

POLLUTION UNDER CONTROL CERTIFICATE

प्रदूषण नियंत्रित प्रमाणपत्र

ALL INDIA VALID

Authorised By : STATE TRANSPORT AUTHORITY
GOVT. OF PUNJAB

No. **585**

प्रमाण पत्र संख्या

PUC No.

वाहन पंजी संख्या

Vehicle Reg. No.

47/20038614

मेक PB65AU6197

Make TATA M

माडल
Model 25 18

वर्ग
Category TRUCK

वर्ष
Year 11/2019

इंधन
Fuel DIESEL

दिनांक
Date 04/12/2020

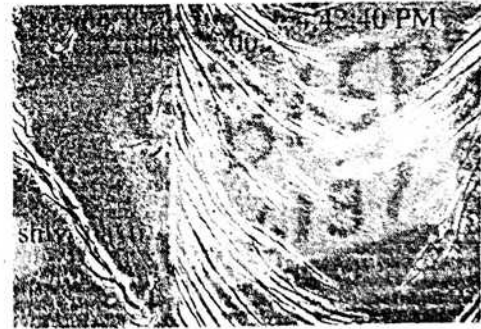
समय
Time 4:42:40 PM

वैधता
Valid Upto 03/06/2021

Valid for Six Months
Valid for Three Months in Delhi

प्रमाणित किया जाता है कि
इस वाहन का HSU/K
उत्सर्जन स्तर के. मो. वा. नियम
1989 के नियम 115 (2) में
निर्धारित स्तर के अनुसार है।

Prescribed smoke density at Free Acceleration					
Flush	ing Cycles				
Avg.	RPM	HSU=65%	K=2.45(1/M)		
S.No.	RPM	RPM	km-1	HSU%	Temp.
1	630	5000	2.62	64.4	73
2	700	5200	2.54	63.8	71
3	652	5050	2.50	63.3	74
4	625	5300	2.69	64.8	71
5	630	5100	2.60	64.5	72
6	640	5050	2.59	64.0	73
Mean			2.57	64.0	



LIC No. 18/DTO/SAS Nagar



Mohali Cargo Movers

Pollution Check Centre

Balangi Bypass, Sector-119, Mohali- 160055

Mobile: 9041873873

Annexure 6

AMBIKA REALCON DEVELOPERS PVT. LTD.							
LA PARISIAN SEC 66 B IT CITY MOHALI							
Fly Ash Summary Up to 30th SEPT 2021						Date : 23.11.21	
S.no	Particular	Unit	Concrete Qty.	Fly ash used per Cum	Total fly used in (Kg.)	Fly ash in (MT.)	
1	Total M5	Cum	328.24	160	52518.4	52.52	
2	Total M7.5	Cum	772.82	150	115923	115.92	
3	Total M10	Cum	85.5	150	12825	12.83	
3	Total M20	Cum	195	195	38025	38.03	
4	Total M25	Cum	120	120	14400	14.40	
5	Total M30	Cum	9798.67	120	1175840.4	1175.84	
6	Total M35	Cum	2337.97	120	280556.4	280.5564	
8	Total SCC M30	Cum	8498.74	220	1869722.8	1869.7228	
9	Total SCC M35	Cum	7360.41	220	1619290.2	1619.2902	
				Total fly ash used in (MT)		5126.58	



**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR – 62, S.A.S.NAGAR**

To,

M/s Ambika Realcon Pvt Ltd
SCO 64 & 65, Sector 17A, Chandigarh.

Memo No: GMADA-DE(PH-1)/2018/ 611

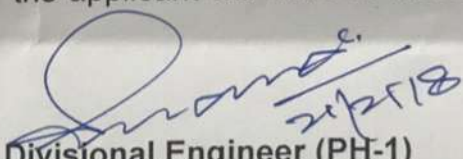
Dated: 21/2/18

Sub:- Development of Group housing project by M/s Ambika Realcon Pvt Ltd at site no. GH02, IT City, Sector 66 Beta, SAS Nagar (Area 28044.71 sqmm)

Ref:- Your office letter dated 06.02.2018 and 20.02.2018

With reference to your letter on the subject cited above the parawise reply of each clarification sought by you are under:-


- 1) GMADA will provide the water connection to you. Hence there is no need to install Bore well.
- 2) GMADA will provide the sewer & storm drainage connection to you in the main sewer & storm network. However as per building bye laws Rain Water Harvesting of Roof top water is mandatory.
- 3) Since solid waste disposal is a municipal function & a CMSWM facility is proposed to be provided by Department of Local Government in Village Nimbuan, Dera Bassi. But till such time, the applicant will have to make his own arrangements in this regard.


