



# AADHAAR DEVELOPERS

Kh 48//18, V. P. O WADALA BHITTEWADH, RAM TIRATH ROAD, AMRITSAR.

Dated .....

Ref. No. ....

Date: 05.12.2024

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

**Subject: Submission of Six Monthly Compliance Report for period ending 30.09.2024 for the Affordable residential colony (Plotted) project namely “Aadhaar Enclave” located at Ram Tirath Road, Village Wadala Bhittewad, Distt. Amritsar, Punjab by M/s Aadhaar Developers.**

Sir,

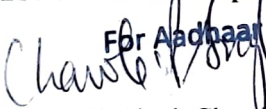
With reference to the EIA Notification & its amendments for six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2024 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,

For M/s Aadhaar Developers

 For Aadhaar Developers

Name: Paramjit Singh Chawla . **Partner**  
Designation: Partner  
Contact No.-9872405566  
Email- [aadhaardevelopers@gmail.com](mailto:aadhaardevelopers@gmail.com)

**CC to:**

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

2024

## **SIX MONTHLY COMPLIANCE REPORT**

**(Period ending 30.09.2024)**

**For**

**Affordable Residential Colony  
(Plotted) Project “Aadhaar Enclave”  
Located at Ram Tirath Road, Village Wadala  
Bhittewad, Distt. Amritsar, Punjab**

**Project by:**

**M/s Aadhaar Developers**

**Kh. 48//8, V.P.O. Wadala Bhittewad,  
Amritsar, Ram Tirath Road,  
Punjab.**

**Prepared by:**



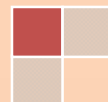
**Eco Paryavaran Laboratories and Consultants  
Private Limited**

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**Ministry of Environment, Forests & Climate Change**  
**Northern Region Office**  
**Chandigarh-160 030**

**Data sheet**

1.	<b>Project Type</b>	Building and Construction Project
2.	<b>Name of the Project</b>	Affordable residential colony (Plotted) “Aadhaar Enclave” By M/s Aadhaar Developers.
3.	<b>Clearance letter (s) O.M. No. &amp; Date</b>	Environmental Clearance has been granted vide EC Identification No. EC22B038PB151099 dated 05.01.2022 and the copy of the same is attached along as <b>Annexure 1</b> .
4.	<b>Location</b>	Ram Tirath Road, Village Wadala Bhattewad
a.	<b>District(s)</b>	Amritsar
b.	<b>State (s)</b>	Punjab
5.	<b>Address for correspondence</b>	Kh. 48//8,V.P.O. Wadala Bhattewad, Amritsar, Ram Tirath Road, Punjab
6.	<b>Salient features</b>	
a.	<b>of the Project</b>	As per Environmental Clearance, total plot area of the project is 40,468.56 sq.m. (10 acres) and built-up area of the project will be 50,501.52 sq.m. The project will consist of 208 Nos. residential plots, 24 Nos. EWS plots, Community center 1 No., 12 Nos. booths along with associated facilities. The total cost of the project is Rs. 14.34 Crores.
b.	<b>of the environment</b>	<p>The total water requirement is 476 KLD. Out of which, net fresh water requirement will be 316 KLD which will be fulfilled by borewell and remaining flushing water requirement will be 160 KLD which will be met through recycling of treated wastewater.</p> <p>Total 381 KLD of wastewater will be generated from the project which will be treated in proposed STP of 450 KLD capacity.</p> <p>The project proponent has proposed to use 160 KLD of treated wastewater for flushing purpose, 16 KLD (maximum during summer season) will be used for irrigation for green area and remaining 212 KLD (maximum during rainy season) will be disposed into MC sewer.</p>



		<p>The total quantity of solid waste generation will be 1,466 kg/day. Solid waste will be appropriately segregated (at source by providing bins) into recyclable, bio-degradable &amp; non-biodegradable. A separate area has been earmarked for segregation of solid waste in the plan. Biodegradable waste will be converted to manure by use of Composter of 700 kg capacity. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at own cost to approved dumping site. STP sludge will be dried and used as manure for green area development within the project.</p> <p>The total load of electricity required for the project will be 942.05 KVA which will be met from PSPCL.</p>
7.	<b>Break up of the Project Area</b>	--
a.	<b>Submergence area</b>	Not applicable
8.	<b>Break up of project affected population with enumeration of those losing houses/ dwelling units only, agricultural land only both dwelling units and agricultural land and landless laborers/landless laborers / artisans.</b>	Not applicable
a.	<b>SC/ST/ Adivasis</b>	Not applicable
b.	<b>Others (Please indicate whether these figures are base 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)</b>	Not applicable
9.	<b>Financial details</b>	
a.	<b>Project cost as originally planned and subsequent</b>	Rs. 14.34 Crores

	revised estimates and the year of price reference.			
b.	Allocations made for environmental management plan with item wise and year of assessment.	As per EMP, proposed expenditure on environment protection measures as below: <b>Construction Phase:</b>		
S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	1	0.5
2.	Water Pollution Control/ STP (STP of 450 KLD based on MBBR followed by UF)	50	2	6
3.	Noise Pollution Control including landscaping	10	1.5	2.5
4.	Solid Waste Management (Composter of 700 kg)	30	1.5	3
5.	Rain water Recharging (10 pits)	15	2	0.5
6.	Energy Conservation (LED lights in common areas, solar street lights, etc.)	8	1	1

		7.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
		<b>Total</b>		<b>132</b>	<b>11</b>	<b>15.5</b>
c.	<b>Benefit cost ratio/Internal rate of return and year of assessment.</b>	Will be calculated and submitted separately.				
d.	<b>Whether (c) includes the cost of environmental management as shown in (b) above.</b>	Yes, the cost benefit ratio will be worked out considering the cost of environment management.				
e.	<b>Actual expenditure incurred on the project so far.</b>	Expenditure incurred on the project is approx. Rs. 11.905 Crores till 30.09.2024 (including land cost).				
f.	<b>Actual expenditure incurred on the environmental management plans so far.</b>	Approx. Rs. 78 lakhs has been spent on the EMP till 30.09.2024.				
10.	<b>Forest lands requirement:</b>					
a.	<b>The status of approval for diversion of forest land for non-forestry use.</b>	NOC for diversion of 0.0056 ha. of forest land has been obtained for approach road vide file no. 9-PBB467/2021-CHA dated 22.07.2022. Copy of the same is enclosed as <b>Annexure 2</b> .				
b.	<b>The status of clear felling.</b>	Not Applicable.				
c.	<b>The status of compensatory afforestation programme in the light of actual field experience so far.</b>	Not Applicable.				
11.	<b>The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information.</b>	Not Applicable.				

12.	<b>Status of construction</b>	80% of development work has been done on the project till 30.09.2024. Photographs showing the same is enclosed as <b>Annexure 3.</b>
a.	<b>Date of commencement (actual and /or planned).</b>	February, 2022.
b.	<b>Date of completion (actual and / or planned).</b>	October, 2025 (Planned date of completion)
13.	<b>Reasons for the delay if the project is yet to start:</b>	Not Applicable

**Compliance to conditions imposed in Environmental Clearance of project “Aadhaar Enclave” for period ending 30.09.2024**

**1. Additional Conditions:**

<b>S. No.</b>	<b>Conditions</b>	<b>Reply</b>
1.	The project proponent shall obtain and submit a copy of the forest clearance under the provisions of the Forest (Conservation) Act, 1980, for the diversion of 0.0056 ha of forest land for approach road to residential colony, within 2 months.	NOC for diversion of 0.0056 ha. of forest land has been obtained for approach road vide file no. 9-PBB467/2021-CHA dated 22.07.2022. Copy of the same is enclosed as <b>Annexure 2</b> .
2.	The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. are not disturbed so that the natural flow of rain water etc. is not impeded or disrupted in any manner.	Agreed. It is made sure that no natural drainage is affected during construction or the operational phase of the project.
3.	The Project Proponent shall obtain statutory permission from Competent Authority for discharging not more than @ 212 KLD of treated wastewater into MC sewer. As proposed, no possession will be given without obtaining the sewer connection.	Letter regarding sewer connection to the project has been obtained from Municipal Corporation (MC), Amritsar vide letter no. 489 dated 20.07.2021 stating that sewer line will be connected to the project after the deposition of fees. Recently, request letter regarding fee deposition for sewer connection has also been submitted to the Commissioner, Municipal Corporation, Amritsar vide dated 06.03.2024. Copy of the said letters are enclosed as <b>Annexure 4</b> .

**2. Statutory compliance:**

1.	The project proponent shall obtain all necessary clearances/ permission from all relevant agencies including town planning authority before commencement of work.	<ul style="list-style-type: none"> <li>Change in land use (CLU) has been obtained by Town &amp; Country Planning, Amritsar vide Memo No. 73 STP (A)/ADA dated 12.01.2021; copy of same is enclosed as <b>Annexure 5</b>.</li> </ul>
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	<p>All the construction shall be done in accordance with the local building bye laws.</p>	<ul style="list-style-type: none"> <li>• License to develop a colony has been issued by Directorate of Town and Country Planning, Punjab vide license no. LDC/CTP(Pb.)/2021/08 dated 29.10.2021. Copy of the same is enclosed as <b>Annexure 6</b>.</li> <li>• Layout plan has been approved. Copy of approved layout plan is enclosed as <b>Annexure 7</b>.</li> <li>• NOC for diversion of 0.0056 ha. of forest land has been obtained for approach road vide file no.9-PBB467/2021-CHA dated 22.07.2022. Copy of the same is enclosed as <b>Annexure 2</b>.</li> <li>• Extension in Consent to Establish has been obtained from PPCB vide certificate no. CTE/Renewal/ASR/2024/27179202 dated 23.10.2024 which is valid till 23.10.2025. Copy of CTE grant certificate is attached along as <b>Annexure 8</b>.</li> <li>• Letter regarding sewer connection to the project has been obtained from Municipal Corporation (MC), Amritsar vide letter no. 489 dated 20.07.2021 stating that sewer line will be connected to the project after the deposition of fees. Recently, request letter regarding fee deposition for sewer connection has also been submitted to the Commissioner, Municipal Corporation, Amritsar vide dated 06.03.2024. Copy of the said letters are enclosed as <b>Annexure 4</b>.</li> </ul>
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2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Being a plotted project, proponent's role is limited to development of external services. However, construction will be carried out by individual plot owners who will obtain the necessary approvals such as structural safety, approvals from fire department; if required.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	NOC for diversion of 0.0056 ha. forest land has been obtained for approach road vide file no. 9-PBB467/2021-CHA dated 22.07.2022. Copy of the same is enclosed as <b>Annexure 2</b> .
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of bird or wildlife sanctuary. Thus, NBWL clearance is not required.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.	Extension in Consent to Establish has been obtained from PPCB vide certificate no. CTE/Renewal/ASR/2024/27179202 dated 23.10.2024 which is valid till 23.10.2025. Copy of CTE grant certificate is attached along as <b>Annexure 8</b> .
6.	The project proponent shall obtain the necessary permission for abstraction of ground water/ surface water required for the project from the competent authority.	As per latest PWRDA notification dated 27.01.2023, permission from ground water abstraction is not required as water demand will be utilized for Drinking and Domestic use and less than 1 KLD of water will be utilized for commercial. Further, approval has also been obtained from Punjab Water Regulatory Development Authority (PWRDA); copy is enclosed as <b>Annexure 9</b> .
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Agreed and same will be complied.

8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Being a plotted residential project, approvals such as storage of diesel from Chief Controller of Explosives, fire department, Civil Aviation Department is not required. However, all necessary approvals are being obtained as and when required and further respective approvals will be obtained by the individual plot owners.
9.	The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.	As it is a residential project, no major hazardous waste is being generated. Only spent oil from DG set will be generated which will be given to the approved recyclers by PPCB.  A separate area has already been earmarked for segregation of solid waste in the layout plan. Biodegradable waste will be composted by use of one Composter of 700 kg. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site, While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB at our own cost. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Agreed. Being a plotted project, same will be complied by plot owners.
11.	The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project	As per proposed Landuse Plan of Amritsar, project site falls within the mixed landuse zone. However, change in land use (CLU) has been obtained by



	proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	Town & Country Planning, Amritsar vide Memo No. 73 STP (A)/ADA dated 12.01.2021; copy of same is enclosed as <b>Annexure 5</b> .
12.	Besides above, the project proponent shall also comply with siting criteria / guidelines' standard operating practices, code of practice and guidelines if any prescribed by the SPCB/ CPCB/ MoEF&CC for such type of projects.	Agreed and the same is being complied.
13.	The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.	The layout plan has been already approved by Country and Town Planner, Amritsar. Copy is enclosed as <b>Annexure 7</b> .

### 3. Air quality monitoring and preservation:

1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Agreed. Dust mitigation measures like boundary wall around the project, tarpaulin sheets for covering vehicles carrying construction materials & top soil, regular water sprinkling by tankers, etc. are being followed. Photographs showing the same are enclosed as <b>Annexure 3</b> .
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed. All necessary steps are being taken to reduce the air pollution and to improve the air quality.
3.	The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM10 and	Agreed. Ambient air quality emissions are being monitored. Recent monitoring has been carried out and all the parameters are within the permissible limits. Test Reports

	PM2.5) covering upwind and downwind directions during the construction period.	for ambient air quality monitoring are attached as <b>Annexure 10</b> .
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. As it is a plotted residential colony, so DG set with adequate stack height and low Sulphur diesel will be provided by individual plot owners depending upon their requirement.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height or 1/3 <sup>rd</sup> of the building height and maximum up to 10m). Plastic/ tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Agreed. All necessary steps like tarpaulin sheets covering vehicles carrying construction materials & top soil, regular water sprinkling by tankers, etc. are being followed to reduce the air pollution during construction phase. Photographs showing the same are enclosed as <b>Annexure 3</b> .
6.	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Agreed. No excavation of soil is being carried out at the moment and in future proper care will be taken and all dust suppression methods will be adopted.
7.	No loose soil or sand or construction & demolition waste or any other construction Material that causes dust shall be left uncovered	Agreed. No excavation of soil is being carried out at the moment and in future proper care will be taken and all dust suppression methods will be adopted.

8.	No uncovered vehicles carrying construction material and waste shall be permitted	Agreed. All necessary steps like tarpaulin sheets for covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution during construction phase.
9.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site	Agreed. The topsoil excavated during construction activities will be stored and will be used for development of green area within the project premises.
10.	Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting	Agreed.
11.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling is being done regularly to suppress dust during construction phase.
12.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	Agreed. As it is a plotted residential colony, so no major construction and demolition debris will be generated. Further, The construction waste will be stored at earmarked area within the project.
13.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	Agreed. As it is a plotted residential colony, so DG set with adequate stack height and low Sulphur diesel will be provided by individual plot owners depending upon their requirement.
14.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Adequate stack height as well as acoustic enclosure will be provided with DG set as per CPCB norms during operational phase.

