



**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
To

REGISTERED

Date: 24.5.18

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

<p>4. Total Plot area, Built-up Area and Green area</p>	<p>The details of the area development project is as under:</p>		
	<p>S. No.</p>	<p>Description</p>	<p>Details</p>
	<p>1.</p>	<p>Plot area</p>	<p>28,044.71 sq.m. (or 6.93 acres)</p>
	<p>2.</p>	<p>Built-up area</p>	<p>1,23,346.811 sq.m.</p>
	<p>3.</p>	<p>Residential complex</p>	<p>8 towers</p>
	<p>4.</p>	<p>Residential D.U.</p>	<p>604 D.U.</p>
	<p>5.</p>	<p>Total Water requirement</p>	<p>618 KLD</p>
	<p>6.</p>	<p>Total Wastewater</p>	<p>498 KLD</p>
	<p>7.</p>	<p>Solid waste Generated</p>	<p>1268 kg/day</p>
	<p>8.</p>	<p>Rain water Recharging Pits</p>	<p>2 Pits</p>
	<p>9.</p>	<p>Parking Proposed</p>	<p>1039 ECS</p>
<p>5. Population</p>	<p>(i) Residential population of 3,020 Persons. (ii) Commercial population of 300 Persons.</p>		
<p>6. Water Requirements & source</p>	<p>Break up of water requirement Total: 669 KLD Domestic: 618 KLD Green Area: 51 KLD Fresh: 477 KLD Flushing: 141 KLD Green Area 9240.64 sqm : 51 KLD</p>	<p>Source GMADA Supply Treated waste water Treated waste water</p>	
<p>7. Disposal Arrangement of Waste water</p>	<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 break up phase wise and	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			

	responsibility to implement	responsible for the same.		
		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)
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

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

- 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.

Endst. No. SEIAA/Pb/2018/_____

[Signature]
Member Secretary
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 (Mohall).

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, Mohall
8. The Monitoring Cell, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.


Member Secretary


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/2018/1493
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.

[Signature]
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

Date:17.11.2023

To,
The Additional Director
Ministry of Environment, Forest and Climate Change,
Integrated Regional Office,
Bay No. 24-25, Sector-31A,
Dakshin Marg,
Chandigarh -160030
(Mail ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in)

**Subject: Submission of Six Monthly Compliance Report for period ending 30.09.2023
for the Residential project "Ambika Homes (LA Parisian)" located at Site No.
2, IT City, Sector 66-beta, S.A.S. Nagar (Mohali), Punjab.**

Sir,

With reference to the EIA Notification & its amendments for six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2023 for the above said project 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: harshbargav@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)

2023

SIX MONTHLY COMPLIANCE REPORT (Period ending 30.09.2023)

For

“AMBIKA HOMES (LA PARISIAN)”
Site No. 2, IT City, Sector 66-Beta, District SAS Nagar
(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

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

M: 098140-03103, 088720-43178

www.ecoparyavaran.org



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

DATA SHEET

1.	Project Type	“Group Housing Project” 8(a) Building & Construction Project
2.	Name of the Project	“Ambika Homes (La-Parisian)”
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance (EC) has been granted to the project in the name of M/s Ambika Realcon Pvt. Ltd. by SEIAA, Punjab vide Letter No. SEIAA/688 dated 24.05.2018 in; copy of EC letter is attached along as Annexure 1(a) . Transfer of Environmental 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 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 return and the year of assessment	Will be calculated and submitted separately.

	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes
	e) Actual expenditure incurred on the project so far.	Approx. Rs. 244.09 Crores has been spent on the project till 30.09.2023.
	f) Actual expenditure incurred on the environmental management plans so far.	Approx. Rs.53.58 Lakhs has been spent on the Environmental Management Plan till 30.09.2023.
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 (<i>such as submergence area of reservoir, approach road</i>) if any, with quantitative information.	Not applicable
12.	Status of construction:	Project is in construction phase and approximately 95 % construction work has been completed. Current construction status of the project 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 30.09.2023**

PART-A – SPECIFIC CONDITIONS:

I. Pre-Construction Phase

Sl. No.	Compliance Required	Reply
1.	“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 and same was valid up to 30.09.2023; copy of the grant certificates of CTE & CTE Extn. is enclosed as Annexure 4(a) . Also, an application for obtaining further extension in the validity of CTE has been already applied. Copy of the acknowledgment is attached as Annexure-4 (b) .
2.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All required sanitary and hygienic measures like toilets etc. are maintained at the project site.
3.	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 obtained & submitted.
4.	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 for construction laborers.

II. Construction Phase:

Sl. No.	Compliance Required	Reply
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1.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Top soil excavated during construction activities is being used for landscaping within the project premises to the maximum possible extent.
2.	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.
3.	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.
4.	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 some of the vehicles are attached along as Annexure 5 .
5.	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.
6.	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 11849.08 MT till 30.09.2023. Details regarding the quantity of fly ash used is attached as Annexure 6 .
7.	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.

8.	Adequate treatment facility for drinking water shall be provided, if required.	Clean drinking water is being provided at the construction site for workers.
9.	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.	Electromagnetic flow meter 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. has been installed. Photographs of flow meter is attached as Annexure 7 .
10.	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.
11.	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 is being provided to reduce water consumption.
12.	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.
13.	(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.	Energy Conservation Building Code (ECBC) and National Building Code (NBC) is being followed to conserve the energy. The same is being complied. Solar panels on nine towers has been installed for capacity 126 KW i.e 14 KW per tower each.
14.	The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.	Silent DG sets are being used during construction phase. Maintenance of DG sets will be done on regular intervals.

15.	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.	Separate wet & dry bins being provided for segregation of waste and appropriate solid waste management will be carried out. Mechanical composter of adequate capacity will be provided.
16.	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.	Agreed. Total 7 no. of Rain Water Harvesting pits have been constructed.
17.	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.	Noted. The same will be complied.
18.	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 are being provided within the project as per the proposal. Photographs of green area is attached as Annexure-7 .

