

SANMO ESTATES PRIVATE LIMITED

Regd. Office: H. No. 72-D, Main Road, Sarabha Nagar,
Ludhiana- 141001

Email: sukhdarshankaur1946@gmail.com; Ph. No: 0161-4674220
www.sanmoestates.com

CIN: U70100PB2021PTC053905

Date: 7.11.2024

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

**Subject: Submission of Six Monthly Compliance Report for period ending 30.09.2024
for the Hospital Project located at Village Malakpur, Hadbast no. 147, Tehsil &
Distt. Ludhiana, Punjab by M/s Sanmo Estates Private Limited.**

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 Sanmo Estates Private Limited
(Director)

Name: Monika Sandhu
Contact No: 9872733012

CC to:

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

2024

SIX MONTHLY COMPLIANCE REPORT

(Period ending 30.09.2024)

For
Hospital Project
Located at Village Malakpur, Hadbast no. 147,
Tehsil & Distt. Ludhiana, Punjab

Project by:
M/s Sanmo Estates Private Limited

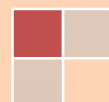
H. No. 72-D, Main Road, Sarabha Nagar,
Ludhiana-141001.

Prepared by:



Eco Paryavaran Laboratories and Consultants
Private Limited

E-207, Industrial Area, Phase-VIIIB (Sector-74), SAS Nagar (Mohali) Punjab.
ems@ecoparyavaran.org, www.ecoparyavaran.org
Phone: 0172-4616225, 9915946784



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

DATA SHEET

1.	Project Type	Hospital Project
2.	Name of the Project	Hospital Project at Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab by M/s Sanmo Estates Private Limited
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC24C3804PB5488577N & File no. 2024/EC/F/131 dated 09.08.2024; copy of the same is enclosed as Annexure-1 .
4.	Location	Village Malakpur, Hadbast no. 147
	a) District (s)	Ludhiana
	b) State (s)	Punjab
5.	Address for correspondence	M/s Sanmo Estates Private Limited 72-D, Sarabha Nagar, Ludhiana, Punjab 141001
6.	Salient features	
	a) of the project	As per Environmental Clearance letter, project will comprise of 515 bedded Hospital (411 Census beds + 104 Non-Census beds) (2B+G+6) along with ancillary facilities. Land area of the project is 20,689.55 sq.m. and total built up area will be 37,929.61 sq.m. The estimated project cost is Rs. 50 Crores.
	b) of the environmental management plans	The total fresh water demand of the project will be 304 KLD which will be taken from borewells. 13 KLD hospital effluent will be treated in the ETP of 30 KLD capacity. The treated wastewater @ 13 KLD will be further treated in STP of 350 KLD capacity based on MBR Technology followed by RO. A total of 290 KLD (13 KLD treated waste water from ETP + 246 KLD Domestic Waste Water + 10 KLD Filter Back wash + 21 KLD HVAC Blowdown) in summer & monsoon season and @ 273 KLD during winter season (13 KLD treated waste water from ETP + 246 KLD Domestic Waste Water 10 KLD Filter Back wash + 4 KLD HVAC Blowdown) wastewater will be generated and treated in the STP of 350 KLD based on MBR technology followed by RO.

		<p>Rainwater will be recharged by providing 5 no. of recharging pits after treatment through Oil & Grease Traps.</p> <p>Approx. 1,129 kg/day of solid waste will be generated from the project which will be appropriately segregated at the source by providing bins for recyclable, Bio-degradable Components and non-biodegradable. A Composter of 400 kg will be provided for the treatment of biodegradable components of the solid waste. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed off as per the Solid Waste Management Rules, 2016.</p> <p>1800 KVA of power load will be required which will be met from PSPCL. 2 DG sets (750 KVA and 500 KVA) will be provided for power back and will be equipped with acoustic enclosure & adequate stack height. Energy will be saved by adopting following measures: (i) Solar panels have been proposed on the roof top of the building which will generate 100 KW of power generation.</p>
7.	Break-up of the project area	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	Not applicable
8.	Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others <i>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)</i>	Not applicable
9.	Financial details:	