15.	For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.	NBC is being followed in the project .
16.	Roads leading to or at construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed.
17.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Dust mitigation measures has been displayed at site. Photograph showing the same is enclosed as <b>Annexure 3</b> .
18.	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site	As it is a plotted residential colony, so no major construction and demolition debris will be generated. Further water sprinkling is being done regularly to suppress dust during construction phase.

#### 4. Water quality monitoring and preservation:

1.	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed.
2.	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio -swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Agreed. It is made sure that no natural drainage is affected during construction or operational phase of the project.
3.	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.	Agreed.
4.	The total water requirement for the project will be 476 KL/day, out of which fresh water demand of 316 KL /day shall be met through own tube wells and remaining 160 KL/day through recycling of treated wastewater from STP of capacity 450 KL/day to be installed within the project site. Total fresh water use	Agreed. The total fresh water quantity will not be exceeded beyond the approved quantity.

	shall not exceed the proposed requirement as provided in the project details.																					
5.	<p>a) The total wastewater generation from the project will be 381 KL/day, which will be treated in STP of capacity 450 KL/day on MBBR followed by Ultra Filtration technology within the project premises. As proposed,374 KLD treated wastewater available at outlet of STP will be as reutilized as under: -</p> <table><tr><th>S.No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green area (KLD)</th><th>Utilize in other pockets of Super Mega Projects</th></tr><tr><td>1</td><td>Summer</td><td>160</td><td>16</td><td>198</td></tr><tr><td>2</td><td>Winter</td><td>160</td><td>5</td><td>209</td></tr><tr><td>3</td><td>Rainy</td><td>160</td><td>2</td><td>212</td></tr></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.</p> <p>c) During construction phase, the project proponent shall ensure that the waste water being generated from the labor quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of</p>	S.No.	Season	For Flushing purposes (KLD)	Green area (KLD)	Utilize in other pockets of Super Mega Projects	1	Summer	160	16	198	2	Winter	160	5	209	3	Rainy	160	2	212	<p>a) Total 381 KLD wastewater will be generated which will be treated in proposed STP of 450 KLD capacity to be installed within the project. Further, project is still in construction phase and development work is in progress. Thus, STP has not installed yet at the project. Further, the completion certificate of STP and record of treated water utilized for green area, and MC Sewer will be submitted during the during the operational phase.</p> <p>b) Project is still in construction phase and development work is in progress. The construction work of storage tank for treated wastewater has not been started yet as plots are to be constructed by individual plot owners.</p> <p>c) Labours are being hired from nearby areas. Further, toilets for construction workers have already been provided on adjacent land which is connected to the septic tank.</p>
S.No.	Season	For Flushing purposes (KLD)	Green area (KLD)	Utilize in other pockets of Super Mega Projects																		
1	Summer	160	16	198																		
2	Winter	160	5	209																		
3	Rainy	160	2	212																		

	modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.	
6.	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Adequate facilities will be provided for safe drinking water.
7.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed. The records of fresh water usage, treated water from STP will be maintained during operation phase and same will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
8.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Fresh water requirement will be fulfilled by borewell. As per latest PWRDA notification dated 27.01.2023, permission from ground water abstraction is not required as water demand will be utilized for Drinking and Domestic use and less than 1 KLD of water will be utilized for commercial. Further, approval has also been obtained from Punjab Water Regulatory Development Authority (PWRDA); copy is enclosed as <b>Annexure 9</b> .
9.	At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed and same is being complied as per bye laws.
10.	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing etc.	Agreed. Dual plumbing system is being provided for reuse of

	and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.	treated wastewater for green area development.												
11.	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.	Agreed. The same will be complied.												
12.	The project proponent shall also adopt the new/innovating technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals / twin flush cisterns/ sensor based alarm system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.	Agreed. As it is a plotted residential colony so individual plot owners will be educated to use low flow fixtures for water conservation.												
13.	<p>The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will color code the different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:</p> <table border="1"> <thead> <tr> <th>S. No.</th><th>Nature of the stream</th><th>Color code</th></tr> </thead> <tbody> <tr> <td>a</td><td>Fresh water</td><td>Blue</td></tr> <tr> <td>b</td><td>Untreated wastewater from Toilets/urinal &amp; from kitchen</td><td>Black</td></tr> <tr> <td>c</td><td>Untreated wastewater from Bathing/shower area, handwashing (Washbasin / sinks) and from cloth washing</td><td>Grey</td></tr> </tbody> </table>	S. No.	Nature of the stream	Color code	a	Fresh water	Blue	b	Untreated wastewater from Toilets/urinal & from kitchen	Black	c	Untreated wastewater from Bathing/shower area, handwashing (Washbasin / sinks) and from cloth washing	Grey	Agreed. Dual plumbing system is being provided for reuse of treated wastewater for green area and different color coding is being provided on the pipelines.
S. No.	Nature of the stream	Color code												
a	Fresh water	Blue												
b	Untreated wastewater from Toilets/urinal & from kitchen	Black												
c	Untreated wastewater from Bathing/shower area, handwashing (Washbasin / sinks) and from cloth washing	Grey												

	d	Reject water streams from RO plants & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White	
	e	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green	
	f	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips	
	g	Storm water	Orange	
14.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.			Agreed. Curing agents as well as other best practices are being used during construction work for reducing water demand.
15.	The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is			Agreed. 3 nos. of rain water recharging pits are constructed within the project premises to recharge the groundwater.



	not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 10 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.	
16.	All recharge should be limited to shallow aquifer.	Agreed. It is being complied.
17.	No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at site.	No STP is available in nearby areas. Therefore, water tankers are being used for construction purpose.
18.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Fresh water requirement will be fulfilled by borewell. As per latest PWRDA notification dated 27.01.2023, permission from ground water abstraction is not required as water demand will be utilized for Drinking and Domestic use and less than 1 KLD of water will be utilized for commercial. Further, approval has also been obtained from Punjab Water Regulatory Development Authority (PWRDA); copy is enclosed as <b>Annexure 9</b> .
19.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.
20.	Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a	Total 381 KLD of wastewater will be generated which will be treated in proposed STP of 450 KLD

	way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	capacity to be installed within the project and treated water will be recycled for landscaping, etc.
21.	No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry/ SEIAA before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed. No sewage will be discharged directly without treatment. Wastewater generated from operation phase will be treated in STP and treated water will be recycled for landscaping, etc.
22.	Periodically monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Treated sewage will be regularly monitored once treatment facility is provided.
23.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	STP sludge generated will be utilized as manure for green area development within the project.

#### **5. Noise monitoring and prevention:**

1.	Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000.	Ambient noise and ambient air levels is being regularly monitored and maintained within the prescribed standards. Recent test report of ambient
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	Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.	air & noise monitoring is enclosed as <b>Annexure 10.</b>
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Ambient noise level is being regularly monitored and maintained within the prescribed standards. Recent test report of ambient noise monitoring is enclosed as <b>Annexure 10.</b>
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Ear plugs are being provided to construction labors.

#### **6. Energy Conservation measures:**

1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	ECBC guidelines will be followed in the project.
2.	Outdoor and common area lighting shall be LED.	LED lightning will be provided in the common areas of the project.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.	Being a plotted project, ECBC guidelines will be followed by individual plot owners in the project.

4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Use of LEDs is proposed in all common areas. Also, residents shall be educated about the huge savings in their electricity bills, if they use the LEDs.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Solar street lights will be provided within the project premises.
6.	At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	It is a plotted development project.

## 7. Waste Management:

1.	A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	A separate area has already been earmarked for segregation of solid waste in the layout plan. Biodegradable waste will be composted by use of one Composter of 700 kg. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site, While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB at our own cost. Thus, solid waste will be managed as per
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		provision of Solid Waste Management Rules, 2016.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed. No major muck is being generated from construction site and if any, it will be disposed in an environmentally safe manner.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided for segregation of solid waste during operation phase.
4.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg / person/ day must be installed for treatment and disposal of the waste.	Biodegradable waste will be composted by use of one Composter of 700 kg.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed. Inert waste will be disposed at our own cost to approved dumping site, While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB at our own cost. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.
6.	Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed.
7.	Use of environment friendly materials in bricks, blocks and other construction	It is a plotted residential colony (Plotted) project and currently no Fly ash bricks

	materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	are being used. Fly ash based cement is being used in the construction purposes.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Fly ash based cement is being used for construction purpose to the maximum extent possible.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	The construction waste is being managed as per Construction and Demolition Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed. The same will be complied.

#### **8. Green Cover:**

1.	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project.
2.	At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot	Approx. 530 nos. of trees like Ficus, Khajur and Chandni have already been planted within the project premises.

	<p>should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 510 trees (@1 tree/80 Sq. m. of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft. and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.</p>	<p>Photographs showing the same is enclosed as <b>Annexure 3</b>.</p>
3.	<p>Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.</p>	<p>No tree cutting is involved in the project.</p>
4.	<p>Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated</p>	<p>Agreed. The topsoil excavated during construction activities will be used for development of green area within the project premises.</p>

	areas and reapplied during plantation of the proposed vegetation on site.	
5	The project proponent shall not use any chemical fertilizer /pesticides /insecticides And shall use only Herbal pesticides/insecticides and organic manure in the green area.	No chemical fertilizer/pesticides will be used in green area.
6	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Agreed. Adequate green area is being provided within the project premises. Approx. 530 nos. of trees like Ficus, Khajur and Chandni have already been planted within the project premises. Photographs showing the same is enclosed as <b>Annexure 3</b> .

#### 9. Transport:

1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.	Agreed. The same will be complied.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable	Agreed. Vehicles hired are in good condition and are regularly checked for Pollution under control. PUC Certificate of construction vehicles is attached as <b>Annexure 11</b> .



	air and noise emission standards be operated only during non-peak hours.	
3.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Agreed. The same will be complied.
4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Individual plots owners will be responsible for providing parking within their plot itself. However, for commercial area, adequate parking will be made available for the vehicles within the project premises. No traffic congestion will take place near entry/exit.

#### **10. Human health issues:**

1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction	Agreed. Personal Protection Equipments (PPEs) are being provided to workers for safety.
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	debris or working in any area with dust pollution shall be provided with dust masks.	
2.	For indoor air quality the ventilation provisions as per National Building Code of India should be followed.	Agreed. NBC is followed in the project.
3.	Emergency preparedness plan based on the Hazard identification and Risk 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, 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.	Agreed. Laborers are hired from nearby areas and all the necessary facilities are provided to labors on adjacent land.
4.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Regular health check-up of the workers is being done.
5.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid facility is being provided at the project site during construction phase and the same will be followed during operational phase also.

## 11. Environment Management plan

1	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest / wildlife norms / conditions. The company shall have defined system of reporting infringements/ deviation/violation of the environmental/forest/ wildlife norms/conditions and/ or shareholders/ stake holders. The copy of the board resolution in this	Agreed. Environment policy has been laid. Copy of the same is enclosed as <b>Annexure 12.</b>
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	regard shall be submitted to the MoEF&CC as a part of six-monthly report.									
2	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.	Following persons are involved in Environment Cell. <ul style="list-style-type: none"><li>• Mr. Paramjit Singh Chawla (Partner)</li><li>• Mr. Vikas Trehan</li><li>• Mr. Dinesh Kumar</li><li>• Mr. Amit Kumar</li></ul>								
4	<p>Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs.132 Lacs towards the capital cost and Rs.11 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 5.5 Lacs/ annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under: The project proponent shall spend the minimum amount of Rs.106 Lakhs towards the capital cost and Rs.12 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs.15.1 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the detail given as under:</p> <table><tr><td>Title</td><td colspan="2">Construction Phase</td><td>Operation Phase</td></tr><tr><td>Description</td><td></td><td>Recurring Cost</td><td>Recurring Cost</td></tr></table>	Title	Construction Phase		Operation Phase	Description		Recurring Cost	Recurring Cost	Agreed. The commitments made in the EMP report are being adhered. Approx. Rs. 78 Lakhs have been spent on Environmental Management Plan till 30.09.2024.
Title	Construction Phase		Operation Phase							
Description		Recurring Cost	Recurring Cost							

	<b>Capital cost (in Lakhs)</b>	<b>(in Lakhs/Annum)</b>	<b>(in Lakhs/Annum)</b>
Air Pollution Control (Tarpaulin sheets, barricading, water sprinklers, etc.)	10	1.0	0.5
Water Pollution Control/STP	50	2.0	6.0
Noise Pollution Control including landscaping	10	1.5	2.5
Solid Waste Management (Mechanical composter of 700 kg)	30	1.5	3.0
Rain water Recharging (10 pits)	15	2.0	0.5
Energy conservation	8.0	1.0	1.0
Environmental Monitoring	9.0	2	2
<b>TOTAL</b>	<b>132 Lakhs</b>	<b>11 Lakhs</b>	<b>Rs. 15.5 Lakhs/Annum</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

## 12. Validity

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.	As per MoEF&CC office Memorandum dated 12.04.2022, EC validity has been extended up to 10 years. So, Environmental Clearance granted vide EC Identification No. EC22B038PB151099 dated 05.01.2022 is valid up to 4 <sup>th</sup> January, 2032.
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## 13. Miscellaneous:

1.	The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.	Agreed. Completion certificate will be obtained and same will be submitted.
2	The project proponent shall comply with the conditions of CLU, if obtained	Change in land use (CLU) has been obtained by Town & Country Planning, Amritsar vide Memo No. 73 STP (A)/ADA dated 12.01.2021; copy of same is enclosed as <b>Annexure 5.</b>
3	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Advertisement has been published in the two local newspapers. Copy of advertisement is enclosed as <b>Annexure 13.</b>
4.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt	Agreed. The same is already been complied.

5.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Agreed. Status of compliance of the stipulated environment clearance conditions, including results of monitored data have been uploaded on company's website <a href="https://aadhaarenclave.com/">https://aadhaarenclave.com/</a> . Snapshot of company's website showing the same is enclosed as <b>Annexure 14</b> .
6.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal and submit a copy of the same to SEIAA.	Agreed. Six monthly compliance reports of the stipulated EC conditions including results of monitored data are being regularly submitted to the respective offices as well as uploaded on Parivesh portal. Snapshot of Parivesh Portal showing the same is enclosed as <b>Annexure 15</b> .
7.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.	Agreed.
8.	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Agreed.
9.	The project authorities must strictly adhere to the stipulations made by the State pollution Control Board and the State Government.	Agreed. Stipulations made by the State Pollution Control Board and the State Government will be strictly followed.
10.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also those made to SEIAA/ SEAC during their presentation.	Agreed. The commitments made in the EMP report is being adhered.

11.	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Agreed.
12.	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/ monitoring reports.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB during their visit by furnishing the requisite data/ information/ monitoring reports.
13.	This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.	Noted.