 Divisional Engineer (PH-1)
 GMADA, SAS Nagar

Endst. No. GMADA-DE(PH-1)/2018/

Dated

A copy of the above is forwarded to Superintending Engineer(C-1), GMADA, SAS Nagar for information please.


 Divisional Engineer (PH-1)
 GMADA, SAS Nagar

Punjab Water Regulation & Development Authority


APPLICATION FORM FOR GRANT OF AD INTERIM GROUND WATER
EXTRACTION PERMISSION

TO BE GIVEN BY PWRDA

Client ID: _____

Application ID: _____

From:**Mr. Harsh Bhargav**
(Vice President)

M/s Ambika Realcon Developers Pvt. Ltd.

Registered Office address:House No. 136, 3rd Floor,
Pocket 1, Behind Apollo Hospital,
Jasola, New Delhi (110025)

To

Secretary,
Punjab Water Regulation & Development Authority,
SCO 149-152, SECTOR 17-C,
Chandigarh 160 017

I hereby, apply for obtaining,

**Ad Interim Permission to extract and conserve ground water under the Punjab
Water Resources (Management and Regulation) Act, 2020.**

1. The detailed information pertaining to our project is given in the Annexure to this form attached herewith.
2. I undertake to furnish any further information sought by the Authority from time to time in connection with this application.
3. I undertake to obtain fresh permission as the case may be, in case there is any change in ground water extraction system or quality, before the previously mentioned change is affected and obtain renewal within time.
4. This is to certify that the details of Ground Water Conservation given in para 'F' in the application form are correct and I hereby undertake to maintain these ground water conservation systems in an appropriate manner to conserve the targeted amount of water.
5. In the event of being granted Ad Interim permission, based on the Draft Guidelines published on 12.11.20 and specifically with respect to para 1.2 of the said draft guidelines, I hereby undertake to comply to all the terms and conditions contained in



Page 1 of 11

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ

ਪੁੱਛਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ ਏ ਐਸ ਨਗਰ।

To:

Ambika Realcon Pvt. Ltd.
Through Sh. Diwaker Bansal (Director)
R/o SCO 64-65, IInd Floor,
Sector 17-A, Chandigarh

Memo No.: 40008

Date: 05-01-2018

Subject: Corrigendum to the allotment letter issued in respect of Group Housing Site No. 2 in Sector 66-Beta, (I.T. City).

Reference: In continuation to allotment letter no.: 5069 dated 01-02-2018 issued by this office.

Group Housing Site No. 2 in sector 66-Beta, (I.T. City) S.A.S. Nagar sold in e-auction concluded on 11-10-2017 was purchased by Ambika Realcon Pvt. Ltd. Through Sh. Diwaker Bansal (Director) and the allotment letter was issued to the successful bidder vide allotment letter no. 5069-73 dated 01-02-2018.

Now the Directors of the allottee company have requested to allot the site in the name of their 100% Subsidiary M/s Ambika Realcon Developers Pvt. Ltd. and have submitted an indemnity bond to the effect that the change of the allottee is in the favour of Ambika Realcon Developers Pvt. Ltd. being a 100% subsidiary of Ambika Realcon Pvt. Ltd. and with same common directors and the allottees further bound themselves to make good any payment to become due against this site in future.

Keeping in view, the application and the indemnity bond of the allottee in this regard, it is hereby conveyed to anyone to whom it may concern that for all practical reasons and purpose the name of the allottee of this site be henceforth read as "Ambika Realcon Developers Pvt. Ltd." In lieu of "M/s Ambika Realcon Pvt. Ltd."