III- OPERATION PHASE AND ENTIRE LIFE

Sl. No.	Compliance Required	Reply																
1	“Consent to Operate” shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.	Noted. An application for obtaining Partial Consent to Operate (CTO) has been filed to PPCB. Copy of the acknowledgment is attached as Annexure 8																
2	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.	Noted. Same will be complied.																
3	<p>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:</p> <table border="1"> <thead> <tr> <th>Season</th> <th>Reuse for flushing (KLD)</th> <th>For irrigation purposes (KLD) in an area on 9240.64 sq.m</th> <th>Discharge into sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>141</td> <td>51</td> <td>306</td> </tr> <tr> <td>Winter</td> <td>141</td> <td>17</td> <td>340</td> </tr> <tr> <td>Rainy</td> <td>141</td> <td>05</td> <td>352</td> </tr> </tbody> </table> <p>b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.</p>	Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area on 9240.64 sq.m	Discharge into sewer (KLD)	Summer	141	51	306	Winter	141	17	340	Rainy	141	05	352	<p>Same will be complied.</p> <p>The domestic waste water will be treated in STP and after treatment will be utilized for flushing purpose, for irrigation purpose and only surplus treated wastewater will be discharged into GMADA sewer after maintaining the proper record.</p> <p>Also, storage tank is being provided for the storage of treated wastewater.</p>
Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area on 9240.64 sq.m	Discharge into sewer (KLD)															
Summer	141	51	306															
Winter	141	17	340															
Rainy	141	05	352															
4	The project proponent shall ensure safe drinking water supply to the habitants.	Noted. Clean drinking water is being provided to the construction workers.																
5	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.	Noted.																

6	A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.	Noted. Proper record for the groundwater abstraction, water consumption, its reuse, disposal, etc. is being maintained on regular basis.
7	Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.	Noted. Same is being complied.
8	The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection center & 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 center of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.	Noted. The solid waste will be managed as per the Solid Waste Management Rules, 2016. All necessary facilities being provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection center & mechanical composter etc. Also, a proper record in this regard will be maintained.
9	Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.	Noted. Same will be complied.
10	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.	Noted. Adequate space for parking has been provided within project, so there cannot be any traffic congestion within the project. Photographs showing the same are enclosed as Annexure 7 .
11	The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.	Noted. Same is being complied. Partial completion certificate as well as occupancy certificate has been obtained and copy of same is attached as Annexure-9 .
12	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.	Noted. Adequate green belt has been developed within premises. Photographs showing the green area developed is attached along as Annexure 7 .
13	Solar power plant and other solar energy related equipment's shall be operated and maintained properly.	Noted. Same is being complied.
14	A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, and lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.	Noted. Report on the energy conservation measures conforming to energy conservation norms is being prepared. Copy of same will be submitted.

PART B – GENERAL CONDITIONS:

I. PRE-CONSTRUCTION PHASE

Sl. No.	Compliance Required	Reply
1.	This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.	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(a) . 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 23.05.2028 as per EIA Notifications and its amendments.
2.	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.
3.	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 10 .
4.	The project proponent shall obtain CLU from the competent authority if applicable.	CLU is not applicable, as GMADA has allotted land. Copy of allotment letter is attached as Annexure 11 .
5.	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/	Same has already been complied. EC letter has been submitted to all respective

<p>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.</p>	<p>departments. Also, copy of same has already been uploaded on the website of the company; screenshot showing the same is attached as Annexure 12.</p>
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II. CONSTRUCTION PHASE

SI. No.	Condition	Reply
1.	<p>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.</p>	<p>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.</p> <p>Till 30.09.2023, approx. Rs. 53.58 Lakhs has been spent on the Environmental Management Plan (EMP) and approx. Rs. 9.37 Lakhs amount has been spent on CSR activities till 30.09.2023.</p>

III. OPERATION PHASE AND ENTIRE LIFE

SI. No.	Condition	Reply
1	<p>A) The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 8 Lacs towards recurring including monitoring expenditure as proposed in the EMP.</p> <p>B) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 50 Lacs towards following CSR activities:</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>	<p>Noted.</p> <p>Adequate amount is being spent on EMP as well as for CSR activities as per the commitments made in the proposal.</p> <p>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.</p> <p>Till 30.09.2023, approx. Rs. 53.58 Lakhs has been spent on the Environmental Management Plan (EMP) and approx. Rs. 9.37 Lakhs amount has been spent on CSR activities till 30.09.2023.</p>

	<p>i) Sanitation- Proper sanitation especially for Girls shall be provided in nearby government schools.</p> <p>ii) Solar lighting- Some Solar lights shall be provided in nearby government schools.</p> <p>iii) Plantation- Some plantation shall be done in surrounding area for clean environment.</p>	
2	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 up to 3 m above the building.	Noted. Any diesel generator sets to be provided will conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

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

Sl. No.	Condition	Reply
1.	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 of EC.
2.	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.
3.	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 approved layout plan only. No changes will be done without permission.
4.	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.
5.	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	Test reports showing the results of ambient air quality, ambient noise levels, soil and water quality are within limit attached along as Annexure 13 .

	guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.	
6.	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.	Agreed. All the necessary approvals are being obtained as per requirement. Copy of approval from Civil Aviation Department is attached along as Annexure 14 .
7.	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.
8.	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.
9.	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 as well as same is being uploaded on the MoEF&CC portal also. Screenshot of earlier submitted compliance is attached as Annexure 15 .
10.	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	Full cooperation, facilities and documents/ data is being given to the respective authority by the project proponent during inspection.

	forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.	
11.	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.
12.	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.
13.	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. Status of compliance of the stipulated EC conditions, including results of monitored data is being uploaded on the website of the company and same is being updated periodically. Screenshot showing the same is attached as Annexure 12 . 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 as well as same is being uploaded on the MoEF&CC portal also. Screenshot of earlier submitted compliance is attached as Annexure 15 . Also, display Board has been placed at the main gate; photograph of display board attached as Annexure-7 .
14.	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.	Noted.
15.	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 in operational phase.
16.	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 has been provided as per the SEIAA guidelines and as per notification by MoEF&CC, New Delhi.