ENVIRONMENTAL  
CLEARANCE

**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), Punjab)**

To,

The PARTNER

RESIDENTIAL COLONY BELONGS TO AADHAAR DEVELOPERS AT  
VILLAGE WADALA BHITTEWADHAT VILLAGE WADALA BHITTEWADH AMRITSAR RAMTIRATH ROAD  
TEHSIL AMRITSAR 2 DISTRICT AMRITSAR -143001

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/PB/MIS/230381/2021 dated 01 Oct 2021. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | <b>EC22B038PB151099</b>  |
| 2. File No.                                   | SEIAAPB/MIS/2021/EC/18   |
| 3. Project Type                               | New  |
| 4. Category                                   | B2   |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Affordable residential colony (Plotted)<br>project namely "Aadhaar Enclave" is<br>planned at Ram Tirath Road, village<br>Wadala Bhittewad, Distt. Amritsar, Punjab<br>by M/s Aadhaar Developers. |
| 7. Name of Company/Organization               | RESIDENTIAL COLONY BELONGS TO<br>AADHAAR DEVELOPERS AT VILLAGE<br>WADALA BHITTEWADH  |
| 8. Location of Project                        | Punjab   |
| 9. TOR Date                                   | N/A  |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 05/01/2022

(e-signed)  
**Rajesh Dhiman, IAS**  
**Member Secretary**  
**SEIAA - (Punjab)**

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)*





This has reference to your online proposal no. SIA/PB/MIS/230381/2021 dated 01.10.2021 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority has examined the proposal of establishment of Affordable Residential Colony (Plotted) Project “Aadhaar Enclave” located at Ram Tirath Road, village Wadala Bhattewad, Distt. Amritsar, Punjab. The project is covered under category ‘B2’ of activity 8(a); ‘Building and Construction projects’ as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at State level.

3) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 on the basis of mandatory documents enclosed with application viz Form-1,1A, EMP and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of SEIAA and SEAC.

4) As per the report of Punjab Pollution Control Board sent by vide letter no. 3077 dated 18.10.2021, no construction activity pertaining to the project was started at the site except for securing the land. The project proponent has also obtained the Consent to Establish under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 which is valid up to 16.08.2022 with certain conditions including a special condition that colony will provide a buffer zone of 15 m towards the hot-mix plant.

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

Sr. No.	Item	Details
1.	Name and Location of the project	“Aadhaar Enclave” located at Ram Tirath Road, village Wadala Bhattewad, Distt. Amritsar, Punjab.
	Project/activity	8 (a)
	Category as per EIA Notification, 2006	Category B2
2.	Classification/Land use pattern as per Master Plan	Mixed landuse zone. Change of land use (CLU) has been obtained from the Department of Town & Country Planning, Amritsar vide Memo No. 73 STP (A)/ ADA dated 12.01.2021 for an area of 10 acres.
3.	Cost of the project	Rs. 14.34 Crores
4.	Total Plot area, Built up Area and Green area	Total Land Area- 40,468.56 sqm (10 acres) Built-up area- 50,501.52 sqm Green Area- 2888.46 sqm

5.	Latitude & Longitude	A: 31°39'37.16"N and 74°47'3.77"E B: 31°39'36.42"N and 74°47'3.77"E C: 31°39'36.45"N and 74°47'3.19"E D: 31°39'35.64"N and 74°47'3.20"E E: 31°39'35.62"N and 74°47'1.74"E F: 31°39'23.24"N and 74°47'1.72"E G: 31°39'23.22"N and 74°47'4.53"E H: 31°39'29.83"N and 74°47'7.63"E I: 31°39'29.88"N and 74°47'6.77"E J: 31°39'32.26"N and 74°47'6.94"E K: 31°39'32.12"N and 74°47'4.61"E L: 31°39'33.67"N and 74°47'4.50"E M: 31°39'33.64"N and 74°47'4.18"E N: 31°39'37.05"N and 74°47'4.09"E			
6.	Project Details	Residential Plots	:	208 Nos	
		EWS plots	:	24 Nos	
		Community Centre	:	1 No	
		Booths along with associated facilities	:	12 Nos	
7.	Estimated Population	3852 persons			
8.	Water Requirements & source during Operation Phase	Break up of water requirement		Source	
		Fresh Water: 316 KLD Flushing Water: 160 KLD Total water demand: 476 KLD		Ground Water  Treated Wastewater from STP	
9.	Disposal Arrangement of Waste water	Total 381 KLD wastewater will be generated which will be treated in the STP of capacity 450 KLD to be installed within the project premises. The details of the disposal arrangement of treated waste water of 374 KLD available at the outlet of STP is given as under:			
		Sr. No.	Season	Flushing (KLD)	Green Area (KLD)
		1.	Summer	160	16
		2.	Winter	160	5
		3.	Rainy	160	2
10.	Rain water recharging detail	10 nos. of recharging pits will be provided to recharge the rainwater of the building after			

		treatment through oil & Grease traps.
11.	Solid waste generation and its disposal	a) 1466 kg/day b) Solid waste will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non-biodegradable. A separate area has been earmarked for segregation of solid waste in the layout plan. c) Biodegradable waste will be composted by use of one Mechanical Composter of capacity 700 kg/day. d) Recyclable waste will be recycled through authorized recyclers. e) Inert waste will be disposed at own cost to approved dumping site.
12.	Hazardous Waste & E-waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.
13.	Energy Requirements & Saving	a) 942.05 KVA energy will be required for the project which will be met from PSPCL. b) Energy will be saved by provision of LED lights, solar panels, etc.

6) As per the undertaking submitted by Project Proponent, the proposal does not require approval/clearance under the Wildlife (Protection) Act, 1972. Also, no litigation is pending in respect of the land on which the project is to be developed. The project proponent shall obtain clearance under the provision of Forest Conservation Act, 1980 for which application has already been filed for diversion of 0.0056 ha forest land for approach road to the proposed project.

7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of Experts Members/domain experts in various fields, has examined the proposal submitted by the project proponent in desired form along with the EMP report prepared and submitted by the Consultant accredited by the QCI/NABET on behalf of the project proponent in its 209<sup>th</sup> meeting held on 27.11.2021. The SEAC noted that the project proponent has given undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

8) The Committee noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee decided to forward the case to the SEIAA with the recommendation to grant Environmental

Clearance for establishment of Affordable Residential Colony (Plotted) project namely "Aadhaar Enclave" having built-up area 50,501.52 sqm in land area 40,468.56 sqm (10 acres) located at Ram Tirath Road, village Wadala Bhattewad, District Amritsar Punjab by M/s Aadhaar Developers as per the details mentioned in the Form 1, 1A, EMP, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was lastly considered by the SEIAA in its 195<sup>th</sup> meeting held on 14.12.2021 wherein SEIAA observed that the case stands recommended by SEAC. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for establishment of Affordable Residential Colony (Plotted) project namely "Aadhaar Enclave" having built-up area 50,501.52 sqm in land area 40,468.56 sqm (10 acres) located at Ram Tirath Road, village Wadala Bhattewad, District Amritsar Punjab by M/s Aadhaar Developers as per the details mentioned in Form-1, 1A, EMP, additional documents and subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant subject to certain additional conditions as agreed by the project proponent and other conditions as proposed by SEAC in addition to the proposed measures.

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

**I) Additional Conditions:**

- (i) The project proponent shall obtain and submit a copy of the forest clearance under the provisions of the Forest (Conservation) Act, 1980, for the diversion of 0.0056 ha of forest land for approach road to residential colony, within 2 months.
- (ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. are not disturbed so that the natural flow of rain water etc is not impeded or disrupted in any manner
- (iii) The Project Proponent shall obtain statutory permission from Competent Authority for discharging not more than @ 212 KLD of treated wastewater into MC sewer. As proposed, no possession will be given without obtaining the sewer connection.

**II) Statutory compliances:**

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.



- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for abstraction of ground water/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.

### III) Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- x) Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- xii) All construction and demolition debris shall be stored at the site within earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

#### **IV) Water quality monitoring and preservation**

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 476 KL/day, out of which fresh water demand of 316 KL /day shall be met through own tube wells and remaining 160 KL/day through recycling of treated wastewater from STP of capacity 450 KL/day to be installed within the project site. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a) The total wastewater generation from the project will be 381 KL/day, which will be treated in STP of capacity 450 KL/day on MBBR followed by Ultra Filtration

technology within the project premises. As proposed, 374 KLD treated wastewater available at outlet of STP will be as reutilized as under: -

<b>Sr. No.</b>	<b>Season</b>	<b>Flushing (KLD)</b>	<b>Green Area (KLD)</b>	<b>MC Sewer</b>
1.	Summer	160	16	198
2.	Winter	160	5	209
3.	Rainy	160	2	212

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- x) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xi) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be



utilized by storing the same within the particular component or in a common place in the project premises.

- xii) The project proponent shall also adopt the new/innovating technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals / twin flush cisterns/ sensor based alarm system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 10 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.

- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at site.
- xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.
- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### **V) Noise monitoring and prevention**

- i) Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### **VI) Energy Conservation measures**

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LEDs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

#### **VII) Waste Management**

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### **VIII) Green Cover**

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 510 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be



protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

#### **IX) Transport**

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b) Traffic calming measures.
  - c) Proper design of entry and exit points.
  - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other

agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

#### **X) Human health issues**

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India should be followed.
- iii) Emergency preparedness plan based on the Hazard identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done on a regular basis.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

#### **XI) Environment Management Plan**

- i) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection

measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 132 Lacs towards the capital cost and Rs. 11 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 15.5 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Air Pollution Control (Tarpaulin sheets, barricading, water sprinklers, etc.)	10	1.0	0.5
2.	Water Pollution Control/STP (STP of 450 KLD based on MBBR followed by UF)	50	2.0	6.0
3.	Noise Pollution Control including landscaping	10	1.5	2.5
4.	Solid Waste Management (Mechanical composter of 700 kg)	30	1.5	3.0
5.	Rain water Recharging (10 pits)	15	2.0	0.5
6.	Energy Conservation (LED lights in common areas, solar street lights, etc.)	8.0	1.0	1.0
7.	Miscellaneous (Appointment of Consultation & Management of Environment Cell)	9.0	2.0	2.0
	<b>TOTAL</b>	<b>132</b>	<b>11</b>	<b>15.5</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

## XII) Validity

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

### **XIII) Miscellaneous**

- i) The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or



alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
  - xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.
- 11) The SEIAA reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time bound manner. SEIAA may revoke or suspend the environmental clearance if implementation of any of the above conditions is not found to be satisfactory.
- 12) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- 13) 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.
- 14) The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.
- 15) This issues with the approval of the Competent Authority.

**(Rajesh Dhiman, IAS)**  
**Member Secretary, SEIAA**

**Copy to: -**

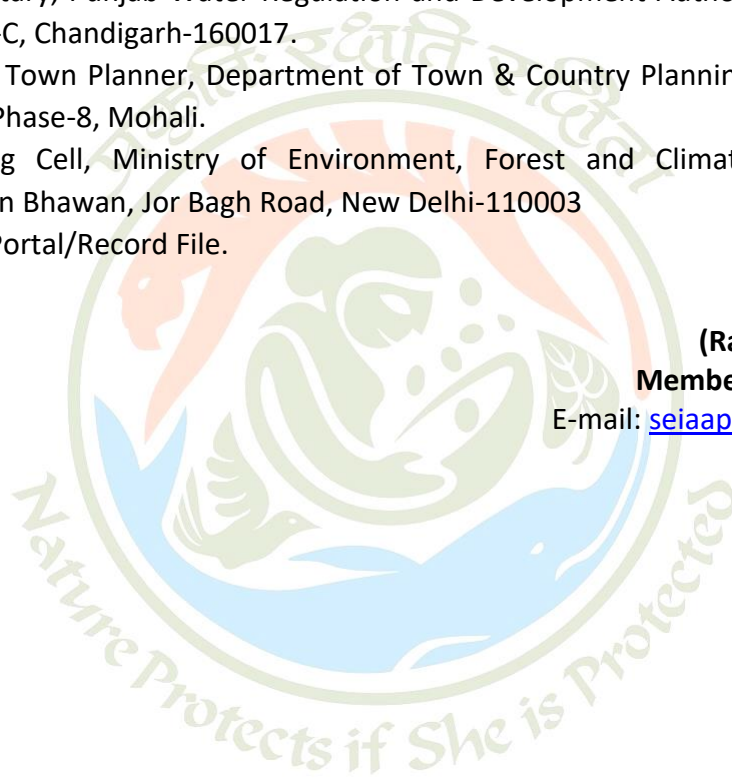
1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.

3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized Officer of the project proponent is as under:

a)	Name of the applicant	:	Sh. Paramjit Singh Chawla, Partner
b)	Mobile No.	:	98724-05566
c)	Email Id	:	<a href="mailto:aadhaardevelopers@gmail.com">aadhaardevelopers@gmail.com</a>
d)	Email ID of Env. Consultant	:	<a href="mailto:ems@ecoparyavaran.org">ems@ecoparyavaran.org</a>

4. The Deputy Commissioner, Amritsar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
8. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.

(Rajesh Dhiman, IAS)  
**Member Secretary, SEIAA**  
 E-mail: [seiaapb2017@gmail.com](mailto:seiaapb2017@gmail.com)





भारत सरकार  
GOVERNMENT OF INDIA

पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE  
एकीकृत क्षेत्रीय कार्यालय, चंडीगढ़ / Integrated Regional Office, Chandigarh



मिसिल संख्या :- 9-PBB467/2021-CHA

दिनांक : Friday, July 22, 2022

सेवा में,

अतिरिक्त मुख्य सचिव (वन),  
पंजाब सरकार, लघु सचिवालय,  
सेक्टर-9, चण्डीगढ़।  
(fcf@punjab.gov.in)

**विषय:-** Diversion of 0.0056 ha of forest land in favour of Aadhaar Developers for approach road to Residential Colony belongs to AADHAAR Developers at Village Wadala Bhattewadh, Amritsar-Ramtirath road, under forest division and District Amritsar, Punjab. (Online proposal No. FP/PB/Approach/118909/2021)-regarding

संदर्भ (i) State Government online proposal received on dated 03.11.2021

(ii) अतिरिक्त प्रधान मुख्य वन संरक्षक, पंजाब सरकार के पत्र संख्या FOREST-FCA0FC2P/21/2021-FCA दिनांक 05.07.2022.