Rest of the terms and conditions of the allotment letter quoted above shall remain the same. Moreover it is further clarified that:

1. The change of the allottee is in the favour of Ambika Realcon Developers Pvt. Ltd. being a 100% subsidiary of Ambika Realcon Pvt. Ltd. and with same common directors.
2. The change in the allottee will have no forbearance upon the purpose of the site in question and in the event of registration of conveyance deed of this site, the allottee shall be bound to comply with the rules and regulations of the revenue department.
3. The allottee will be bound to make good any payment to become due against this site in the future.
4. The allottee will be bound to obtain No Objection Certificate from the Estate Officer, GMADA before transferring any rights or title of this site by way of sale, gift, mortgage, transfer or otherwise.

ESTATE OFFICER,
GMADA, SAS Nagar

Dated:

Endst No/E.O./GMADA/2018/

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

1. SDO(B), GMADA, SAS Nagar
2. Accounts Officer (R), GMADA, SAS Nagar

ESTATE OFFICER,
GMADA, SAS Nagar

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Puda Bhawan, Sector 62, SAS Nagar

www.gmada.gov.in

To

Ambika Realcon Private Limited
Through Sh. Diwaker Bansal,
SCO 64-65, IIInd Floor,
Sector 17-A, Chandigarh

Memo No 5069

Date: 01-2-2018

Sub: Letter of Allotment for Group Housing Site No 2 , IT City, Sector 66-Beta, SAS Nagar

In reference to your highest bid in the e-auction held on 11-10-2017, the following group housing site is allotted to you on freehold basis.

Area	28044.71 Square Metres (Approx. 6.93 Acres)
Auction Price	Rs.68,03,64,665.00/- (Sixty Eight Crore Three Lakhs Sixty Four Thousand Six Hundred and Sixty Five Only)
Land use	Group Housing
Floor Area Ratio (FAR)	Basic FAR: 1:2.5, However 0.5 FAR is purchasable Maximum FAR 1:3 Ground Coverage 30%.

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

1. FINANCIAL CONDITIONS:

- (i) The payment amounting to Rs. 11,56,61,993/- (Eleven Crore Fifty Six Lakhs Sixty One Thousand Nine Hundred and Ninety Three Only) already made by you (including Rs. 1,36,07,293/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 15% of the auction price of the site and cess @2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund".
- (ii) The balance 85% amount of Rs.57,83,09,965/- (Fifty Seven Crores Eighty Three Lakhs Nine Thousand Nine Hundred and Sixty Five Only) is payable either in lumpsum with 7.5% rebate on the balance 85% amount within 60 days from the date of allotment, in which case 7.5% discount on the balance principal amount i.e 85% shall be given. In case of lumpsum payment towards total bid amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment OR in 12 half yearly installments with first installment payable at the end of 2 years moratorium period. Moratorium period of two years from the date of allotment shall be allowed during which the interest on principal amount shall be payable half yearly Interest rate applicable on balance payment shall be @ 9% p.a interest compounded annually. In case interest is not paid within the given time, penal interest @ 14% p.a. compounded annually will be levied for the delayed period. The

delay in the payment of interest shall be condoned upto a maximum period of 3 years from the due date.

Amount Payable during Moratorium period

Due date	Interest (INR)	Total Amount Due (INR)
01-08-2018	2,60,23,948.00	2,60,23,948.00
01-02-2019	2,60,23,948.00	2,60,23,948.00
01-08-2019	2,60,23,948.00	2,60,23,948.00

Schedule of Payment

#	No of Installment	Date of Payment of Installment	Principal Amount	Interest	Total Amount
1	1 st	01-02-2020	4,81,92,497.00	2,60,23,948.00	7,42,16,445.00
2	2 nd	01-08-2020	4,81,92,497.00	2,38,55,286.00	7,20,47,783.00
3	3 rd	01-02-2021	4,81,92,497.00	2,16,86,624.00	6,98,79,121.00
4	4 th	01-08-2021	4,81,92,497.00	1,95,17,961.00	6,77,10,458.00
5	5 th	01-02-2022	4,81,92,497.00	1,73,49,299.00	6,55,41,796.00
6	6 th	01-08-2022	4,81,92,497.00	1,51,80,637.00	6,33,73,134.00
7	7 th	01-02-2023	4,81,92,497.00	1,30,11,974.00	6,12,04,471.00
8	8 th	01-08-2023	4,81,92,497.00	1,08,43,312.00	5,90,35,809.00
9	9 th	01-02-2024	4,81,92,497.00	86,74,650.00	5,68,67,147.00
10	10 th	01-08-2024	4,81,92,497.00	65,05,987.00	5,46,98,484.00
11	11 th	01-02-2025	4,81,92,497.00	43,37,325.00	5,25,29,822.00
12	12 th	01-08-2025	4,81,92,498.00	21,68,662.00	5,03,61,160.00