	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	As per EC letter, estimated cost of the project is Rs. 50 Crores.																								
	b) Allocations made for environmental management plans with item wise and year wise break up.	<p>Expenditure on typical Environmental plan with breakup is given below:</p> <p>During Construction Phase:</p> <table border="1"> <thead> <tr> <th>Description</th><th>Capital Rs. Lakhs</th><th>Recurring Cost Rs. Lakhs/annum</th></tr> </thead> <tbody> <tr> <td>Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains)</td><td>8</td><td>2.5</td></tr> <tr> <td>Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO)</td><td>230</td><td>2</td></tr> <tr> <td>Noise Pollution Control (Maintenance of machinery & PPE's)</td><td>2</td><td>0.5</td></tr> <tr> <td>Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)</td><td>6</td><td>-</td></tr> <tr> <td>Solid Waste Management (Composter of 400 kg, Biomedical & Hazardous waste management)</td><td>25</td><td>2</td></tr> <tr> <td>Rain water Harvesting (5 pits @ Rs. 3 lakhs per pit)</td><td>15</td><td>2</td></tr> <tr> <td>Energy Conservation (LED lights in common</td><td>50</td><td>4</td></tr> </tbody> </table>	Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs/annum	Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains)	8	2.5	Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO)	230	2	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	6	-	Solid Waste Management (Composter of 400 kg, Biomedical & Hazardous waste management)	25	2	Rain water Harvesting (5 pits @ Rs. 3 lakhs per pit)	15	2	Energy Conservation (LED lights in common	50	4
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		areas, 100 KW solar panels, etc.)		
		Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	10	3
		TOTAL	Rs. 346 Lakhs	Rs. 16 Lakhs/annum
		During Operation Phase:		
		Description	Recurring Cost (Rs. In Lakhs/annum)	
		Air & Noise Pollution Control	1	
		Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO)	7	
		Noise Pollution Control (Maintenance of machinery & PPE's)	2	
		Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	4	
		Solid Waste Management (Composter of 400 kg, Biomedical & Hazardous waste management)	4	
		Rain water Harvesting (5 pits @ Rs. 3 lakhs per pit)	2	
		Energy Conservation (LED lights in common areas, 100 KW solar panels, etc.)	5	

		Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	5
		TOTAL	Rs. 30 Lakhs/annum
	c) Benefit cost ratio/ internal rate of return and the year of assessment	Will be calculated and submitted separately.	
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes	
	e) Actual expenditure incurred on the project so far.	Approx. Rs. 6.65 Crores have been spent on the project till 30.09.2024 including land cost.	
	f) Actual expenditure incurred on the environmental management plans so far.	No work has been initiated at the site yet. Thus, no amount have been incurred on EMP till 30.09.2024.	
10.	Forest land requirement:		
	a) the status of approval for diversion of forest land for non-forestry use	Diversion of forest land for access to the project is involved. Application has been filed to obtain forest NOC vide Proposal no. FP/PB/ROAD/472335/2024 and is in process. Copy of the same is attached as Annexure-5 .	
	b) the status of clear felling, if any	Not Applicable	
	c) the status of compensatory afforestation, if any.	Not Applicable	
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable	
11.	The status of clear felling in non-forest areas (<i>such as submergence area of reservoir, approach road</i>) if any, with quantitative information.	Not applicable	
12.	Status of construction:	No construction work has been initiated yet. Photographs showing the vacant land is enclosed as Annexure-2 .	
	a) Date of commencement (actual and/or planned)	1 st December, 2024	
	b) Date of completion (actual	Planned date for completion: 31 st December, 2027	

	and/or planned)	
13.	Reasons for the delay, if the project is yet to start	Not Applicable

Compliance report on conditions imposed in Environmental Clearance of
“Hospital Project at Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab
by M/s Sanmo Estates Private Limited for Period ending 30.09.2024

1. Additional/Amended Condition:

Sl. No.	Conditions	Reply
1.1	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance	Agreed. In case of increase in built-up area, expansion in Environmental Clearance will be obtained.
1.2	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 rainwater, etc is not impeded or disrupted in any manner	Agreed. No natural drainage will be disturbed during construction of the project.
1.3	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises	Agreed. Solid waste will be managed as per Solid Waste Management Rules, 2016.
1.4	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is	Noted.

	finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.	
1.5	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with EC conditions.	Agreed
1.6	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986	Noted
1.7	SEIAA reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions	Agreed.
1.8	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter	Agreed.
1.9	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.	Agreed. Tree plantation of minimum 8 ft. will be planted.
1.10	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.	Noted.

1. Statutory Compliance:

Sl. No.	Conditions	Reply
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. Building layout Plan has been approved by Senior Town Planner, Ludhiana vide letter no. 966STP(L)/BA-1 dated 16.07.2024. Copy of approved layout plan along with building plan approval letter is enclosed as Annexure-3 . All the construction will be done accordingly.
1.2	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.	The building has been designed by approved Structural engineer as per the NBC guidelines and seismic zone IV. Further Provisional Fire NOC has been obtained. Copy of the same is attached as Annexure-4 .
1.3	The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Diversion of forest land for access to the project is involved. Application has been filed to obtain forest NOC vide Proposal no. FP/PB/ROAD/472335/2024 and is in process. Copy of the same is attached as Annexure-5 .
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable as the project does not fall within the eco-sensitive zone of any bird/wildlife sanctuary.
1.5	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.	Agreed. Consent to establish has been obtained has been obtained from PPCB vide certificate no. CTE/Fresh/PBIP/LDH-III/2024/2409837240 dated 18.10.2024 and valid till 11.05.2027. Copy of the same is attached as Annexure-6 .
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Permission has been obtained from PWRDA vide no. GW/PWRDA/07/2024/L2/274 dated 16.07.2024 and valid till 15.07.2027. Copy of the same is enclosed as Annexure-7 .
1.7	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.