17.	The project proponent shall not use any chemical fertilizer/ pesticides/ insecticides and shall use only Herbal pesticides/ insecticides and organic manure in the green area.	Noted. Same will be complied.
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**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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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.												
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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/2018/1493

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

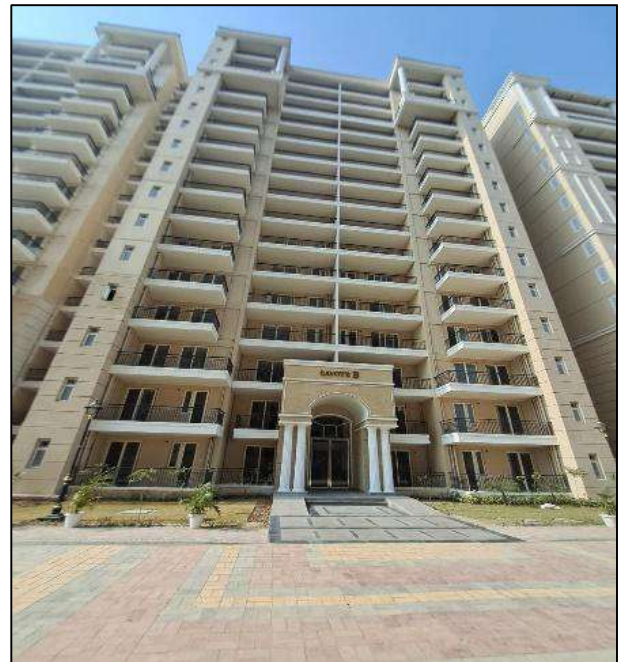
CONSTRUCTION STATUS OF THE PROJECT

Sl. No	Building / Tower Name	Building/ Tower/ Block Floors Number	Construction status (%)			
			Structural Activity (in %)	Finishing Activity (in %)	Electrical Activity (in %)	Fire & Plumbing Activity (in %)
1.	T1 Savoye -A	B+G+15	100	100	100	100
2.	T2 Savoye -B	B+G+15	100	100	100	100
3.	T3 Savoye -C	B+G+15	100	100	100	100
4.	T4 Savoye -D	B+G+15	100	80	90	95
5.	T5 Versailles	B+G+15	100	85	90	95
6.	T6 Triomphe -D	B+G+15	100	100	100	100
7.	T7 Triomphe -C	B+G+15	100	100	100	100
8.	T8 Triomphe -B	B+G+15	100	100	100	100
9.	T9 Triomphe -A	B+G+15	100	100	100	100
10.	Non Tower Area	Single Basement	100	95	95	95

PHOTOGRAPHS OF CONSTRUCTION SITE



T1 Savoye -A



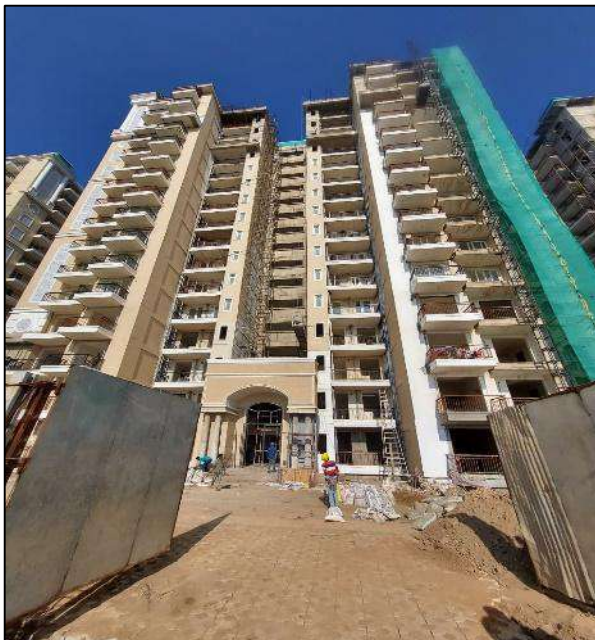
T2 Savoye -B



T3 Savoye -C



T4 Savoye -D



T5 Versailles



T6 Triomphe -D



T7 Triomphe -C



T8 Triomphe -B



T9 Triomphe -A



Non Tower Area

1. Name & address of The Company	AMBIKA REAL CON DEVELOPER PVT.LTD. LA PARISION	
2. Status of Water Consent	Granted Date of Issue: Date of Expiry	
3. Status of Air Consent	Granted Date of Issue Date Expiry	
4. Quantity of Effluent Mode of Discharge		
5. Compliance Effluent Standards	As per PPCB Norms	
	Parameters	Results
	PH
	BOD mg/l
	COD mg/l
	TSS mg/l
6. Type of Air Emission	Flue gas emissions From Operation Nos of DG Sets only of	
7. Compliance of Air Emission Standards	Parameters	Result Range
	PM mg/Nm
	SO ₂ mg
	NO _x PPM
	CO mg/Nm
8. Status of Hazardous Waste Management Authorization	Sold To approved Venders N/A	
9. Quantity and Nature of Hazardous Chemical Used	N/A	
10. Quantity of Hazardous Waste Generated (Category Waste)	5.l. Spent oil lit/annum	
11. Details of Hazardous Waste Storage Facility Provided	Stored in HDPE drums N/A	

DISPLAY BOARD



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 : 19820008

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) under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.

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

Certificate No.	CTE/Ext/SAS/2022/19820008
Date of issue :	17/11/2022
Date of expiry :	30/09/2023
Certificate Type :	Extension
Previous CTE/CTO No. & Validity :	CTE/Fresh/SAS/2019/9282540 From:30/06/2019 To:08/09/2022

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

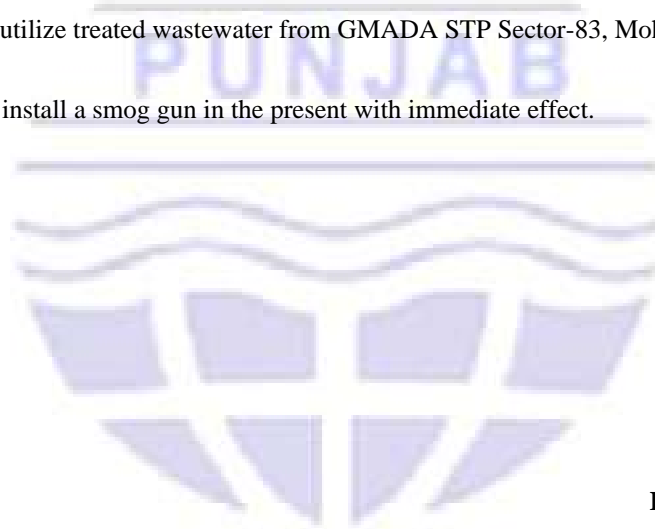
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Ambika Homes (la Parisian) By M/s. Ambika Realcon Developers Pvt. Ltd., Site No. 2, It City, Sector 66-beta, S.a.s. Nagar (mohali), Punjab, Mohali, Sas Nagar, 160059

Page 1

All the term and conditions same as mentioned in the original consent to establish (NOC) no. CTE/Fresh/SAS/2019/9282540 dated 30/6/2019, valid upto 2/6/2020 issued to the project proponent which was further extended from time to time upto 8/9/2022. This extension in validity of consent to establish (NOC) letter may be appended with the original NOC letter issued to the project proponent and subsequent extensions letters with an additional condition as under:

1. The project proponent will remove the bye-pass provided with the STP immediately and send compliance within one month.
2. The project proponent will install another module of 150 KLD STP in order to make total capacity of STP as 550 KLD and will submit pert chart within 15 days followed by monthly progress report w.r.t installation of STP.
3. The project proponent will provide stack of adequate height with the DG sets installed in the project and in labour hutment area .
4. The project proponent will dispose off domestic sewerage from toilets of labour hutment in an environmentally sound manner
5. The project proponent will deposit an amount of Rs. 25 Lac in Environment Protection Fund created by Punjab Pollution Control Board under Environmental Social Responsibility within a month in compliance of Environment Clearance conditions.
6. The project proponent will provide details along with bills of remaining amount of Rs. 25 lakh to spent on CSR activities on the following activities within one month:
 - a) Sanitation- Proper sanitation especially for Girls shall be provided in nearby government schools.
 - b)) Solar lighting - Some Solar lights shall be provided in nearby government schools.
 - c) Plantation - Some plantation shall be done in surrounding area for clean environment.
7. The project proponent will utilize treated wastewater from GMADA STP Sector-83, Mohali for construction purposes and maintain record in this regard.
8. The project proponent shall install a smog gun in the present with immediate effect.



17/11/2022

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. He shall visit the site of the project immediately to verify the status of the bypass arrangement with STP and verify the disposal arrangement of wastewater generated from the labour hutments toilet and verify the compliance with environmental law and send a fresh recommendation, please.

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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



17/11/2022

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)



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*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*

Page 3



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

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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

Page 1

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**)

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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



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 : 12808835

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) under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.**

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

Certificate No.	CTE/Ext/SAS/2020/12808835
Date of issue :	17/09/2020
Date of expiry :	02/06/2021
Certificate Type :	Extension
Previous CTE/CTO No. & Validity :	CTE/Fresh/SAS/2019/9282540 From:03/06/2019 To:02/06/2020

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

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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

Page 1

All the term and conditions same as mentioned in the original consent to establish (NOC) no. CTE/Fresh/SAS/2019/9282540 dated 3/6/2019, valid upto 2/6/2020 issued to the project proponent vide Board's letter no. 3869 dated 3/6/2019. This extension letter may be appended with the original NOC letter issued to the project proponent with an additional condition as under:

1. That the project proponent shall install its own STP of capacity of 550 KLD for treatment of the wastewater generated from the project and the construction of the STP shall be in consonance with the construction of the project.
2. The Project proponent shall submit the progress of installation of STP / disposal arrangements will be proportional to project construction on monthly basis with E.E., R.O., SAS Nagar.



17/09/2020

(Rakesh Kumar)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

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



17/09/2020

(Rakesh Kumar)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

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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



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 : 9282540

To,

Diwaker Bansal
M/s. Ambika Realcon Developers Pvt. Ltd. Corporate Office: Sco 64 & 65, Sector 17a, Chandigarh
Chandigarh, Chandigarh-160017

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

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

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

Certificate No.	CTE/Fresh/SAS/2019/9282540
Date of issue :	03/06/2019
Date of expiry :	02/06/2020
Certificate Type :	Fresh

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
Capital Investment of the Industry	22568.0 lakhs
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Large
Office District	Sas Nagar
Consent Fee Details	NOC fee Rs. 588000/- vide UTR no. ORBCR52018090700076085 dated 09/07/2018 (including Rs. 500/- as the application form fee)

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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

Page 1

Raw Materials (Name with quantity per day)	<i>Group Housing Project having 576 flats and 17 shops.</i>
Products (Name with quantity per day)	<i>Group Housing Project having 576 flats and 17 shops.</i>
By-Products, if any,(Name with quantity per day)	--
Details of the machinery and processes	<i>As mentioned in application 9282540</i>
Details of the Effluent Treatment Plant	<i>Domestic Effluent @ 473.0 KLD</i>
Mode of Disposal of Effluent	<i>Adequate amt. treated wastewater will be obtained from GMADA STP & will use for flushing & green area of 2.12 acre. (As per application form)</i>
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	<i>As per effluent standards prescribed by the PPCB/ MoEF&CC from time to time.</i>
Sources of emissions and type of pollutants	<ol style="list-style-type: none"> <i>04 DG Sets of capacity 1000 KVA -Fuel HSD @ 90 Lit/day/each DG Set- canopy and a stack of 6 mt above roof level over each DG Set.</i> <i>One DG Sets of capacity 500 KVA -Fuel HSD @ 45Lit/ day DG Set- canopy and a stack of 4.5 mt above roof level over DG Set.</i>
Mode of disposal of emissions with stack height	<ol style="list-style-type: none"> <i>04 DG Sets of capacity 1000 KVA -Fuel HSD @ 90 Lit/day/each DG Set- canopy and a stack of 6 mt above roof level over each DG Set.</i> <i>One DG Sets of capacity 500 KVA -Fuel HSD @ 45Lit/ day DG Set- canopy and a stack of 4.5 mt above roof level over DG Set.</i>
Quantity of fuel required in TPD	<ol style="list-style-type: none"> <i>04 DG Sets of capacity 1000 KVA -Fuel HSD @ 90 Lit/day/each DG Set- canopy and a stack of 6 mt above roof level over each DG Set.</i> <i>One DG Sets of capacity 500 KVA -Fuel HSD @ 45Lit/ day DG Set- canopy and a stack of 4.5 mt above roof level over DG Set.</i>
Type of Air Pollution Control Devices to be installed	<ol style="list-style-type: none"> <i>04 DG Sets of capacity 1000 KVA -Fuel HSD @ 90 Lit/day/each DG Set- canopy and a stack of 6 mt above roof level over each DG Set.</i> <i>One DG Sets of capacity 500 KVA -Fuel HSD @ 45Lit/ day DG Set- canopy and a stack of 4.5 mt above roof level over DG Set.</i>
Standars to be achieved under Air (Prevention & Control of Pollution) Act, 1981	<i>As per emission standards prescribed by the PPCB/ MoEF&CC from time to time.</i>

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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