- (iii) In case any installment or part thereof is not paid by due date, then without prejudice to any action under Section 45 of the Punjab Regional and Town Planning and Development Act, 1995, penal interest @14% p.a. compounded annually will be levied for the period of delay upto 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.
- (iv) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.
- (v) All payments shall be made by a Demand Draft drawn in favour of Greater Mohali Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.

- (vi) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.
- (vii) The total consideration as detailed above includes the External Development Charges
- (viii) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.
- (ix) No separate notice for payment of instalment(s) shall be sent
- (x) Formal receipt in respect of all the payments received will be issued within a period of 15 days.
- (xi) On payment of the entire consideration money together with interest due to the Authority on account of the sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.
- (xii) The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued thereunder)
- (xiii) No roadcut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the plots.
- (xiv) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.
- (xv) The GMADA has made arrangements for providing separate connections for rainwater disposal. Therefore, rainwater and floor washing water should not be disposed off on road directly. The allottee will have to make necessary arrangements accordingly.

2. OWNERSHIP & POSSESSION

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

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

3. APPLICABLE BUILDING BYE-LAWS

- (i) PUDA (Building) Rules, 2013 as amended from time to time will be applicable. The allottee shall be allowed to undertake construction of building only after getting the Building Plans approved from the competent authority of GMADA. For permissible Ground Coverage, Set Backs, Height of Buildings, Parking norms etc. also PUDA (Building) Rules, 2013 shall be applicable.
- (ii) FAR 1:2.5, however additional 0.5 FAR is purchasable Maximum FAR 130 Ground Coverage 30% FAR shall be permitted as specified in the advertisement. Further if the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

$$\frac{\text{Bid Price} \times 35\% \times \text{Additional FAR}}{\text{FAR as specified in advertisement}}$$

- (iii) In case the allottee opts for having FAR in excess of permitted FAR Charges for such increase in FAR would be determined proportionate to the bid amount and date of determination shall be the date of sanction of building plan. Such charges would be payable either in lumpsum within 60 days and in such case and discount of 7.5% shall be given to the allottee OR the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly installments with 9% interest p.a. compounded annually. In case of default, 14% p.a. compounded annually penal interest will be levied for the period of delay. Further in case lumpsum payment of this amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.
- (iv) Sub-division of the site will be allowed only after approval of the building plans from the competent authority of GMADA. However license under PAPRA for the same will not be required.
- (v) Height; no restriction but NOC from Airport Authority of India.
- (vi) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various Acts as are applicable.

4. USAGE AND PERIOD OF CONSTRUCTION

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

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

5. OTHER GENERAL CONDITIONS

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

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

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

6. DISPUTE RESOLUTION

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


ESTATE OFFICER,
GMADA, SAS Nagar

Endst No/E.O./GMADA/2018/

Dated:

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

1. STP, GMADA, SAS Nagar
2. DTP, SAS Nagar
3. SDO(B), GMADA, SAS Nagar
4. Accounts Officer (R), GMADA, SAS Nagar


ESTATE OFFICER,
GMADA, SAS Nagar



Enquire Now

Contact Us

APPROVALS

Environment Clearance



ADDENDUM TO EC AMBIKA HOMES ARPL



A name that has been creating buzz in Chandigarh city of Punjab is the flawless beauty in its kind by **Ambika Realcon Private Limited** is Florence Park. With amazing decor and perfect locality, it is getting all the undivided attention. Florence Park is a new concept with Italian design kept in mind and excellently incorporated. The renaissance style of architecture that began in Italy has been brought to life by Ambika Realcon in its true sense. If **penthouse in New Chandigarh** is what you are looking for, then this is an ideal choice. The duo founders Ritesh Sehgal and Diwaker Bansal are the two names who have given a new edge to the world of real estates with their expertise in handling real estate projects from the stage of planning to the final stage of delivery of the best **property in Chandigarh**. Their decades of experience in real estate speak a lot in their favor for the result they have been offering to the home buyers. Each home delivers the innovation by Ambika Realcon from the inside offering a much sunlight and cross ventilation making it a healthy living for the residents. The amenities include



Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

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



TEST REPORT



TC-7477

ULR No. : TC747722000002731F		Test Report No. : EL280422NA003	
Type of Sample : Ambient Air Quality		Date of Reporting : 05/05/2022	
Customer	Group Housing Project "Ambika Homes" By Ambika Realcon Developers Pvt. Ltd. located at Sector 66-Beta, Site No.-2, Mohali, Punjab	Work Order No. & Date	EL/ABKHM/EMAIL/3284 Dt.: 12/04/2022
		Customer reference No. (If any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	27/04/2022	Date of Receipt of Sample	28/04/2022
Sampling Location	At Project Site	Period of Analysis	28/04/2022 To 04/05/2022
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Clear Sky
Testing Location	On Site & Permanent Facility		

RESULTS

I-Chemical Testing

1. Atmospheric Pollution (Ambient Air)

S.No.	Test Parameter	Unit	Result	Standard	Method
1	Respirable Suspended Particulate Matter (as PM10)	µg/m ³	87	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	µg/m ³	47	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO ₂)	µg/m ³	11	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO ₂)	µg/m ³	22	80	IS: 5182 (Part-6)
5	Ammonia (as NH ₃)	µg/m ³	15	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O ₃)	µg/m ³	36	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO)	mg/m ³	0.69	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

OTHER INFORMATION

Abbreviation :

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

Terms & Conditions :

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

****End of Report****

Umesh Kumar
Authorized Signatory
Chemical

Format No.: F/7.8.2-AA-01-26.11.19 Rev 04

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

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



TEST REPORT



TC-7477

ULR No. : TC74772200002737F		Test Report No. : EL280422NN003	
Type of Sample : Ambient Noise		Date of Reporting : 05/05/2022	
Customer	Group Housing Project "Ambika Homes" By Ambika Realcon Developers Pvt. Ltd. located at Sector 66-Beta, Site No.-2, Mohali, Punjab	Work Order No. & Date	EL/ABKHM/EMAIL/3284 Dt.: 12/04/2022
		Customer reference No. (If any)	NA
Sampling Protocol	IS 9989-1989, RA 2008	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	27/04/2022	Date of Receipt of Sample	28/04/2022
Sampling Location	At Project Site Near Gate No. 1	Period of Analysis	28/04/2022 To 28/04/2022
Testing Protocol	IS 9989-1989, RA 2008.		
Testing Location	On Site & Permanent Facility		

RESULTS

I- Chemical Testing

1. Atmospheric Pollution (Ambient Noise Level)

S.No.	Test Parameters	Units	Results	Method
1	Ambient Day Time Noise Levels	dB(A)	53.4	LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10

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

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

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

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

Remarks : NA


OTHER INFORMATION

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

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

****End of Report****

Umesh Kumar
Authorized Signatory-Chemist





TC-7477



TEST REPORT

ULR No. : TC747722000002700F		Test Report No. : EL270422N5003	
Type of Sample : Soil		Date of Reporting : 05/05/2022	
Customer	Group Housing Project "Ambika Homes" By Ambika Realcon Developers Pvt. Ltd. located at Sector 66-Beta, Site No.-2, Mohali, Punjab	Work Order No. & Date	EL/ABKHM/EMAIL/3284 Dt.: 12/04/2022
		Customer reference No. (if any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	27/04/2022	Date of Receipt of Sample	27/04/2022
Sampling Location	Park Near Gate No. 2	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	27/04/2022 To 04/05/2022
Sample Description	Brown coloured soil.		
Packing, Markings, Seal & Qty.	5 Kg Poly Bag Marked 'R/03/02'		

RESULTS

I. Chemical Testing

1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	7.38	IS:2720 (Part-26) Cl-2,
2	Conductivity	mmhos/cm	0.331	IS:14767
3	Moisture Content	%	7.1	IS:2720 (Part-II) Sec-1
4	Organic Matter	%	1.11	IS: 2720 (Part XXII) Sec-1,
5	Texture	--	Sandy Loam	IS:2720 (Part-4) Cl 2,4,
6	Bulk Density	gm/cc	1.56	IS: 2720 (Part-7)