महोदय,

कृपया उपर्युक्त विषय से संदर्भांकित पत्र का अवलोकन करें, जिसमें वन (संरक्षण) अधिनियम, 1980 की धारा- 2 के अधीन केन्द्रीय सरकार की अनुमति मांगी गई है। इस प्रस्ताव में दूरा कार्यालय के समसंख्यक पत्र दिनांक 09.03.2022 द्वारा सैद्धांतिक स्वीकृति प्रदान की गई थी, जिसकी अनुपालना रिपोर्ट अतिरिक्त प्रधान मुख्य वन संरक्षक व नोडल अधिकारी के पत्र संख्या FOREST-FCA0FC2P/21/2021-FCA दिनांक 05.07.2022 (ऑनलाइन पोर्टल) द्वारा प्राप्त होने के उपरान्त केन्द्र सरकार द्वारा उपर्युक्त उद्देश्य हेतु 0.0056 हेक्टेयर वन भूमि के उपयोग हेतु विधिवत स्वीकृति निम्नलिखित शर्तें पूरी करने पर प्रदान की जाती है:-

- वन भूमि की विधिक स्थिति बदली नहीं जाएगी।
- प्रस्ताव के अनुसार कोई भी वृक्ष नहीं काटा जाएगा।
- प्रतिपूर्ति पौधारोपण प्रस्ताव के अनुसार Compartment No. Bhurewal Minor 0 to tail B/side of village Anavatpura & Gurala, Tehsil Ajnala & District Amritsar, में प्रयोक्ता एजेंसी से प्राप्त 54,735/- रुपये (Rupees fifty four thousand seven hundred & thirty five only) से 0.100 हेक्टेयर वन क्षेत्र में पौधों लगाकर किया जायेगा।
- प्रतिपूर्ति पौधारोपण इस पत्र के जारी होने की तिथि से एक वर्ष के अन्दर हो जाना चाहिए।
- CEO, State CAMPA, इस कार्यालय द्वारा अनुमोदित सीए योजना के अनुसार CA वृक्षारोपण के लिए DFO को CAMPA Scheme के तहत धनराशि जारी करना सुनिश्चित करेंगे।
- DFO अनुमोदित CA Sites पर वृक्षारोपण करना सुनिश्चित करेंगे और MoEF&CC की अनुमति प्राप्त किए बिना अनुमोदित को नहीं बदलेंगे।
- राज्य सरकार प्रयोक्ता एजेंसी को वन भूमि को गैर वानिकी कार्यों के लिए हस्तान्तरण से पूर्व स्वीकृत प्रतिपूर्ति पौधारोपण (CA) क्षेत्र की KML फाइल को भारतीय वन सर्वेक्षण (FSI) के E-Green Watch पोर्टल पर अपलोड करना सुनिश्चित करेगी।
- वन भूमि का प्रयोग प्रस्ताव में दर्शाये गये उद्देश्य के अलावा किसी अन्य उद्देश्य के लिए नहीं किया जायेगा।



- ix. जब कभी भी NPV की राशि बढ़ाई जायेगी तो उस बढ़ी हुई NPV की राशि को जमा करने के लिए प्रयोक्ता एजेंसी बाध्य होगी।
  - x. साथ लगते वन और वन भूमि को किसी तरह का कोई नुकसान नहीं पहुंचाया जायेगा और साथ लगते हुए वन और वन भूमि को बचाने के लिये सभी प्रयत्न किये जायेंगे।
  - xi. स्थानान्तरण के लिए प्रस्तावित वन भूमि को केंद्रीय सरकार की पूर्व अनुमति के बिना किसी भी परिस्थिति में किसी अन्य एजेंसी, विभाग या व्यक्ति विशेष को हस्तांतरित नहीं किया जायेगा।
  - xii. केन्द्रीय सरकार की अनुमति के बिना प्रस्ताव की ले आउट प्लान को बदला नहीं जायेगा।
  - xiii. यदि आवश्यक हो तो प्रयोक्ता एजेंसी पर्यावरण (सुरक्षा) अधिनियम 1986, के अनुसार पर्यावरण अनुमति प्राप्त करेगी।
  - xiv. कूड़ा कर्कट निपटान जारी योजना के अनुसार किया जायेगा।
  - xv. अन्य कोई भी शर्त इस क्षेत्रीय कार्यालय द्वारा वन तथा वन्य जीव का संरक्षण, सुरक्षा तथा विकास के लिए समय - समय पर लगाई जा सकती है।
  - xvi. यदि कोई अन्य संबंधित अधिनियम/अनुच्छेद/नियम/न्यायालय आदेश/अनुदेश आदि द्वारा परताब पर लागू होते हैं तो उनके अधीन जरूरी अनुमति लेना प्रयोक्ता एजेंसी व राज्य सरकार की जिम्मेवारी होगी।
2. मंत्रालय इस स्वीकृति को स्थगित/रद्द कर सकता है यदि उपरोक्त शर्तों में से किसी भी शर्त का कार्यान्वयन सन्तोषप्रद नहीं है। राज्य सरकार वन विभाग के माध्यम से इन शर्तों का पालन सुनिश्चित करेगी।

यह पत्र सक्षम अधिकारी के अनुमोदन उपरांत जारी की जा रही है।

भवदीय,  
  
22 JUL 2022

(रविंदर सिंह)  
तकनीकी अधिकारी (वानिकी) ग्रेड-I  
(IRO, MoEF&CC)

प्रतिलिपि:-

1. अपर वन महानिदेशक (वन), पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, इंदिरा पर्यावरण भवन, जोर बाग, अलीगंज, नई दिल्ली। ([adgfc-mef@nic.in](mailto:adgfc-mef@nic.in))
2. प्रधान मुख्य वन संरक्षक, पंजाब, फॉरेस्ट कॉम्प्लेक्स, सै०-68, एस० ए० एस० नगर, मोहाली, पंजाब। ([pccf@punjab@gmail.com](mailto:pccf@punjab@gmail.com))
3. मुख्य कार्यकारी अधिकारी, CAMPA, फॉरेस्ट कॉम्प्लेक्स, सै०-68, एस० ए० एस० नगर, मोहाली, पंजाब। ([ceo.puncampa@gmail.com](mailto:ceo.puncampa@gmail.com))
4. वन मण्डल अधिकारी, वन मण्डल और जिला अमृतसर, पंजाब। ([dfoamritsar@rediffmail.com](mailto:dfoamritsar@rediffmail.com))
5. RESIDENTIAL COLONY BELONGS TO AADHAAR DEVELOPERS AT VILLAGE WADALA BHITTEWADH ([aadhaardevelopers@gmail.com](mailto:aadhaardevelopers@gmail.com))



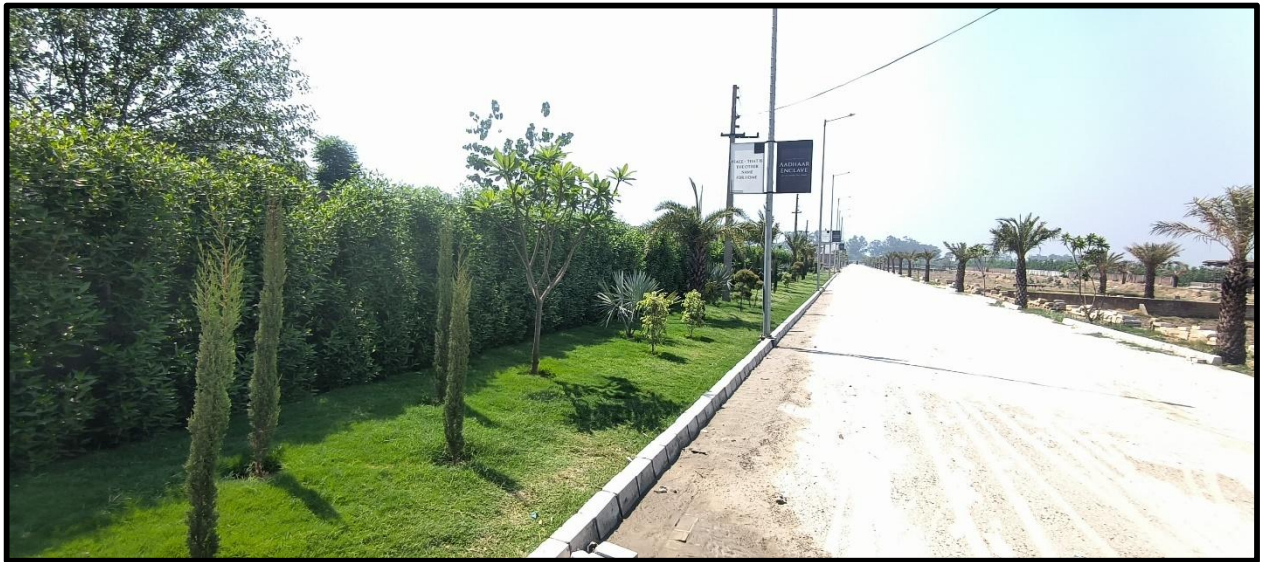
**PROJECT PHOTOGRAPHS**













**DUST MITIGATION DISPLY BOARD PROVIDED AT SITE**





**WATER TANKER FOR SPRINKLING PURPOSE PROVIDED AT SITE**





# AADHAAR DEVELOPERS

Kh 48//8, V.P.O. WADALA BHITTEWADH, RAM TIRATH ROAD, AMRITSAR.

Ref. No.....  
To

Date 4<sup>th</sup> March, 2024

Dated.....

The Commissioner

Municipal Corporation.

Amritsar.

Subject: Sewerage Connection.

Respected Sir

This letter is in continuation of the letter dated 20<sup>th</sup> July 2021 from the office of Executive Engineer (O & M), North Division, Municipal Corporation, Amritsar, It is humbly requested to please issue us demand notice of the fee to make us able to deposit with you to connect the sewer of the colony to the main sewer line. Site and numbering plan of the colony had already been submitted to the office of Executive Engineer (O & M), North Division, Municipal Corporation, Amritsar.

In spite of various reminder and personal visit for the request to issue the demand note, it has not been given us so far.

Please arrange to get the same done so that the fee may be deposit and the plot owners may connect to the main sewer line.

Thanking You

Yours Faithfully

For Aadhaar Developers

*Self*

O/C

Paramjit Singh Chawla

Auth. Partner

C.C to: The XEN (O&M) North, Municipal Corporation, Amritsar

9366  
XEMCM  
7/3/24  
10/3/24  
7/3/24

*Anne*  
06/03/24

CC-Diary 10711  
06/03/24

ਵਲੋ

ਵੱਲ

ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ(ਓ. ਐਡ. ਐਮ.)  
ਉਤੱਰੀ ਹਲਕਾ, ਨਗਰ ਨਿਗਮ, ਅੰਮ੍ਰਿਤਸਰ।

M/s. AADHAAR DEVELOPERS  
Khasra No.481/18, VPO, Wadala Binsawadh  
Ram Tirath Road, Amritsar


ਨੰਬਰ: 489

ਮਿਤੀ: 20.7.21

ਵਿਸ਼ਾ :-

Sewerage connection for affordable residential Township.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਜੀ ਵਲੋਂ ਨਗਰ ਨਿਗਮ, ਅੰਮ੍ਰਿਤਸਰ ਦੀ ਸਰਵਿਸ ਲਾਈਨ ਨਾਲ ਰਿਹਾਇਸ਼ੀ ਟਾਊਨਸ਼ਿਪ ਦਾ ਸੀਵਰੇਜ ਕੁਨੈਕਸ਼ਨ ਜੋੜਣ ਦੀ ਮੰਗ ਕੀਤੀ ਹੈ। ਨਗਰ ਨਿਗਮ, ਅੰਮ੍ਰਿਤਸਰ ਵਲੋਂ ਆਪ ਨੂੰ ਇਸ ਸ਼ਰਤ ਤੇ ਸੀਵਰੇਜ ਦਾ ਕੁਨੈਕਸ਼ਨ ਜੋੜਣ ਦੀ ਇੱਜਾਜ਼ਤ ਦਿੱਤੀ ਜਾਵੇਗੀ ਕਿ ਪਹਿਲਾਂ ਆਪ ਵੱਲੋਂ ਬਣਦੀ ਫੀਸ ਨਗਰ ਨਿਗਮ, ਅੰਮ੍ਰਿਤਸਰ ਦੇ ਖਜਾਨੇ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਵੇਗੀ। ਇਸ ਲਈ ਉਕਤ ਕਾਨੋਨੀ ਦਾ ਸਾਈਟ ਪਲੈਨ ਨਿਮਨ ਹਸਤਾਖਰੀ ਦੇ ਦਫਤਰ ਵਿਖੇ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਜੋ ਰਕਮ ਦੀ ਵਸੂਲੀ ਸਬੰਧੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਆਰੰਭੀ ਜਾ ਸਕੇ।

  
ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ(ਓ. ਐਡ. ਐਮ.)  
ਉਤੱਰੀ ਹਲਕਾ, ਨਗਰ ਨਿਗਮ, ਅੰਮ੍ਰਿਤਸਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:

ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ(ਓ. ਐਡ. ਐਮ.)ਸੈਲ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

- Sol -

ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ(ਓ. ਐਡ. ਐਮ.)  
ਉਤੱਰੀ ਹਲਕਾ, ਨਗਰ ਨਿਗਮ, ਅੰਮ੍ਰਿਤਸਰ।

**DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB**  
**O/o Senior Town Planner, Amritsar**  
 4th Floor, PUDA Bhawan, Green Avenue, Amritsar

To

M/s Aadhaar Developers,  
 Through Promoter Sh. Paramjeet Singh Chawla S/o Sh. Niranjan Singh Chawla  
 Resident of #1938, Circular Road, Opposite Medical Enclave,  
 Amritsar

Memo No. 73 STP(A)/A D A

Dated: 12-1-2021

**Subject: Permission for Change of Land Use for Affordable Residential Colony (Plotted) M/s Aadhaar Developers through Promoter Sh. Paramjit Singh Chawla, Village Wadala Bhattewad, Tehsil and District Amritsar. (IPIN No. 20087575)**

**Ref:** 1. DTP, Amritsar Letter no. 2125 DTP (Asr)/AL-20 Dated 30-12-2020  
 2. Fee Receipt confirmation received on Build Punjab Online Portal through DTP, Amritsar dated 08-01-2021

Your request for Change of Land use of the site measuring 10.0 acres at village Wadala Bhattewad (H. B. No. 354), Tehsil & Distt. Amritsar for developing **Affordable Residential Colony (Plotted)** based on report received from District Town Planner, Amritsar has been considered and permission for the same on the said land for **Affordable Residential Colony (Plotted)** as per the provisions of "The Punjab Regional and Town Planning and Development Act 1995" (Amended from time to time) and under "The Punjab Affordable Housing Policy-2020" notified vide notification no. 12/01/18-SHG-2/1397 dated 24/07/2020 is hereby granted. Detail of land as verified by Tehsildar, Amritsar-2 dated 17-07-2020, Aks shajra dated 24-07-2020 & as per site plan of DTP, Amritsar vide Drawing no. DTP (Asr) 89/2020 dated 29-12-2020 is given below:

Sr. No.	Name of Village & (H.B.No.)	Mustil// Khasra No.'s	Area as per Jamabandi (Kanal Marlas)	Area for CLU as per Report and Possession (Kanal Marlas)	Total Area for CLU (in acres)
1.	Wadala Bhattewad (354)	48//18	7 Kanal 11 Marlas	2 Kanal 00 Marlas	<b>Total Area of Colony = 10.0 Acres</b>
2.		48//23	8 Kanal 00 Marlas	7 Kanal 02 Marlas	
3.		52//3	8 Kanal 00 Marlas	8 Kanal 00 Marlas	
4.		52//4	8 Kanal 00 Marlas	2 Kanal 11 Marlas	
5.		52//7	8 Kanal 00 Marlas	8 Kanal 00 Marlas	
6.		52//8	8 Kanal 00 Marlas	8 Kanal 00 Marlas	
7.		52//13	8 Kanal 00 Marlas	8 Kanal 00 Marlas	
8.		52//14	9 Kanal 04 Marlas	9 Kanal 04 Marlas	
9.		52//17	5 Kanal 19 Marlas	5 Kanal 19 Marlas	
10.		52//18	7 Kanal 11 Marlas	7 Kanal 11 Marlas	
11.		52//23	8 Kanal 00 Marlas	8 Kanal 00 Marlas	
12.		52//24	3 Kanal 02 Marlas	3 Kanal 02 Marlas	
13.		69//3/1	2 Kanal 11 Marlas	2 Kanal 11 Marlas	
	<b>Grand Total</b>		<b>91 Kanal 18 Marlas (11.4875 Acres)</b>	<b>80 Kanal 0 Marlas (10.0 Acres)</b>	



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


1. The change of land use shall be in the hands of "M/s Aadhaar Developers through Promoter Sh. Paramjit Singh Chawla S/o Sh. Niranjn Singh Chawla, Resident of #1938, Circular Road, Opposite Medical Enclave, Amritsar".
2. Promoter shall develop the site as per the proposals of the Master Plan- Amritsar (2010-31).
3. Any Permission granted shall remain in force in accordance with the provisions of sections 83 of PRTPD Act, 1995, as amended from time to time.
4. **Promoter shall not undertake any construction/development work at site until Layout Plan/Zoning Plan shall be approved by the competent authority of Housing and Urban Development Department.**
5. **Promoter shall leave required strip of 25'-6" on proportionate basis to widen existing 99'-0" wide road to 150'-0" and there after shall also leave 5 meter (16'-6") wide No construction zone as per the provisions of the Notified Master Plan-Amritsar (2010-2031) and as per the undertaking submitted to the department in this regard.**
6. Promoter shall be liable to abide by the conditions imposed in the NOC issued by the Executive Engineer, Central Works Division no.2 PWD (B&R) Branch, Amritsar vide letter no.2801 dated 01/01/2021 regarding access from Amritsar-Ramtirath road (MDR-65)
7. Promoter shall be liable to abide by the conditions imposed in the NOC issued by the Executive Engineer, Majitha Division (UBDC), Amritsar vide letter no. 106-07/86-M.G dated 04/01/2021 for taking access from 2 karam khal by constructing culvert/slab.
8. **Promoter shall be liable to keep 2 Karam Revenue rastas/2 Karam khal passing through or adjoining the site unobstructed and shall not make any boundary wall or structure on it as per the statements given in the undertaking submitted to the department.**
9. **As per technical advice received from Chief Town Planner, Punjab, Chandigarh vide letter no. 5946 CTP (PB.)/SP-432 (ASR) dated 17/12/2020, Promoter shall be liable to leave 15-meter-wide area of the site as Reserved Area towards the side of existing hot mix plants as shown on the site plan of DTP, Amritsar vide site plan no. DTP (Asr) 89/2020 dated 29-12-2020, till the validity period of the consent issued to these hot mix plants by PPCB .**
10. **Promoter shall be liable to abide by the statements given in the self-declaration submitted to the department.**
11. Promoter shall be liable to deposit EDC/License/SIF fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
12. The Promoter shall ensure that the Affordable Residential Colony (Plotted) shall be established in the same khasra numbers of the site for which the CLU has been granted.
13. Promoter shall obtain license under Punjab Apartment and Property Regulation Act (PAPRA), 1995 from the competent authority and shall abide by the provisions of The Real Estate Regulation & Development Act 2016 and rules made there under.
14. Promoter shall not start any development work on site or sell/allot/lease/General Power of Attorney any plot/site or execute any transactions with anyone without obtaining a license U/s of PAPRA act, 1995 (Amended 2014).
15. Promoter shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14/09/2006 of Ministry of Environment and Forest, Government of India before starting the development works at site.
16. Promoter shall not make any construction under HT/LT electric lines, if any passing through the colony or shall maintain minimum safe corridor as per the guidelines of the PSPCL/Punjab Urban Development Building Rules-2018 or get these lines shifted by applying to the concerned authority.

17. Promoter shall obtain NOC from PPCB under Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and handling rules, 2016 as amended from time to time or any other relevant Act before undertaking any development at site.
18. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
19. Promoter shall obtain permission from Forest Department, Govt. of India under Forest (Conservation) Act, 1980 before approval of layout plan/building plans.
20. Promoter shall be liable to abide by the conditions laid down in the notification regarding fire safety of Government of India D.O. No. K-14011/26/2013-UD-11 Dated 24-9-2014.
21. Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.
22. Promoter shall obtain any other permission required under any other Act at his own level.
23. Promoter shall make its own suitable provision for drinking water supply and disposal of sewage and solid waste management.
24. As per Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013 Restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (Deputy Commissioner) of the District and subject to the guidelines/ safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/ recharge etc.
25. Promoter shall be liable to abide by the conditions laid down in the Memo No. 17/20/2016-1H&UD2/279 dated 19.01.2017 issued by Department of Housing and Urban Development regarding "Action plan for monitoring of construction/demolition activity of buildings within the state of Punjab", while executing construction/ demolishing in the site.
26. Promoter shall be liable to abide by the conditions laid down in the Notification No. 18/4/16-6S1/1856 dated 24.06.2016 and as amended from time to time issued by Department of New & Renewable Energy, Government of Punjab regarding "Punjab Energy Conservation Building Code (Punjab ECBC)" if applicable.
27. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU does not in any manner grant or affects the ownership right of this land, which has to be determined by Competent Authority. The Promoter in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
28. Promoter shall be liable to pay the CLU/EDC or any other charges, if any, found due against him in future as decided by the government from time to time.
29. This permission only be considered as permission of Change of Land Use and it may not be considered as permission for any other purposes.
30. Notwithstanding to the above, CLU permission issued shall stand to be cancelled under the following circumstances:

- i. *If any document/information/self-declaration/DD furnished by the promoter proves to be false or if promoter is found to have willfully suppressed any information*
- ii. *Any breach of the conditions imposed in the permission letter of change of land use.*

As per report received from District Town Planner, Amritsar, site falls in potential zone no. 3 of the classification of zones as per notification no. 17/17/2001-5Hg2/P.F/748168/17 Dated 6<sup>th</sup> May 2016 issued by Housing and Urban Development Department, Punjab. The receipt of DD No. 011441 dated 06-01-2021 amounting to rupees 24,75,000/- towards Change of land use (CLU) charges for Residential Colony (Plotted) category is hereby acknowledged. These charges are tentative and actual charges shall be worked out at the time of approval of layout plan and balance amount shall be payable by the promoter.

DA/ x


  
(Inderjit Singh)  
Senior Town Planner,  
Amritsar.

Endst. No.

STP (A)/

Dated:

A Copy is forwarded to Chief Administrator, PUDA, Mohali along with Demand Draft No. 011442 dated 06-01-2021 amounting to Rs. 1,23,750 / (Rs. One Lakh Twenty Three Thousand Seven Hundred and Fifty Only) as 5% SIF charges on CLU fee of IDBI Bank, Court road, Amritsar for information and necessary action. These charges should be checked and difference, if any found, should be recovered from the promoter at your own level.  
DA/ As Above

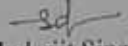
  
(Inderjit Singh)  
Senior Town Planner,  
Amritsar.

Endst. No.

STP (A)/

Dated:

A Copy is forwarded to Director, Town and Country Planning, Punjab, at PUDA Bhawan, Mohali for information and necessary action with the request that EDC, L.F/P.F and SIF Charges shall be recovered from the promoter at your own level please.  
DA/ x

  
(Inderjit Singh)  
Senior Town Planner,  
Amritsar.

Endst. No.

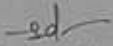
STP (A)/

Dated:

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

1. Chief Administrator, A.D.A, Amritsar
2. Chief Town Planner, Punjab.
3. District Town Planner, Amritsar.
4. Environmental Engineer, PPCB, Amritsar.
5. District Forest Officer, Amritsar.

DA/ x

  
(Inderjit Singh)  
Senior Town Planner,  
Amritsar.

**Directorate of Town and Country Planning, Punjab**  
**PUDA Bhawan, Sector 62, S.A.S Nagar**

**FORM APR V**

**License No. LDC/CTP(Pb.)/2021/ 08**

**(Rule 13)**

**Dated- 29-10-2021**

**LICENSE TO DEVELOP A COLONY**

This license No. LDC/CTP(Pb.)/ 2021/ 08 is hereby granted under Section (5) of The Punjab Apartment & Property Regulation Act, 1995 and PAPRA amendment 2014 to **M/s Aadhar Developers for setting up of Affordable colony (Residential Plotted)** on an area of **10.00 acres** at **Vill. Wadala Bhattewad (H.B.No. 354), Teh. & Distt. Amritsar**, under Punjab Affordable Housing Policy [as per **CLU letter Memo No. 73 STP(A)/ADA dated 12.01.2021** issued by Senior Town Planner, Amritsar.] and as per approved Layout Plan (Area 10.00 acres) Drg No. Nil Dated 31.07.2021 (copy attached).

This License is granted subject to the following conditions: -

1. **The License is valid for a period of five years commencing from 29-10-2021 and ending on 28-10-2026**
2. The promoter shall fulfill all the conditions imposed in CLU approval letter Memo No. 73 STP(A)/ADA dated 12.01.2021 issued by the Senior Town Planner, Amritsar.
3. The promoter shall be bound to abide by all the conditions imposed at the time of approval/NOC issued or to be issued by the various departments as per the undertaking submitted on 12.10.2021.
4. Licensee shall complete the development works within the validity period of the license and shall take the completion certificate as per the provisions of The Punjab Apartment & Property Regulation Act, 1995 or as amended from time to time and rules made there under and all other notifications issued or to be issued in this regard by the Department of Housing and Urban Development from time to time before offer of possession.
5. The licensee shall plan, develop and disposed of the land as per the terms and conditions of The Punjab Apartment & Property Regulation Act, 1995 and PAPRA amendment Act 2014 and Rules framed thereunder.
6. **The Licensee shall enter into an agreement with the Competent Authority in Form APR IV within a period of thirty days from the grant of the license as per the provisions of PAPRA (amended 2014).**
7. The Licensee shall be responsible for developing the Colony as per the provisions of the Master Plan Amritsar, provisions of Punjab Apartment and Property Regulation Act and rules made thereunder, prevailing building rules and all other notifications/circulars/instructions/orders issued or to be issued from time to time and as per the stipulated norms of the Department of HUD.
8. The Licensee shall develop the Colony as per the approved Layout Plan Drg No. Nil Dated 31.07.2021. In case there is any change in Layout Plan during demarcation w.r.t.



**Directorate of Town and Country Planning, Punjab**  
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dimensions/proposals of Master Plan Amritsar or any other reasons, then the applicant is bound to get the revised Layout Plan sanctioned from the Competent Authority.

9. The Licensee shall get the detailed Service Plans including all Engineering services plans/estimates approved from the Competent Authority before the start of work at site as per the approved Layout Plan. In case of any discrepancy, the Licensee shall get the revised layout plan sanctioned from the Competent Authority.
10. In case after the approval of the Service Plans/ estimates as per approved Layout Plan from the Competent Authority, any variation in Bank Guarantee amount arises, the Licensee shall pay the difference in form of additional Bank Guarantee immediately.
11. Agreement of sale and conveyance deed with the intending buyer shall be as per rule 16 and rule 19 of The Punjab Apartment and Property Regulation Rules 1995 or any other rule as specified in the said Act/Rule.
12. The Licensee shall get his project registered with Real Estate Regulatory Authority under RERA Act, 2017 and shall abide by all the provisions of RERA Act, 2017 and Rules made thereunder or as amended from time to time.
13. The Licensee shall abide by all directions issued by the Competent Authority for ensuring due compliance of the execution of layout plan and the development works therein and to permit the competent authority or any officer authorized by it to inspect such execution.
14. The licensee shall get the approval of EIA, from the competent authority, if required.
15. The licensee shall get the approval of any other department required for setting up/ development of affordable colony under any other law at his own level before start of development at site.
16. In the layout plan of the colony, the land reserved for roads, open spaces, public and community building and other common uses shall be kept intact and developed as per approved plan.
17. The Licensee shall maintain a separate account in any Scheduled Bank of sums taken by him from persons intending to take or who have taken the plots, as advance, towards the sale price or for any other purpose or deposit and shall disburse the money for meeting the cost of development works related to his project authenticated by Architect, Engineer and CA and shall on demand, in writing, by the Competent Authority, make full and true disclosure of all transactions in respect of that account and applicant shall abide by all such provisions as specified in PAPRA and Rules made there under.
18. The design and specifications of the development works to be provided in the colony shall include: -
  - a) Metaling of roads and paving / development of footpaths / parking area / common areas as per specifications approved by the concerned department.
  - b) Construction of common facilities i.e. community center etc shall be as per approved building plans and specifications thereunder.

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- c) Laying of water supply, storm water, drainage and electric network, street light etc along with landscaping and other horticulture works as per approved drawing/specifications of competent authority.
  - d) Development of common area as per approved specifications of concerned departments.
  - e) Construction of water works, ESS and other utility areas as per approved specifications of concerned departments.
19. The licensee shall deposit the Punjab Urban Development fund u/s 32 of Punjab Apartment and Property Regulation Act, 1995 to the concerned authority.
  20. The promoter shall be bound to comply with all the terms & conditions of the license and supplementary terms and conditions (**Annexure-'A'**) along with those which are part of agreement as per APR Form- IV.
  21. The applicant shall start the development works only after taking the road/services level of project site from the concerned Development Authority and shall develop the Project as per the approved Service Plan by the Engineering wing of concerned Development Authority. In case of any discrepancy, the Licensee shall get the reconciliation done and get the Revised Layout Plan sanctioned from the Competent Authority.
  22. **The Licensee shall get the approval of all other mandatory approvals of all the Departments required for Building construction before start of construction at site.**
  23. The licensee shall pay proportionate development charges, if the main lines of roads, drainage, sewerage, water supply and electricity are to be laid out or constructed by the State Government or any local authority.
  24. The licensee shall take responsibility for maintenance and upkeep of all roads, open spaces, public parks and community services for a period of **five years** from the date of the issue of completion certificate or unless earlier relieved of this responsibility and thereupon to transfer such roads, open spaces, public parks and community services to the State Government or the local authority or RWA, as the case may be as per the prevailing rules..
  25. The licensee shall develop the common facilities like community center etc as per the instructions / guidelines of the department of HUD.
  26. The licensee shall permit the competent authority or any other officer authorized by it to inspect the execution of layout and development works in the colony and to carry out all directions issued by it for ensuring due compliance of execution of layout and development works in accordance with the license granted.
  27. The Licensee shall obtain the Completion/ Occupancy Certificate for the project from the Competent Authority within the validity period of license as per the provisions/procedure laid under the PAPR Act 1995.
  28. The applicant shall get all the requisite permissions/NOC's from all the concerned departments under any other Act/Rules before the start of development works/construction at site.
  29. The licensee shall be responsible for taking any other permission required for developing a colony from any other department under any other Law at his own level before start of any development work at site.