03/06/2019

(Rakesh Kumar)
Environmental Engineer

For & on behalf

of

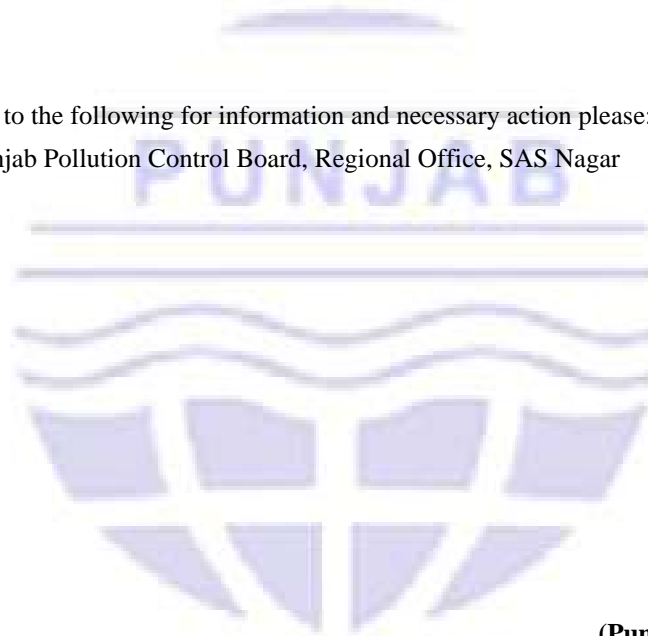
(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

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



03/06/2019

(Rakesh Kumar)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

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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

Page3

A. GENERAL CONDITIONS

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

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

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

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

(i) Stack height for boiler plants

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

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

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

(iii) Stack height for diesel generating sets:

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

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

$$H = h + 0.2 (KVA)^{0.5}$$

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

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

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21. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
22. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
23. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
24. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
25. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
26. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
27. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified
28. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water.
29. The industry shall submit a detailed plan showing therein, the distribution system for conveying waste-waters for application on land for irrigation along with the crop pattern to be adopted throughout the year.
30. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
31. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
32. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
33. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
34. The industry shall maintain the following record to the satisfaction of the Board :-
 - (i) Log books for running of air pollution control devices or pumps/motors used for it.
 - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
 - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
35. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
36. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
37. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry



03/06/2019

(Rakesh Kumar)
Environmental Engineer

For & on behalf

½This is computer generated document from OCMMS by PPCBi;½

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

Page6



B. SPECIAL CONDITIONS

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.



03/06/2019

(Rakesh Kumar)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)



½This is computer generated document from OCMMS by PPCB½

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

Page 8

Applied

Search by PIN, Project Sector, Project Name, Applicant Name or Mobile Number

Annexure-4(b)

PIN & Date -Applicant Name & Mobile No	Project Name -District -Project Sector	Regulatory Application Pending here from no days
210529348 & 15-Nov-2023 Mr RAJINDER KUMAR AGGARWAL & 9870137222	LA PARISIAN -S.A.S Nagar -Real Estate, Housing & Infrastructure	Consent To Establish - CTE (Extension) & Pending @ Mr. Mohit Bisht , from 1.22 days (@PPCB 31.21/21)

PUC Certificates

Form 59
[See rules 115 (2)]

Pollution Under Control Certificate
Authorised By :
Government of Punjab

Date : 31/07/2023
Time : 15:29:20 PM
Validity upto : 30/01/2024

Certificate SL No. : PB0650010094819
Registration No. : PB65AJ6107
Date of Registration : 20/Feb/2019
Month & Year of Manufacturing : December-2018
Valid Mobile Number : *****9537
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : PB0650081
GSTIN :
Fees : Rs.100.00 (GST to be paid extra as applicable)
ML observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.53

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

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

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

Form 59
[See rules 115 (2)]

Pollution Under Control Certificate
Authorised By :
Government of Punjab

Date : 31/07/2023
Time : 12:44:51 PM
Validity upto : 30/01/2024

Certificate SL No. : PB06500810004816
Registration No. : PB65AU6163
Date of Registration : 19/Feb/2019
Month & Year of Manufacturing : December-2018
Valid Mobile Number : *****2829
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : PB0650081
GSTIN :
Fees : Rs.100.00 (GST to be paid extra as applicable)
ML observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.68

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

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

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

Pollution Under Control Certificate
 Authorized By: Government of Punjab
 Date: 14/09/2023
 Time: 12:15:31 PM
 Validity upto: 13/03/2024

Certificate No. PB65389997
 Registration No. P906500760104285
 Date of Registration: 25/04/2021
 Month & Year of Manufacturing: October 2021
 Make & Model: BSAWRT STAGE VI
 Make Model Number: D48CE1
 Vehicle Name: P90650076
 Fuel: Diesel
 PUC Code: P90650076
 GSTIN: No. 100.00
 Fee: (GST to be paid extra as applicable)
 ML Number: No.

Vehicle Photo with Registration plate
 60 mm x 30 mm

No.	Pollutant (as applicable)	Units (as applicable)	Emission Limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
2	Hydrocarbon (THC/HC)	ppm		
3	CO	percentage (%)		
4	RPM		2500 ± 300	
5	Lambda		1 ± 0.03	
6	Smoke Density	Light absorption coefficient	1/meter	0.7

Note: 1. Vehicle owners to give their vehicle numbers to registered vehicle by logging to <https://puc.punjab.gov.in>
 Authorized Signature with stamp of PUC operator (80mm x 20 mm)

Pollution Under Control Certificate
 Authorized By: Government of Punjab
 Date: 22/08/2023
 Time: 14:08:14 PM
 Validity upto: 21/02/2024

Certificate No. 76,00105200060385
 Registration No. PB65A4201
 Date of Registration: 03/06/2023
 Month & Year of Manufacturing: April 2023
 Make & Model: BSAWRT STAGE IV
 Make Model Number: D48CE1
 Vehicle Name: P90650076
 Fuel: Diesel
 PUC Code: P90650076
 GSTIN: No. 100.00
 Fee: (GST to be paid extra as applicable)
 ML Number: No.

Vehicle Photo with Registration plate
 60 mm x 30 mm

No.	Pollutant (as applicable)	Units (as applicable)	Emission Limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
2	Hydrocarbon (THC/HC)	ppm		
3	CO	percentage (%)		
4	RPM		2500 ± 300	
5	Lambda		1 ± 0.03	
6	Smoke Density	Light absorption coefficient	1/meter	0.04

Note: 1. Vehicle owners to give their vehicle numbers to registered vehicle by logging to <https://puc.punjab.gov.in>
 Authorized Signature with stamp of PUC operator (80mm x 20 mm)

Pollution Under Control Certificate
 Authorized By: Government of Punjab
 Date: 07/10/2023
 Time: 11:47:54 AM
 Validity upto: 06/04/2024

Certificate No. P906500760104285
 Registration No. P906500760104285
 Date of Registration: 25/04/2021
 Month & Year of Manufacturing: October 2021
 Make & Model: BSAWRT STAGE VI
 Make Model Number: D48CE1
 Vehicle Name: P90650076
 Fuel: Diesel
 PUC Code: P90650076
 GSTIN: No. 100.00
 Fee: (GST to be paid extra as applicable)
 ML Number: No.