Remarks : NA



OTHER INFORMATION

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

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

End of Report

Umesh Kumar
Authorized Signatory - Chemical



TEST REPORT



TC-7477

ULR No. : TC747722000002714F		Test Report No. : EL270422NW006	
Type of Sample : Water (Ground Water)		Date of Reporting : 05/05/2022	
Customer	Group Housing Project "Ambika Homes" By Ambika Realcon Developers Pvt. Ltd. located at Sector 66-Beta, Site No.-2, Mohali, Punjab	Work Order No. & Date	EL/ABKHM/EMAIL/3284 Dt.: 12/04/2022
		Customer reference No. (if any)	NA
Sampling Protocol	IS:3025(P-1) 1987 RA2019	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	27/04/2022	Date of Receipt of Sample	27/04/2022
Sampling Location	Borewell	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	27/04/2022 To 04/05/2022
Sample Description	Clear colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 250ml Glass Bottle Marked 'R/03/02'		

RESULTS

I -Chemical Testing

1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL(DL5)	5	15	IS: 3025 (Part-4)CI 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.29	6.5-8.5	No relaxation	IS:3025 (Part-11)
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL(DL1)	1	5	IS 3025 (Part-10)
6	Chloride as Cl	mg/l	18	250	250	IS: 3025 (Part-32)
7	Iron as Fe	mg/l	0.21	1.0	No relaxation	APHA-23rd Ed -3500Fe-B Phenanthroline Method
8	Total hardness as CaCO3	mg/l	218	200	600	IS :3025 (Part-21)

II -Biological Testing

1. Water (Ground Water)

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

Simranjit Kaur

Authorized Signatory-Biological

Tanu Sharma

Authorized Signatory-Chemical

Format No: F/7.8.2-W-01-18.06.20 Rev 05

ECO BHAWAN

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





ULR No. : TC747722000002714F
Type of Sample : Water (Ground Water)

Test Report No. : EL270422NW006
Date of Reporting : 05/05/2022

Remarks : NA

OTHER INFORMATION

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

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

****End of Report****

Simranjit Kaur
Authorized Signatory-Biological

Format No. F/7.8.2-W-01-18.06.20 Rev 05

Tanu Sharma
Authorized Signatory-Chemical

Page No. 2/2

Regd Post

Tele: 23010231/5215

Directorate of Ops (ATS)
Air Headquarters
Vayu Bhawan, Rafi Marg
New Delhi -110106

Air HQ/S 17726/4/ATS (Ty BM-MMDCCCXLIX)

08 May 2018

M/s Ambika Realcon Pvt Ltd
SCO 64-65, 2nd Floor
Sector-17A
Chandigarh-160017

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application on the subject.
2. The application has been examined within **provisions mentioned under section 5(2) of Gazette of India GSR 751 (E) read in conjunction with sub section (1) clause (o) & clause (r) of sub section 2 of section 5 read with section 9 A of Aircraft Act 1934, Works of Defence Act 1903** and other relevant orders on the subject. Air HQ has no objection for construction of building (for group housing project) **with a reduced height of 58.70 M** at Group Housing Plot No. GH-02, IT City, Sector-66B, Mohali, SAS Nagar (Punjab) subject to **following conditions:**
 - (a) The NOC is for construction of building and cannot be used as document for any other purpose/claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
 - (e) Vertical extent (highest point) of the building(s) proposed at coordinates mentioned overleaf **shall not exceed 358.70 M AMSL or 58.70 M AGL whichever is lower**. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightning 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
A	30° 29'12" N	76° 44' 56" E	300 M AMSL
B	30° 39'17" N	76° 44' 56" E	
C	30° 39'17" N	76° 45' 00" E	
D	30° 39'12" N	76° 45' 00" E	

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A proper garbage disposal system shall be ensured by the applicant prior to the construction of buildings for the purpose of avoiding bird activity.

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

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to AOC, AF Station Chandigarh and CATCO, HQ WAC IAF, Subroto Park, New Delhi-110010. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

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

Yours sincerely,

(BJ Mammen)
Group Captain
Director Operations (ATS)