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**PUDA Bhawan, Sector 62, S.A.S Nagar**

30. The Licensee shall not contravene the provisions of any other Law for the time being in force in the area where the colony is being developed.
31. The Licensee shall comply with all the provisions of the Punjab Apartment & Property Regulation Act, 1995 or as amended from time to time and the rules made there under.
32. The Licensee shall not use under-ground water for construction/ development works in the notified area and this condition shall also be incorporated in the allotment letter of plots directing the allottees not to use the under- ground water for construction purpose and use surface water sources or treated water from nearby Sewage Treatment Plant.
33. The Licensee shall be responsible to deposit all/any other charges levied or to be levied by this department or any other department at any stage/time during the validity period of this License.
34. **The licensee shall maintain the accounts and records as per the provisions of PAPRA Act and rules made thereunder and shall get the audit done as per the provisions of the said Act /Rules**
35. **In case of any difference in charges/installments/Bank Guarantee found during any audit, the licensee/applicant shall be bound to pay the difference within 30 days from the date of issue of demand letter.**
36. **If any of the above conditions and Supplementary Terms & Condition (Annexure 'A') and conditions mentioned in agreement are not complied with, due action shall be taken as per the provisions of PAPR Act 1995 or any other Law in force.**

(Encl: as above)

Dated 29-10-2021  
Place: Chandigarh

-Sd-  
Competent Authority  
Director Town and Country Planning

No. 6681      CTP(PB)AR-15      Dated: 29-10-2021

A copy of the above is forwarded to M/s Aadhar Developers, Vill. Wadala Bhattewad (H.B.No. 354), Ram Tirath Road Teh. & Distt. Amritsar for information & necessary action pl.

  
Chief Town Planner  
Punjab



**Directorate of Town and Country Planning, Punjab**  
**PUDA Bhawan, Sector 62, S.A.S Nagar**

(Annexure-'A')

License No. LDC/CTP(Pb.)/ 2021/ 08

Dated- 29-10-2021

**Issued to: M/s Aadhar Developers, Vill. Wadala Bhattewad (H.B.No. 354), Teh. & Distt.  
Amritsar**

**Supplementary Terms & Conditions**

- I. Licensee shall get the Road level/plinth level approved from the Engineering wing, ADA, Amritsar before the start of work.
- II. The Licensee shall get the Scheme approved from the Competent Authority for disposal of treated water available from the Sewage Treatment Plant before the start of work.
- III. The specifications to be adopted at the site for the construction of roads should be as per Chief-Engineer, ADA, Amritsar or as per the requirements of Ministry of Roads, Highways and Transportation, Government of India.
- IV. **The Licensee shall get the all-Engineering services plans approved from Competent Authority and concerned engineering wing of ADA, Amritsar before the start of work at site, and shall develop the site as per approved plans.**
- V. The electrification scheme of the colony will be as per the design and specifications approved by the Electrical Department of ADA, Amritsar/PSPCL and the execution of the same shall be carried out under strict supervision of the Competent Authority. Similarly, the Licensee will take prior approval of the electric scheme/power load before the execution of work.
- VI. The Licensee shall obtain a final No Objection Certificate from the PSPCL within 90 days from the grant of this License, failing which penal action shall be initiated against the licensee under the relevant provisions of Punjab Apartment and Property Regulations Act, 1995 and rules made there under.
- VII. The licensee shall file a copy of the advertisement or prospectus in the office of the Competent Authority before its issue or publication as per the provisions of Punjab Apartment and Property Regulations Act, 1995.  
The advertisement or prospectus so issued shall disclose the area of the plots offered for sale, title of the land, extent and situation of land, the price payable and in the case of colonies, also layout of the colony, the plan regarding the development works to be executed in a colony and the number and the validity of the license issued by the Competent Authority and such other matters, as may be prescribed.
- VIII. All the development works will be executed strictly as per PWD/ADA or any other competent authority specification and as specified as per the provisions of PAPRA.
- IX. Whenever the services like water supply, storm and sewerage system are laid in the periphery by ADA or any other authority, the Licensee of the colony shall integrate the

## Directorate of Town and Country Planning, Punjab

### PUDA Bhawan, Sector 62, S.A.S Nagar

services provided in the Colony with these services at his own expenses as per rules and with the prior permission from the Authority, under the applicable rules.

- X. The Licensee shall be responsible for installing STP for the treatment of sewage/effluents as per the norms laid down by the PPCB or any other department.
- XI. All the materials to be used to carry out development works on site will conform to BIS code and shall be of specified ISI code with latest amendments.
- XII. The rain water harvesting structures for the disposal of storm water shall be provided as per design approved by Central Ground Water Board (CGWB) before the execution of work and licenses.
- XIII. The Licensee shall be responsible to provide and maintain (a) good quality of work as per norms/specifications (b) storm water & sewage disposal till out fall (c) Plinth of buildings & road crown levels w.r.t. H.F.L. & other hydrological conditions and to comply with the observations, if any, raised by the Executive Engineer, PWD (B&R) and Drainage and to provide potable drinking water.
- XIV. The layout plan and the estimates are a part of the Agreement/ License. However, the licensee shall get the detailed Services plans/estimates sanctioned from the concerned Competent Authority as per approved plans before the start of construction at the site. Variations if any shall be got amended and approved from Competent Authority.
- XV. The Licensee will obtain/renew No Objection Certificate from Punjab Pollution Control Board before the expiry of same and the requisite Environmental Impact Assessment Clearance, as mandated by Ministry of Environment & Forests, Government of India vide its notification dated 14.09.2006 before the start of work, failing which penal action against the licensee shall be initiated as per the provisions of Punjab Apartment and Property Regulation Act, 1995 and rules made thereunder.
- XVI. The License will be governed by the provisions of the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981, and rules made there-under.
- XVII. The demarcation of the layout plan will be done within two months from the date of grant of this License along with the reconciliation of all discrepancies, if any, before getting Architectural Controls, integrated Zoning Plans of commercial area, residential and other buildings approved by the Competent Authority within 3 months of the issue of the license. In case of variation if any, the licensee shall be responsible to amend accordingly and set the revised sanction from the Competent Authority.
- XVIII. The Licensee shall transfer free of cost the non-saleable areas open spaces roads, parks, utilities etc. in favor of ADA or RWA or any other local authority as per provisions of the PAPR Act, 1995 or as amended from time to time. This shall be done before the expiry of this License or issue of the Completion certificate, whichever is earlier. However, the onus of maintaining such common area/open spaces/utilities including parks and roads for a period of **five years** from the issue of completion certificate shall continue to remain with the Licensee even after the transfer of such non- saleable areas.



**Directorate of Town and Country Planning, Punjab**  
**PUDA Bhawan, Sector 62, S.A.S Nagar**

- XIX. Constitution of RWA is mandatory as per provisions of PAPR Act, 1995 or as amended from time to time and the maintenance of common areas shall be the responsibility of RWA after handing over these areas to RWA.
- XX. The Licensee shall get the Building plans approved from the Competent Authority as per the applicable bye-laws i.e. Building Bye-laws of HUD for colonies located outside the municipal limits & the Bye-laws of the concerned ULB for colonies if located within the municipal limits.
- XXI. The Licensee shall abide by the conditions of all the No Objection Certificates (NOCs)/ approvals issued (copies attached) or to be issued by any Authority/Department or Government Department. In case of violation of any condition of any NOC/ approval will attract penal action under the relevant provisions of PAPR Act, 1995, (Amended 2014) and relevant laws. In case any NOC/approval by any Department is yet to be issued, it shall be ensured by the Licensee that any conditions imposed by such NOC/approval would be complied with. In case any department refuses to grant you NOC/ approval, this License shall automatically stand cancelled.
- XXII. The Licensee shall abide by all the terms and conditions mentioned in LOI issued vide letter No. 4914 CTP(Pb)/AF-15 dated 26.08.2021.
- XXIII. The Licensee shall be responsible for construction of school, community centers, parks, dispensary and other community building in the said colony on the land set apart for this purpose or transfer such land to the State Government at any time free of cost or on payment of actual cost of development of land as may be decided by the State Government in which case the State Government will be at liberty to transfer such land to any local authority of any person or institution on such terms and conditions, as it may deem fit.
- XXIV. The Licensee shall make his own arrangements for providing water supply, installation of sewage treatment plant, storm water drainage ensuring smooth power supply and other requisite services for the colony at its own cost. It shall also be ensured that such costs are included in the estimates.
- XXV. No earth excavation will be allowed from the plot by the Licensee for the construction of roads.
- XXVI. The licensee shall execute a conveyance deed in favor of allottees after getting requisite approval as per provisions of the PAPR ACT 1995 or as amended from time to time.
- XXVII. The Licensee shall connect the storm water, drainage & sewerage of his colony with the storm water, drainage and sewer of ADA / any other Department/authority at its own cost as and when these services are laid by Concerned Development and also provide water supply and sewerage service to the colony at its own expenses till it is integrated with the service of Authority. However, installation of any treatment plant for sewage/effluent shall be the responsibility of the promoter. The licensee shall be responsible for discharge of sewage/effluent of his colony to the satisfaction of the Concerned Authorities.

**Directorate of Town and Country Planning, Punjab**  
**PUDA Bhawan, Sector 62, S.A.S Nagar**

- XXVIII. The Licensee shall not undertake any development activity on Forests land / Govt. land/ Panchayat land etc, if applicable, without getting requisite prior permission from the concerned Department of Govt. of India and State of Punjab under the relevant Acts.
- XXIX. The Licensee shall neither construct nor undertake any developmental activities under High Tension (HT)/ Power lines if any passing through the colony unless these lines are shifted/ adjusted at its own cost, if required.
- XXX. The Licensee shall neither construct nor undertake any developmental activities under revenue rastas passing through the site without getting approval from the concerned authority.
- XXXI. The Licensee shall not use any access to any roads without the requisite permission from the concerned authority and will have no claim/ objection on ADA/Licensing Authority for such access.
- XXXII. The revenue pathway (rastas), minor canals (khal) and choe if any, passing through the colony shall be maintained as such by the licensee and mandatory no construction zone/Green Buffer Zone shall be maintained by the licensee as determined by the concerned departments and as per approved Layout Plan.
- XXXIII. In case, there is any revision of rates of EDC, CLU, License fees fixed by the Government, the same shall be paid by the licensee within a period of 30 days of the issue of such notice seeking payment of revised charges.
- XXXIV. Before the start of the work on the site, the licensee shall take permission in writing from PPCB, Punjab State Power Co. Ltd (PSPCL), Department of forests and Department of Drainage etc. as mandated by the Notification No.2/3/92/SHG2/3189 dated 06.05.08 issued by the Department of Housing & Urban Development, Punjab.
- XXXV. The licensee would have a website where the layout plan approved by the Competent Authority shall be exhibited for the customers along with the license issued to him as per the provision/norms/rules of PAPRA and RERA.

In case of non-compliance of any of above conditions, the authority would reserve the right to withdraw the License as well as initiate action against the developer.

No. 6681 CPA(PB) AF-15

Dated: 29-10-2021

A copy of the above is forwarded to M/s Aadhar Developers, Vill. Wadala Bhattewad (H.B.No. 354), Ram Tirath Road Teh. & Distt. Amritsar for information & necessary action pl.

- 81 -  
**Competent Authority**  
**Director Town and Country Planning**

  
**Chief Town Planner**  
**Punjab**



PROPOSED AFFORDABLE RESIDENTIAL COLONY  
(PLOTTED) NAMED AS AADHAAR ENCLAVE SITUATED AT MAIN  
RAM TIRATH ROAD VILLAGE WADALA BHITTEWADH AMRITSAR.  
PROMOTERS:- M/S AADHAAR DEVELOPERS THROUGH  
S. PARAMJIT SINGH CHAWLA S/O Sh. NIRANJAN SINGH CHAWLA.  
Registration No. ACA/ADA/ASR/2020/7844  
Dated-20/07/2020  
C.L.U ISSUED by Office of S.T.P AMRITSAR VIDE MEMO NO. 73  
S.T.P (A) /A.D.A DATED = 12-01-2021 Under the Punjab  
Affordable Housing Policy -2020 Issued vide notification  
No. 12/01/18-SH92/1397 dated 24/07/2020 and as amended  
from time to time

SCHEME BOUNDARY  
TOTAL SCHEME AREA (KANAL)  
TOTAL SCHEME AREA (ACRES)  
TOTAL SCHEME AREA (YARDS)  
NET PLANNED AREA

= 80.00 Kanal  
= 10.00 Acres  
= 48400.00 sq.yd.  
= 48400.00 sq.yd.