Vehicle Photo with Registration plate
 60 mm x 30 mm

No.	Pollutant (as applicable)	Units (as applicable)	Emission Limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
2	Hydrocarbon (THC/HC)	ppm		
3	CO	percentage (%)		
4	RPM		2500 ± 300	
5	Lambda		1 ± 0.03	
6	Smoke Density	Light absorption coefficient	1/meter	1.43

Note: 1. Vehicle owners to give their vehicle numbers to registered vehicle by logging to <https://puc.punjab.gov.in>
 Authorized Signature with stamp of PUC operator (80mm x 20 mm)

Pollution Under Control Certificate
 Authorized By: Government of Punjab
 Date: 19/05/2023
 Time: 19:53:16 PM
 Validity upto: 18/11/2023

Certificate No. P906500760104285
 Registration No. P906500760104285
 Date of Registration: 25/04/2021
 Month & Year of Manufacturing: October 2021
 Make & Model: BSAWRT STAGE IV
 Make Model Number: D48CE1
 Vehicle Name: P90650076
 Fuel: Diesel
 PUC Code: P90650076
 GSTIN: No. 100.00
 Fee: (GST to be paid extra as applicable)
 ML Number: No.

Vehicle Photo with Registration plate
 60 mm x 30 mm

No.	Pollutant (as applicable)	Units (as applicable)	Emission Limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
2	Hydrocarbon (THC/HC)	ppm		
3	CO	percentage (%)		
4	RPM		2500 ± 300	
5	Lambda		1 ± 0.03	
6	Smoke Density	Light absorption coefficient	1/meter	0.7

Note: 1. Vehicle owners to give their vehicle numbers to registered vehicle by logging to <https://puc.punjab.gov.in>
 Authorized Signature with stamp of PUC operator (80mm x 20 mm)

Pollution Under Control Certificate
 Authorized By: Government of Punjab
 Date: 30/09/2023
 Time: 13:05:32 PM
 Validity upto: 29/03/2024

Certificate No. P906500760104285
 Registration No. P906500760104285
 Date of Registration: 25/04/2021
 Month & Year of Manufacturing: October 2021
 Make & Model: BSAWRT STAGE VI
 Make Model Number: D48CE1
 Vehicle Name: P90650076
 Fuel: Diesel
 PUC Code: P90650076
 GSTIN: No. 100.00
 Fee: (GST to be paid extra as applicable)
 ML Number: No.

Vehicle Photo with Registration plate
 60 mm x 30 mm

No.	Pollutant (as applicable)	Units (as applicable)	Emission Limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
2	Hydrocarbon (THC/HC)	ppm		
3	CO	percentage (%)		
4	RPM		2500 ± 300	
5	Lambda		1 ± 0.03	
6	Smoke Density	Light absorption coefficient	1/meter	0.7

Note: 1. Vehicle owners to give their vehicle numbers to registered vehicle by logging to <https://puc.punjab.gov.in>
 Authorized Signature with stamp of PUC operator (80mm x 20 mm)

AMBIKA REALCON DEVELOPERS PVT. LTD.						
LA PARISIAN SEC 66 B IT CITY MOHALI						
Fly ash summary Up to 30th September 2023						Date : 30.09.23
S.no	Particular	Unit	Concrete Qty.	Fly ash used per Cum	Total fly used in (Kg.)	Fly ash in (MT.)
1	Total M5	Cum	416.34	160.00	66614.40	66.61
2	Total M7.5	Cum	2757.67	150.00	413650.50	413.65
3	Total M10	Cum	85.50	150.00	12825.00	12.83
4	Total M15	Cum	1495.00	140.00	209300.00	209.30
5	Total M20	Cum	195.00	195.00	38025.00	38.03
6	Total M25	Cum	120.00	120.00	14400.00	14.40
7	Total M30	Cum	23672.50	120.00	2840700.00	2840.70
8	Total M35	Cum	2909.24	120.00	349108.80	349.11
9	Total SCC M30	Cum	24663.24	220.00	5425912.80	5425.91
10	Total SCC M35	Cum	11266.10	220.00	2478542.00	2478.54
				Total fly ash used in (MT)		11849.08

SITE PHOTOGRAPHS



GREEN AREA





STP Inlet & Outlet Meters



Borewell Flow Meter



SOLID WASTE MANAGEMENT



FIRE FIGHTING MEASURES



DG Sets



SOLAR SYSTEM PROVIDED



Tower Name: T6 Triomphe -D

Capacity: 13.65KW



Tower Name: T7 Triomphe –C

Capacity: 13.65KW



Display Board



1. Name & address of The Company	AMBIKA REALION DEVELOPERS PVT.LTD. LA PARISION															
2. Status of Water Consent	Granted Date of Issue: Date of Expiry															
3. Status of Air Consent	Granted Date of Issue Date Expiry															
4. Quantity of Effluent Mode of Discharge																
5. Compliance Effluent Standards	As per PPCB Norms <table border="1"> <thead> <tr> <th>Parameters</th> <th>Results</th> </tr> </thead> <tbody> <tr> <td>PH</td> <td>.....</td> </tr> <tr> <td>BOD</td> <td>..... mg/l</td> </tr> <tr> <td>COD</td> <td>..... mg/l</td> </tr> <tr> <td>TSS</td> <td>..... mg/l</td> </tr> </tbody> </table>	Parameters	Results	PH	BOD mg/l	COD mg/l	TSS mg/l					
Parameters	Results															
PH															
BOD mg/l															
COD mg/l															
TSS mg/l															
6. Type of Air Emission	Flue gas emissions from Operation Nos of DG Sets only of															
7. Compliance of Air Emission Standards	<table border="1"> <thead> <tr> <th>Parameters</th> <th>Result</th> <th>Range</th> </tr> </thead> <tbody> <tr> <td>PM</td> <td>.....</td> <td>mg/Nm</td> </tr> <tr> <td>SO₂</td> <td>.....</td> <td>mg</td> </tr> <tr> <td>NO_x</td> <td>.....</td> <td>Ppm</td> </tr> <tr> <td>CO</td> <td>.....</td> <td>mg/Nm</td> </tr> </tbody> </table>	Parameters	Result	Range	PM	mg/Nm	SO ₂	mg	NO _x	Ppm	CO	mg/Nm
Parameters	Result	Range														
PM	mg/Nm														
SO ₂	mg														
NO _x	Ppm														
CO	mg/Nm														
8. Status of Hazardous Waste Management Authorization	Sold To approved Venders N/A															
9. Quantity and Nature of Hazardous Chemical Used	N/A															
10. Quantity of Hazardous Waste Generated (Category Waste)	5.l. Spent oil lit/annum															
11. Details of Hazardous Waste Storage Facility Provided	Stored in HDPE drums N/A															

<p>210529348 & 15-Nov-2023</p> <p>Mr RAJINDER KUMAR AGGARWAL & 9870137222</p>	<p>LA PARISIAN</p> <p>-S.A.S Nagar -Real Estate, Housing & Infrastructure</p>	<p>Consent to Operate - CTO Water (Fresh) & Annexure-8</p> <p>Pending @ Mr. Mohit Bisht , from 1.22 days (@PPCB 27.18/30)</p>
<p>210529348 & 15-Nov-2023</p> <p>Mr RAJINDER KUMAR AGGARWAL & 9870137222</p>	<p>LA PARISIAN</p> <p>-S.A.S Nagar -Real Estate, Housing & Infrastructure</p>	<p>Consent to Operate - CTO Air (Fresh) &</p> <p>Pending @ Mr. Mohit Bisht , from 1.22 days (@PPCB 27.18/30)</p>



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰਿਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਪੁੰਡਾ ਭਵਨ ਸੈਕਟਰ 62 ਐਸ. ਏ. ਐਸ. ਨਗਰ।

(ਮਿਲਖ ਦਫਤਰ)

FORM-H

SEE RULE -8(2), 7(3) & 45(5)

PARTIAL COMPLETION CERTIFICATE FROM COMPETENT AUTHORITY.

To,

**Ambika Realcon Developers Private Limited
Through its Directro Sh. Diwaker Bansal
SCO NO. 18-19, 1st Floor, Sector-9 D
Chandigarh**

Memo. No. ACA (GMADA)/2022/ 97733 Dated:- 27/12/2022

Whereas Ambika Realcon Developers Private Limited Through its Director Sh. Diwaker Bansal has given notice of completion of the Project described below.

I hereby:-


Grant Permission for the Partial Completion of Tower No. 6, 7 & 8
Basement + Ground Floor + 15 Floor (For Each Tower) Only.

Description of Building:-

**Sector-66 Beta, IT City
SAS Nagar**

**Group Housing Site No.2
La Parisian,
Area 6.93 Acre**

- You are bound to fulfill recommendation of inspection committee before occupancy of above said building.
- You are bound to pay balance dues if any found at the time of issuing of Occupancy Certificate


Additional Chief Administrator,
GMADA, S.A.S. Nagar.


Endst. No. ACA(GMADA)/2022/

Dated:-

27/12/22

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

1. D.E. (PH-1), GMADA, SAS Nagar
2. AEO (1,2 & 3), GMADA, SAS Nagar. Dues if any may be recovered from allottee.


Additional Chief Administrator,
GMADA, S.A.S. Nagar.



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰਿਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ


PUDA Bhawan, Sec-62, S.A.S Nagar.

ਵੱਲ,

**Ambika Realcon Developers Pvt Ltd
Through Harsh Bhargav S/o R.K. Bhargav
SCO 18-19, First Floor, Sector 9 D
Chandigarh**

- ਪੱਤਰ ਨੰ.: ਗਮਾਡਾ-ਉ.ਮੰ.ਇੰਜੀ.(ਬ)/2023/ 65467 ਮਿਤੀ:03/01/2023
- ਵਿਸ਼ਾ:-** ਸਾਈਟ ਨੰਬਰ GH-2, Sector 66 Beta, IT city, S.A.S.Nagar ਦੇ ਔਕੂਪੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਦਾ ਸੁੱਧੀ ਪੱਤਰ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।
- ਹਵਾਲਾ:-** ਆਪ ਜੀ ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਨੰਬਰ ਡਾਇਰੀ ਨੰਬਰ ਈ-433191 ਮਿਤੀ 03.01.2023 ਸਬੰਧੀ।


ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਜੀ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਕਤ ਸਾਈਟ ਦਾ ਔਕੂਪੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਇਸ ਦਫਤਰ ਦੇ Online Portal ਦੇ ਪੱਤਰ ਨੰ. GMADA/22-23/PIO/366 ਮਿਤੀ 02.01.2023 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। ਜਿਸ ਵਿਚ ਸੇਧ ਕਰਦੇ ਹੋਏ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਇਹ ਪੱਤਰ ਸਾਈਟ ਨੰਬਰ **Group Housing-2, Sector 66 Beta, IT City, SAS Nagar** ਦੇ ਟਾਵਰ ਨੰਬਰ 6,7 ਅਤੇ 8 (Basement+Ground+15 Floors For Each Tower only) ਦਾ ਔਕੂਪੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ **Ambika Realcon Developers Pvt Ltd Through Harsh Bhargav S/o R.K. Bhargav** ਦੇ ਨਾਂ ਤੇ ਜਾਰੀ ਕੀਤਾ ਪੜਿਆ ਜਾਵੇ।


ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ
ਮਿਤੀ

ਪਿੱਠ ਅੰਕਣ ਨੰ.: ਗਮਾਡਾ-ਉ.ਮੰ.ਇੰਜੀ.(ਬ)/2023/

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

1. ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2. ਸਹਾਇਕ ਮਿਲਖ ਅਫਸਰ(1,2, & 3)ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।


ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।



**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

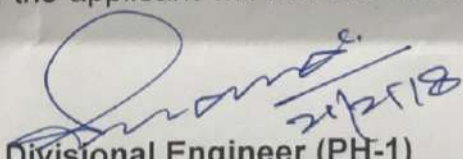
Dated: 21/2/18

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

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, IInd 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 13.0 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



ENQUIRY

APPROVALS

Laporisian > Approvals

-  [Ambika City \(Ambika Realcon Pvt. Ltd.\) 6 Monthly Compliance Report 30-09-2020](#)
-  [Ambika Homes \(Ambika Realcon Developer Pvt. Ltd.\) 6 Monthly Compliance Report 30-09-2020](#)
-  [Ambika Homes \(Ambika Realcon Developer Pvt. Ltd.\) 6 Monthly Compliance Report 31-03-2022](#)
-  [Ambika Homes \(Ambika Realcon Developer Pvt. Ltd.\) 6 Monthly Compliance Report 30-09-2022](#)
-  [Environmental Clearance\(EC\) Certificate LP ARDPL](#)
-  [Six Monthly Compliance_31.03.2023_Ambika Homes](#)



Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

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



TEST REPORT

ULR No. : NA		Test Report No. : NWAM161023NA019	
Type of Sample : Water (Ground Water)		Date of Reporting : 18/10/2023	
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	E-mail Confirmation DT:04.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:17614 (P-1) 2021	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	16/10/2023	Date of Receipt of Sample	16/10/2023
Sampling Location	Borewell (Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	16/10/2023 To 18/10/2023
Sample Description	Clear, colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 500ml Glass Bottle Marked AH/16/01		

RESULTS

I -Chemical Testing

1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL	5	15	IS: 3025 (Part-4)Cl 2.0 [DL- 5 Colour Units]
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.42	6.5-8.5	No relaxation	IS:3025 (Part-11) [DL- 2]
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL	1	5	IS 3025 (Part-10) (DL- 1 NTU)
6	Chloride as Cl	mg/l	16	250	1000	IS: 3025 (Part-32) [DL- 1 mg/l]
7	Iron as Fe.	mg/l	0.17	1.0	No relaxation	USEPA 3015A [DL- 0.001 mg/l]
8	Total hardness as CaCO ₃	mg/l	252	200	600	IS :3025 (Part-21) [DL- 1 mg/l]

Ritika Kumari

Authorized Signatory-Biological

Umesh Kumar

Authorized Signatory-Chemical



TC-11818

ULR No. : NA

Test Report No. : NWAM161023NA019

Type of Sample : Water (Ground Water)

Date of Reporting : 18/10/2023

II -Biological Testing

1. Water (Ground Water)

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

Remarks : NA

OTHER INFORMATION

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

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

End of Report

Ritika Kumari

Authorized Signatory-Biological



Umesh Kumar

Authorized Signatory-Chemical



TEST REPORT

ULR No. : NA		Test Report No. : NSOM161023NA020	
Type of Sample : Soil.		Date of Reporting : 18/10/2023	
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	E-mail Confirmation DT:04.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	16/10/2023	Date of Receipt of Sample	16/10/2023
Sampling Location	Park (Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	16/10/2023 To 18/10/2023
Sample Description	Brown coloured soil.		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked AH/16/01		

RESULTS

I. Chemical Testing

1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	7.94	IS:2720 (Part-26) Cl-2, [DL- 2]
2	Conductivity	mmhos/cm	0.267	IS:14767 [DL- 0.1 mmhos/cm]
3	Moisture Content	%	7.5	IS:2720 (Part-II) Sec-1 [DL- 0.1 %]
4	Organic Matter	%	1.53	IS: 2720 (Part XXII) Sec-1, [DL- 0.1 %]
5	Texture	--	Sandy Loam	IS:2720 (Part-4) Cl 2,4
6	Bulk Density	gm/cc	1.49	IS: 2720 (Part-7) [DL- 1 gm/cc]

Remarks : NA

OTHER INFORMATION

Abbreviation :

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

Terms & Conditions :

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

End of Report



Authorized Signatory Chemical



TEST REPORT

ULR No. : NA		Test Report No. : NAIM171023NA003	
Type of Sample : Ambient Air Quality		Date of Reporting : 18/10/2023	
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	E-mail Confirmation DT:04.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	16/10/2023	Date of Receipt of Sample	17/10/2023
Sampling Location	Project Site (Near Security Office)	Period of Analysis	17/10/2023 To 18/10/2023
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Partially cloudy weather; Drizzling for approx 2-3 hrs.
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	73	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	8	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO ₂)	µg/m ³	24	80	IS: 5182 (Part-6)
5	Ammonia (as NH ₃)	µg/m ³	23	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O ₃)	µg/m ³	18	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO),	mg/m ³	0.61	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

OTHER INFORMATION

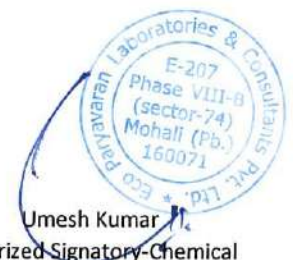
Abbreviation :

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



TEST REPORT

ULR No. : NA		Test Report No. : NNOM171023NA004	
Type of Sample : Ambient Noise		Date of Reporting : 18/10/2023	
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	E-mail Confirmation DT:04.10.2023
		Customer reference No. (if any)	NA
Sampling Protocol	IS 9989-1989, RA 2008.	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	16/10/2023	Date of Receipt of Sample	17/10/2023
Sampling Location	Project Site (Near Security Office)	Period of Analysis	17/10/2023 To 17/10/2023
Testing Protocol	IS 9989-1989, RA 2008.		
Testing Location	On Site & Permanent Facility		

RESULTS

I- Chemical Testing

1. Atmospheric Pollution (Ambient Noise Level)

S.No.	Test Parameters	Units	Results	Method
1	Ambient Day Time Noise Levels	dB(A)	58.9	LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10

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

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

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

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

Remarks : NA

OTHER INFORMATION

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

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

End of Report



Authorized Signatory-Chemical

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)

Remarks :

Upload Compliance Letter/Report *

Choose File

No file chosen

(.pdf only)

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/NCP/73356/2018	07182020H7JHM12JAmbikaHomesSMCompliance.pdf	Ambika Homes six monthly compliance report for period ending 31.03.2020 is enclosed.	18/07/2020	
2	SIA/PB/NCP/73356/2018	0112202115UVXU1MCompliancee.pdf	Ambika Homes six monthly compliance report for period ending 30.09.2020 is enclosed	12/01/2021	
3	SIA/PB/NCP/73356/2018	0831202118609734ambikahomes.pdf	Ambika Homes six monthly compliance report for period ending 31.03.2021 is enclosed	31/08/2021	
4	SIA/PB/NCP/73356/2018	1201202132413704AmbikaHomes.pdf	Ambika Homes six monthly compliance report for period ending 30.09.2021 is enclosed	01/12/2021	
5	SIA/PB/NCP/73356/2018	0908202280643645AH.pdf	Ambika Homes six monthly compliance report for period ending 31.03.2022 is enclosed.	08/09/2022	
6	SIA/PB/NCP/73356/2018	1230202277333412SixMonthlyComplianceAmbikaHomes.pdf	AH SM30.09.2022	30/12/2022	
7	SIA/PB/NCP/73356/2018	0603202373432708AmbikaHomesFinal.pdf	Ambika Homes six monthly compliance report for period ending 31.03.2023 is enclosed.	03/06/2023	