DETAIL OF RESIDENTIAL AREA :- GENERAL PLOTS

S.No.	Plot No.	Size of plot	Area of plot in sq.yd.	No. of plot	Total area of plots in sq.yd.
1	1	26'-0" x 48'-0"	145.64	01	145.64
2	2-6	23'-0" x 48'-0"	127.94	05	639.70
3	7	26'-0" x 48'-0"	145.64	01	145.64
4	8-9	20'-10" x 50'-0"	115.94	02	231.88
5	10-13	27'-0" x 48'-0"	146.67	04	586.68
6	14-25	23'-0" x 48'-0"	122.87	12	1472.04
7	26-38	23'-0" x 48'-0"	120.00	13	1560.00
8	39-41	26'-0" x 48'-0"	133.33	03	399.99
9	42-55	23'-0" x 48'-0"	120.00	14	1680.00
10	56-78	22'-0" x 48'-0"	116.88	11	1285.68
11	79-91	26'-0" x 48'-0"	135.05	01	135.05
12	92-103	23'-0" x 48'-0"	119.47	12	1519.44
13	104-108	25'-0" x 48'-0"	129.86	01	1433.84
14	109-108	27'-0" x 48'-0"	140.25	02	129.86
15	109	25'-0" x 48'-0"	150.00	02	280.50
16	110-121	23'-0" x 48'-0"	138.89	12	300.00
17	122-135	22'-0" x 48'-0"	127.78	01	138.89
18	136	26'-0" x 48'-0"	144.44	13	1533.36
19	137-147	22'-0" x 48'-0"	125.00	11	1625.00
20	148	22'-0" x 48'-0"	125.00	01	144.44
21	149-163	24'-0" x 50'-0"	122.22	15	119.44
22	164	24'-0" x 50'-0"	134.72	01	175.00
23	165	25'-0" x 50'-0"	138.89	14	138.89
24	166-179	22'-0" x 48'-0"	138.89	01	1750.00
25	180	25'-0" x 50'-0"	125.00	14	138.89
26	181	25'-0" x 48'-0"	138.89	01	127.78
27	182-195	22'-0" x 48'-0"	127.78	14	1610.00
28	196	26'-0" x 48'-0"	116.00	01	127.78
29	211-213	25'-0" x 45'-0"	127.78	01	375.00
30	214	28'-0" x 45'-0"	125.00	03	142.5
31	215	28'-0" x 45'-0"	142.5	01	142.5
32	216-218	25'-0" x 45'-0"	142.5	01	375.00
33	219-222	22'-0" x 45'-0"	117.5	04	470.00
34	223-231	22'-0" x 45'-0"	112.50	09	1012.50
35	232	27'-0" x 45'-0"	135.50	01	135.50
SUB-TOTAL				208	25626.66

DETAIL OF RESIDENTIAL AREA :- E.W.S PLOTS

Plot No.	Size	Area	No. of plots	Total Area
40	17'-3" x 45'-0"	86.25	01	86.25
41	17'-6" x 45'-0"	87.5	09	787.5
42	18'-6" x 45'-0"	85.25	01	85.25
43	198-201	83.95	04	335.80
44	202-210	87.5	09	787.50
SUB-TOTAL			24	2082.30

Achieved Total E.W.S plots 24 / 208 x100 = 11.53 %

GRAND TOTAL plots 232 27708.96

DETAIL OF COMMERCIAL AREA :- Booths

Booth no.	Category	Size	Area	No. of stories	Ground coverage	F.A.R	No. of Booths	Total Covered Area
1	S1-S12	9'-3" x 27'-3"	23.42	Ground floor	100%	1:1	12	281.04 336.08

DETAIL OF PARKING AREA

TOTAL AREA REQUIRED FOR PARKING @ 2 E.C.S per 100 sqmt of total F.A.R area = 281.11 Sqmt. X 2/100  
(For Commercial Area)  
Parking 1 = 37'-0" x 28'-0" = 96.80 sqmt.  
Parking 2 = 32'-0" x 20'-0" = 640.00 sqmt.  
Total Parking = 96.80 + 640.00 = 736.80 sqmt.  
AREA PROVIDED FOR PARKING ON SURFACE @ 23 E.C.S sqmt = 164.33 Sqmt/23 E.C.S sqmt  
= 7.14 E.C.S. SAY 7 E.C.S. Including Loading/Unloading parking space

DETAIL OF PARKS :-

PARK	Area in sq.yd
1 PARK-1	422.22
2 PARK-2	565.00
3 PARK-3	1698.78
4 PARK-4	709.5
TOTAL PARKS	3395.50

7.08%

DETAIL OF AREAS :-

	SQ.YDS.	%AGE
TOTAL AREA OF SITE	48400 = 10.00 Acre	
Area Reserved (R1+R2)	451.29 = 0.09 Acre	
NET PLANNED AREA (effective site area)	47948.71 = 9.9 Acre	
AREA UNDER RESIDENTIAL PLOTS	27708.96	57.79%
AREA UNDER CONVENIENT SHOPS (COMMERCIAL)	336.08	0.70%
AREA UNDER PARKS	3395.50	7.08%
AREA UNDER COMMUNITY CENTRE	1468.31	3.06%
AREA UNDER S.T.P	174.56	0.36%
AREA UNDER W.W	100.58	0.21%
AREA UNDER EGGS	105.11	0.22%
AREA UNDER GARBAGE	21.96	0.05%
AREA UNDER ROADS (14478.11 / PAVEMENT (96.57) / GREEN STRIPS (G1+G2) (59.07) / Toilet area (3.88) TOTAL	14637.63	30.53%
	47948.71	100.00 %
Total Saleable Area ( Residential Plot + commercial area)	28045.04	58.49 %
Total Non-Saleable Area ( rest of the categories)	19903.67	41.51%

TITLE- LAYOUT PLAN

Scale - NORTH

DRG. NO Dealt by :

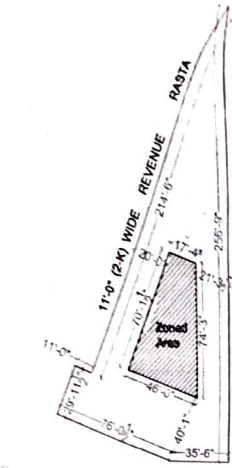
DATE- 31.07.21 Checked by :

OWNER / PROMOTERS

APC Consultants  
ARCHITECTURE PLANNING  
CONSULTANTS  
Address: 151, C-Block, Vardaan  
Rajni Avenue, Amritsar  
COA/2000/2634  
ARCHITECT

COMPETENT AUTHORITY

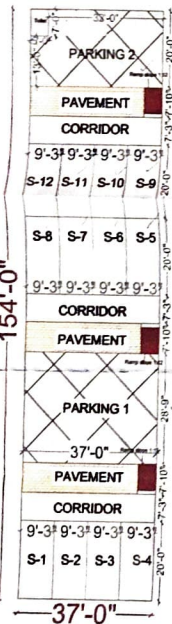
NOTE :-  
15 meter wide area of Residential Plots no.1 to 9 shown thus  
on layout plan has been reserved, till the validity period of  
the consent issued to the surrounding hotmix plants by PPCB.  
As per Technical Advise issued by Chief Town Planner Punjab ,  
Chandigarh vide letter no.5946 C.T.P(PB)/SP-432(ASR)  
dated 17/12 /2020.



BLOWUP OF COMMUNITY CENTER



BLOWUP OF S.T.P AREA



BLOWUP OF COMMERCIAL


Director  
Town and Country Planning  
Punjab  
Date:- 29-10-2021





COMPETENT AUTHORITY

DRG. NO	Dealt by :
DATE- 31.07.21	Checked by :



**For Aadhaar Developers**

*Charvi Phyllis*

**Partner**

**APC Consultants**

ARCHITECTURE PLANNING  
CONSTRUCTION

Address- 18-1, C-Block Market  
Ranjit Avenue, Anandpur

**COA/2000/2634**

**ARCHITECT**

**OWNER / PROMOTERS**





# PUNJAB POLLUTION CONTROL BOARD

Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.punjab.gov.in

## AUTO GENERATED RENEWAL CERTIFICATE

Under the provisions of

Water ( Prevention & Control of Pollution ) Act, 1974 and Air ( Prevention & Control of Pollution ) Act, 1981

Office Dispatch No: OCMMS/CTE/2024/007297

Date: 23/10/2024

Industry Registration ID: R21ASR986680

Application No: 27179202

To, **Paramjit Singh Chawla,**  
Partner,  
M/s Aadhaar Enclave,  
Kh.no 48//18,v.p.o. Wadala Bhattewadh Ramtirath Road, Amritsar,  
Amritsar, Punjab, 143001

Subject : **Auto Extension in validity of Consent to Establish granted under the provisions of Water ( Prevention & Control of Pollution ) Act, 1974 and Air ( Prevention & Control of Pollution ) Act, 1981**

With reference to your application for extension of Consent to Establish (NOC) granted under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981, the self-declaration uploaded by Paramjit Singh Chawla, Partner, is hereby, acknowledged and Auto Generated Extension Certificate is granted as per the contents of self-declaration.

### 1. Particulars of Auto Generated Extension Certificate.

<b>Certificate No.:</b>	CTE/Renewal/ASR/2024/27179202		
<b>Date of issue:</b>	2024-10-23		
<b>Date of expiry:</b>	2025-10-23		
<b>Certificate Type:</b>	Extension (Auto Generated)		
<b>Previous CTE/CTO/Authorization No. &amp; Validity :</b>	<b>Pervious consent No:</b>	<b>Date Of Issue:</b>	<b>Date Of Expiry:</b>
	23742648	2023-10-25 00:00:00.0	2024-10-24 00:00:00.0

### 2. Particulars provided by the industry

<b>Name &amp; Designation of the Occupier:</b>	Paramjit Singh Chawla, (Partner)
<b>Address of Industrial premises:</b>	kh.no 48//18,V.P.O. Wadala Bhattewadh Ramtirath Road, Amritsar
<b>Existing Capital investment / Project Cost of the industry</b>	0.0 (lakhs)
<b>Category of Industry</b>	ORANGE
<b>Type of Industry</b>	2091-Area/Infrastructure Development Project including educational institutions, community hall, IT Park, Theme park (Not covered under EIA notification 2006)
<b>Scale of the Industry</b>	Small
<b>Office District</b>	Amritsar
<b>CTE/CTO/Authorization applied for</b>	1 years

"This is computer generated document from OCMMS by PPCB"

Aadhaar Enclave,Kh.no 48//18,v.p.o. Wadala Bhattewadh Ramtirath Road, Amritsar,27179202

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Fee Details	Payment Mode	Amount	Transaction ID	Date of Transaction	Date of verification
	Credit/Debit	21600.0	826387650	2024-10-23 16:48:27.167	----

This Auto Generated Extension Certificate is hereby issued subject to the condition that in case, if any anomaly after Auto renewal is observed, that the entrepreneurs has submitted any false/ incorrect/ incomplete/forged facts and documents, the PPCB shall initiate appropriate action for violation under the Environmental Laws/ Rules against the industry.

## Annexure-A

### Self Declaration

#### Auto extension of consent to establish (NOC)

I Paramjit Singh Chawla S/o Shri Niranjan Singh Chawla Aged 61 Years, Authorized Signatory Partner (designation) of M/s AADHAAR ENCLAVE (OCMMS ID R21ASR986680 ) submitting this self declaration in favor of Member Secretary, Punjab Pollution Control Board for obtaining auto renewal of consent to establish / consent to operate under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981/ Authorization under HWM Rules, 2016/ BMW Rules, 2016 (for health care facilities upto 50 beds) which is stated as under:

1. That the consent to establish / consent to operate under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981/ Authorization under HWM Rules, 2016/ BMW Rules, 2016 (for health care facilities upto 50 beds) was issued vide no. CTE/Fresh/ASR/2023/23742648 Dated 2023-10-25 and the same is valid upto 2024-10-24
2. That we have not carried out any expansion / modernization / change in process/ product/ Raw material/ fuel / change in bed capacity that either changes our category (from green to orange or orange to red or so on) or our scale (from small to medium or large). Detail of changes made if any and how extra pollutant shall be treated are given in box below\*
3. That we are complying with conditions of previous consent/ authorization.
4. There is no change in information provided in the prescribed application form submitted for obtaining earlier consent to establish/operate /authorization.
5. That I have not violated any of the provisions under the Water (Prevention & Control of Pollution) Act, 1974 or Air (Prevention & Control of Pollution) Act, 1981 or Environment (Protection) Act, 1986.
6. That no prohibitory directions are issued from Courts/ Appellate Authority/ National Green Tribunal/ other Judicial authority.
7. I acknowledge that any wrong / partial / forged information /document submitted by me or any false affirmation made by the undersigned, I shall be liable for action as deemed fit by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981/ HWM Rules, 2016/ BMW Rules, 2016.
8. In case of brick kiln , the brick kiln shall replace at least 20% of its fuel from coal to paddy straw pellets, as per the directive given by the State Government u/s 5 of EPA 1986 vide Notification No 10/574/2022-STE1/443 dated 04.11.2022 and shall maintain records of the same for monitoring and inspection by the Board.

**\*Details of changes if any alongwith proposed mechanism of treating extra pollutant  
(fill if applicable as per point 2)**

**Applicant**  
**Paramjit Singh Chawla**

Date: 23/10/2024

"This is computer generated document from OCMMS by PPCB"

Aadhaar Enclave,Kh.no 48//18,v.p.o. Wadala Bhitewadh Ramtirath Road, Amritsar,27179202

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## PUNJAB WATER REGULATION AND DEVELOPMENT AUTHORITY

SCO 149-152, SECTOR 17, CHANDIGARH – 160017

*ad interim* PERMISSION FOR EXTRACTION OF GROUNDWATER

Name of Unit	"Aadhaar Enclave" by M/s Aadhaar Developers		
Activity of Unit:	Infrastructure		
Address of Unit:	"Aadhaar Enclave" by M/s Aadhaar Developers, Ram Tirath Road, Village Wadala Bhattewad, District Amritsar		PIN Code: 143105
Assessment Unit (Block):	Verka	Category: Yellow	
District:	Amritsar		
Correspondence Address:	M/s Aadhaar Developers, Kh No. 48//18, VPO Wadala Bhattewad, Ram Tirath Road, District Amritsar		PIN Code: 143105
Unit ID	0080500294		
Permission Number	PWRDA/10/2021/L2/248		Dated: 06.10.2021
Project Status:	New Unit		
Permission Type:	ad-interim Permission		
Validity Period:	For a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this <i>ad interim</i> permission, whichever is earlier.		
Ground Water Extraction Permitted: 108 m <sup>3</sup> /day			
Fresh Water		Saline Water	
m <sup>3</sup> /day	m <sup>3</sup> /month*	m <sup>3</sup> /day	m <sup>3</sup> /month*
108	3,240	-	-

\*Note:- Month is taken as 30 days for calculation of charges.

**Fees and Charges Paid:****A. Application Fees for Groundwater Extraction:**

Volume of Groundwater Extraction Applied For per day (in m <sup>3</sup> /day)	Fees Deposited (in Rs.)
108	20,000/-

**B. Advance Deposit equivalent to two months of charges for the permitted quantity of groundwater extraction:**

Category of Area	Extraction Permitted: (m <sup>3</sup> /day)		108	Amount Deposited (Rs.)
Yellow	Charges for two months			87,840/-
	<10 m <sup>3</sup> /day	10-100 m <sup>3</sup> /day	>100 m <sup>3</sup> /day	
	3,600	75,600	8,640	

**C. Tube-well Registration Fee paid:**

No. of existing tube-wells	No. of Proposed tube-wells	No. of total tube-wells	Registration Fee applicable per tube-well	Total Registration Fee Paid (Rs.)
Nil	01	01	10,000/-	10,000/-

**D. Total Amount Paid (Rs.):**

Application Fee	Advance Deposit	Tube-well Registration Fee	Total(Rs.)
20,000/-	87,840/-	10,000/-	1,17,840/-

NOTE: This permission is granted in terms of the Draft Punjab Guidelines for Groundwater Extraction and Conservation published on November 12, 2020 under section 15 of the Punjab Water Resources (Regulation and Management) Act 2020 and is subject to the conditions given overleaf.

Dated: 6<sup>th</sup> October, 2021  
Place: CHANDIGARH



*Signature*  
06.10.2021

Signature

Jobanpreet Singh, A.O.L-2

**Executive Engineer**  
Punjab Water Regulation and Development Authority  
Chandigarh.

## adinterim PERMISSION CONDITIONS

- 1) The permission is valid for a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this ad interim permission, whichever is earlier. The unit will apply again for Permission within one month after the publication of the final Guidelines.
- 2) Since, this Permission has been issued on the basis of self-assessment by the applicant and without any site inspection or verification of documents submitted by the applicant, hence the Authority may inspect the unit and documents at any time. In case any material difference is found in the information submitted and the site conditions or documents, the Authority may suspend the permission granted immediately and may revoke or modify the permission after giving a notice to the Unit.
- 3) The unit shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, and the Regulations and Directions issued there under.
- 4) A Unit operational prior to 12/11/2020 shall be liable to pay groundwater extraction charges w.e.f. 12<sup>th</sup> Nov, 2020. A unit which is yet to begin operations shall be liable to pay the charges from the date of commencement of extraction of groundwater.
- 5) The unit shall install a water meter at each of its extraction structures within 60 days of issue of this permission letter (Refer Para 7.1 of the Draft Guidelines.)
- 6) Till the installation of water meter the Unit shall pay the full amount for the entire volume of groundwater permitted.
- 7) The Unit shall self-record the water meter readings in the format set by the Authority on the first working day of every month and submit the same and pay the applicable charges to PWRDA by 10<sup>th</sup> of every month.
- 8) Units permitted to extract 50m<sup>3</sup>/day or more groundwater shall communicate water level data to PWRDA in the first week of every month. (Refer para 7.2 of the Draft Guidelines).
- 9) This Permission does not absolve the unit of its obligations to obtain other required statutory and administrative clearances from appropriate authorities.
- 10) The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted to the unit by the concerned authorities.
- 11) This Permission is being issued without any prejudice to the directions of any court of law in cases related to groundwater or any other related matters.
- 12) Water conservation credit claims (if any) will be examined and verified separately.
- 13) In view of the Covid-19 epidemic, the Groundwater Charges in the Draft Guidelines will be reduced by 20% till July 31st, 2021.
- 14) Since, the unit has not paid the GST. Hence, it will be bound to deposit the same within 7 days as and when required by the Authority.

X-----X





# Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

## TEST REPORT



ULR No : TC1181824000100137F		Test Report No : NGWL271124EM005	
Type of Sample : Water- Ground Water			
Reference Type : Telephonic		Reference No : Dt.: 19/11/2024	
Customer Name	Affordable Residential Colony (Plotted) "Aadhaar Enclave"		
Address	by M/s Aadhaar Developers at Ram Tirath Road, Village-Wadala Bhittewad, Distt. Amritsar, Punjab	Period of Sampling	26/11/2024 - 26/11/2024
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Receipt of Sample	27/11/2024
Sample Collection Mode	Sample collected by Laboratory	Period of Analysis	27/11/2024 - 29/11/2024
Testing Location	Permanent Facility	Date of reporting	30/11/2024
Sampling Location	Borewell (Project Site)		
Sample Description	Clear,colourless liquid.		
Standard/Specifications	NA		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (A/26/01A),Glass Bottle-1 litre (A/26/01B),Glass Bottle-500ml (A/26/01C) & PE Bottle-500ml (A/26/01D)		

## RESULTS

### 1. Chemical Testing

#### I. Water ( Water- Ground Water )

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5	15	IS 3025 (Part 4) Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part 5)
3	pH @ 25°C	-	7.25	-	-	IS 3025 (Part 11)
4	Taste	-	Agreeable	-	-	IS 3025 (Part 8)
5	Turbidity	NTU	BDL (0.1)	1	5	IS 3025 (Part 10)
6	Chloride as Cl	mg/l	17	250	1000	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.038	1.0	No relaxation	USEPA 3015A
8	Total Hardness as CaCO <sub>3</sub>	mg/l	184	200	600	IS 3025 (Part 21)

Mr. Mukesh Chand Agarwal  
Authorized Signatory- Chemical

Mr. Mukesh Chand Agarwal  
Authorized Signatory- Biological

EL-FMT-7.8.2-W

Page No.1/2

**ECO BHAWAN**

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

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

## TEST REPORT



ULR No : TC1181824000100137F

Test Report No : NGWL271124EM005

Type of Sample : Water- Ground Water

### 2. Biological Testing

#### II. Water ( Water- Ground Water )

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total coliform	Present or Absent/10 Oml	Absent	-	-	IS 15185
2	Escherichia coli	Present or Absent/10 Oml	Absent	-	-	IS 15185

Remarks : NA

\*\*End of Report\*\*

### OTHER INFORMATION

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

#### Terms & Conditions :

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

Mr. Mukesh Chand Agarwal  
Authorized Signatory- Chemical

Mr. Mukesh Chand Agarwal  
Authorized Signatory - Biological

EL-FMT-7.8.2-W

Page No.2/2



## TEST REPORT



ULR No : TC1181824000100136F		Test Report No : NSL271124EM006	
Type of Sample : Soil			
Reference Type : Telephonic		Reference No : Dt.: 19/11/2024	
Customer Name	Affordable Residential Colony (Plotted) "Aadhaar Enclave"		
Address	by M/s Aadhaar Developers at Ram Tirath Road, Village-Wadala Bhittewad, Distt. Amritsar, Punjab	Period of Sampling	26/11/2024 - 26/11/2024
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	27/11/2024
Sample Collection Mode	Sample collected by Laboratory	Period of Analysis	27/11/2024 - 29/11/2024
Testing Location	Permanent Facility	Date of reporting	30/11/2024
Sampling Location	Project Site		
Sample Description	Brown, coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked A/26/S1		

## RESULTS

### 1. Chemical Testing

#### I. Pollution & Environment ( Soil )

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity	mS/cm	0.287	IS 14767
2	Organic Matter	%	1.32	IS 2720 (Part 22) Sec 1
3	pH @ 25°C	-	8.04	IS 2720 (Part 26) Cl 2
4	Texture	-	Sandy loam	IS 2720 (Part-4)
5	Sand	%	72	IS 2720 (Part-4)
6	Clay	%	15	IS 2720 (Part-4)
7	Silt	%	13	IS 2720 (Part-4)
8	Moisture Content	%	7.0	IS 2720 PART-2
9	Bulk Density	g/cc	1.55	IS : 2386:1963 (Part 3)

Remarks : NA

\*\*End of Report\*\*



Mr. Mukesh Chand Agarwal  
Authorized Signatory-Chemical

EL-FMT-7.8.2-S

Page No.1/2



## TEST REPORT



TC-11818

ULR No : TC1181824000100139F		Test Report No : NAAL271124EM003	
Type of Sample : Ambient Air		Date of reporting : 30/11/2024	
Reference Type : Telephonic		Reference No : Dt.: 19/11/2024	
Customer	Affordable Residential Colony (Plotted) "Aadhaar Enclave", by M/s Aadhaar Developers at Ram Tirath Road, Village-Wadala Bhittewad, Distt. Amritsar, Punjab		
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory
Period of Sampling	26/11/2024 - 27/11/2024	Date of Receipt of Sample	27/11/2024
Sampling Location	Project Site	Period of Analysis	27/11/2024 - 29/11/2024
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/19/PCI-L dated 18 Nov, 2009	Environmental Condition	Clear sky
Testing Location	On Site & Permanent Facility		

## RESULTS

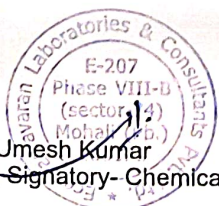
### 1. Chemical Testing

#### I. Atmospheric Pollution ( Ambient Air )

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter as PM10	µg/m3	91	100	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m3	53	60	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	11	80	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m3	25	80	IS 5182 (Part 6)
5	Ammonia as NH3	µg/m3	28	400	IS 5182 (Part 25)
6	Ozone as O3	µg/m3	18	180	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.70	4	IS 5182 (Part 10) NDIR method

Remarks : NA

\*\*End of Report\*\*



Mr. Umesh Kumar  
Authorized Signatory- Chemical

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**ECO BHAWAN**

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

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

## TEST REPORT



TC-11818

ULR No : TC1181824000100138F		Test Report No : NANL271124EM004	
Type of Sample : Ambient Noise		Date of reporting : 30/11/2024	
Reference Type : Telephonic		Reference No : Dt.: 19/11/2024	
Customer Name	Affordable Residential Colony (Plotted) "Aadhaar Enclave"		
Address	by M/s Aadhaar Developers at Ram Tirath Road, Village-Wadala Bhattewad, Distt. Amritsar, Punjab		
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory
Period of Sampling	26/11/2024 - 26/11/2024	Date of Receipt of Sample	27/11/2024
Sampling Location	Refer below^	Period of Analysis	27/11/2024 - 28/11/2024
Standard/Specifications	EPA 1986 Schedule-III	Environmental Condition	—
Testing Location	On Site & Permanent Facility		

## RESULTS

### I. Chemical Testing

#### 1. Atmospheric Pollution( Ambient Noise Levels )

Sr.No	Location ^	Unit	Result (Day)	Test Method
1	At project site	dB(A)	56.1	EL/SOP/AN/01

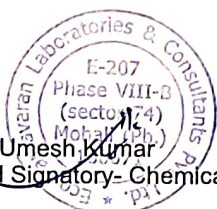
#### Ambient Noise Quality Standards as per Noise Pollution (Regulation and Control) Rules, 2000

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

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean 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

\*\*End of Report\*\*



Mr. Umesh Kumar  
Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

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## Annexure 11

## Pollution Under Control Certificate

Authorised By :  
Government of Punjab

Date : 24/05/2024  
Time : 12:24:59 PM  
Validity upto : 23/11/2024



Certificate SL No. : PB00201350001220  
Registration No. : PB09S5940  
Date of Registration : 12/Feb/2014  
Month & Year of Manufacturing : May-2007  
Valid Mobile Number : 99998888  
Emission Norms : BHARAT STAGE III  
Fuel : DIESEL  
PUC Code : PB0020135  
GSTIN :  
Fees : Rs.100.00  
MIL observation : No



Vehicle Photo with Registration plate  
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	1.02
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





# AADHAAR DEVELOPERS

Kh 48//8, V.P.O. WADALA BHITTEWADH, RAM TIRATH ROAD, AMRITSAR.

Ref. No.....

Dated.....

## ENVIRONMENT POLICY OF THE COMPANY

M/s Aadhaar Developers is committed to ensure an eco-friendly environment by establishing, maintaining and continually improving an Environmental Management System (EMS) with emphasis on below mentioned:

- We will involve our customers, suppliers, vendors and contractors in environmental sustainability endeavors by sharing our expectations to collaboratively achieve our environmental objectives and adopting the '3-R' (Reduce, Reuse and Recycle) concept.
- We are strived to comply with all applicable environmental and related legal and other requirements.
- To implement all these measures, we are devised an Environment Management Plan (EMP) which consist of all mitigation measures for each activity to be undertaken to minimizing environmental impacts if any.
- We have communicated our environmental policy to all the employees, customers, business associates and other stakeholders and ensure that the reporting of the environmental related compliance is done through appropriate communication channels.
- We are reviewing the environmental policy and allied management systems periodically to ensure continuing applicability and relevance to our operations.
- Preserve and enhance biodiversity in our unit and ardently promote 'green procurement for our all upcoming projects'.

For Aadhaar Developers  
*Charandeep Singh*  
 Partner







## Public Notice

It is for the information of General Public that "M/s Aadhaar Developers" has been granted Environmental Clearance by SEIAA, Punjab for development of Affordable Residential colony (Plotted) project namely "Aadhaar Enclave" located at Ram Tirath Road, village Wadala Bhittewad, Distt. Amritsar, Punjab vide EC Identification No. EC22B038PB151099 & File No. SEIAAPB/MIS/2021/EC/18 dated 05/01/2022 through our Environmental Consultant "M/s Eco Laboratories & Consultants Pvt. Ltd., Mohali". The copy of the Environmental Clearance along with the conditions to be complied is available with Environmental Clearance portal and with the Project proponent. The interested person can contact either of the two.

**M/s Aadhaar Developers**

Ram Tirath Road, village Wadala Bhittewad,

Distt. Amritsar, Punjab

**M/s Eco Laboratories & Consultants Pvt. Ltd.**

E-207, Industrial Area, Phase VIII-B,

Sector-74, Mohali, Punjab

## HIMACHAL PRADESH JAL S

### NOTICE INVITING TEND

Short term Sealed item rate tenders on forms 6 & 8 for the below mentioned works are hereby invite Vibhag so as to reach in the office of the Executive Engineer, Jal Shakti Division No.1, Shimla-9 on same day at 3.30 PM in the presence of the intending contractors or their authorized representatives can be had on submission of Earnest Money and the production of cost of for



## Contact Us

Main Ram Tirath Rd. Opp Shiva  
Filling Station, Amritsar  
(143001)

aadhaardevelopers@gmail.com

7743007001-2-3

## Quick Links

[BOOK PLOT ONLINE](#)

[HOME](#)

[ABOUT](#)

[CONTACT](#)

## Certificates

[Aadhaar-SMC](#)

[Punjab Pollution Control Board](#)

[Aadhaar Enclave SMC period  
ending 31-03-23](#)

[Six Monthly Compliance](#)

[P-248 Cert.](#)

[Deemed Approval CTE](#)

## Social Media





Category : INFRA-2

MoEF File No. : SEIAAPB/MIS/2021/EC/18

Annexure-15

Compliance Letter/Report

Year of Compliance: -All Years-

Date of Compliance \* : Select

Remarks :

Upload Compliance Letter/Report \* : Choose File No file chosen

(.pdf only)

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/MIS/230381/2021	0729202296545503Aadhaar.pdf	Six Monthly Compliance Report for period ending 31.03.2022 for the Affordable residential colony (Plotted) project namely "Aadhaar Enclave" located at Ram Tirath Road, Village Wadala Bhattewad, Distt. Amritsar, Punjab by M/s Aadhaar Developers.	29/07/2022	
2	SIA/PB/MIS/230381/2021	0603202372987378AadhaarSMC.pdf	Six Monthly Compliance Report for period ending 30.09.2022 for the Affordable residential colony (Plotted) project namely "Aadhaar Enclave" located at Ram Tirath Road, Village Wadala Bhattewad, Distt. Amritsar, Punjab by M/s Aadhaar Developers.	03/06/2023	
3	SIA/PB/MIS/230381/2021	0603202370855286AadhaarSMC.pdf	Six Monthly Compliance Report for period ending 31.03.2023 for the Affordable residential colony (Plotted) project namely "Aadhaar Enclave" located at Ram Tirath Road, Village Wadala Bhattewad, Distt. Amritsar, Punjab by M/s Aadhaar Developers.	03/06/2023	
4	SIA/PB/MIS/230381/2021	0315202436365708SMC.pdf	Six Monthly Compliance Report for period ending 30.09.2023 for the Affordable residential colony (Plotted) project namely "Aadhaar Enclave" located at Ram Tirath Road, Village Wadala Bhattewad, Distt. Amritsar, Punjab by M/s Aadhaar Developers.	15/03/2024	
5	SIA/PB/MIS/230381/2021	0524202429629223SMC.pdf	Six Monthly Compliance Report for period ending 31.03.2024 for the Affordable residential colony (Plotted) project namely "Aadhaar Enclave" located at Ram Tirath Road, Village Wadala Bhattewad, Distt. Amritsar, Punjab by M/s Aadhaar Developers.	24/05/2024	