1.8	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.	The statutory clearances are being obtained as & when required. <ul style="list-style-type: none"> NOC has been obtained from Airport Authority of India; copy of the same is enclosed as Annexure-8. Provisional Fire NOC has been obtained. Copy of the same is attached as Annexure-4.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	All type of waste generated will be managed & disposed off as per the applicable Rules.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly	Noted. ECBC guidelines will be followed.
1.11	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 proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.	As per Masterplan of Ludhiana, project site falls within the Mixed land use along road front zone. Building layout Plan has been approved by Senior Town Planner, Ludhiana vide letter no. 966STP(L)/BA-1 dated 16.07.2024. Copy of approved layout plan along with building plan approval letter is enclosed as Annexure-3 .
1.12	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.	The project is in line with siting criteria of PPCB.
1.13	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.	Building layout Plan has been approved by Senior Town Planner, Ludhiana vide letter no. 966STP(L)/BA-1 dated 16.07.2024. copy of approved layout plan along with building plan approval letter is enclosed as Annexure-3 .

2. Air quality Monitoring and Preservation:

2.1	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.	Agreed. The Dust Mitigation Measures will be complied with.
2.2	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site	Agreed. All necessary steps will be taken to reduce the air pollution and to improve the air quality.
2.3	The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Ambient air quality monitoring has been done. Recent test reports for ambient air quality monitoring is attached along as Annexure-9 .
2.4	Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.	DG set with adequate height of stack will be installed and run on low Sulphur diesel.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum, other construction materials and waste prone to	Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets for covering vehicles carrying construction materials, etc. will be followed to reduce the air pollution during construction phase.

	causing dust pollution at the site as well as taking out debris from the site.	
2.6	No excavation of soil shall be carried out without adequate dust mitigation measures in place.	Dust mitigation measures will be followed during construction period.
2.7	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. All the soil, sand and construction and demolition waste or other construction material will be covered properly during construction phase.
2.8	No uncovered vehicles carrying construction material and waste shall be permitted.	Vehicles carrying construction material will be covered with tarpaulin sheets.
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Agreed. During construction activities, topsoil excavated will be stored & utilized for landscaping within the project site.
2.10	Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	Agreed.
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Water sprinkling will be carried out at the construction site.
2.12	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. Construction waste will be used within the project premises for leveling purpose.
2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	DG set shall run on low Sulphur diesel and confirm to the norms & regulations.
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Stack of adequate height and acoustic enclosure will be provided with DG sets.

2.15	For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.	Agreed. National Building Code will be followed for ventilation provision.
2.16	Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road should be built and used).	Agreed. The construction site is well connected through paved road.
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed and same will be complied during construction phase.
2.18	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.	Agreed. The same shall be taken care off.

3. Water Quality Monitoring and Preservation:

3.1	The natural drain system should be maintained for ensuring unrestricted flow of water.	It is made sure that no natural drainage will be affected during construction or the operational phase of the project.
3.2	No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Agreed.
3.3	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted. Natural topography has been maintained & minimum cutting will be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.	Noted. The total fresh water quantity will not be increased beyond the approved quantity of 304 KLD.
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.	Agreed. Same will be complied.

3.6	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 design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.	Proper wastewater disposal arrangement will be provided.
3.7	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Safe drinking water facility will be provided to construction laborers.
3.8	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 quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected.
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Permission has been obtained from PWRDA vide no. GW/PWRDA/07/2024/L2/274 dated 16.07.2024 and valid till 15.07.2027. Copy of the same is enclosed as Annexure-7 .
3.10	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed. Same will be complied.
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.	The dual pipe plumbing system will be provided for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, etc.
3.12	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in	Noted.

	form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.																
3.13	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption /groundwater abstraction.	Agreed. Low flow fixtures & faucets will be provided for water conservation. Electromagnetic flow meter will be installed at the inlet & outlet of STP.															
3.14	<p>The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:</p> <table border="1"> <thead> <tr> <th>Sr, 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 & from Kitchen</td><td>Black</td></tr> <tr> <td>c)</td><td>Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and</td><td>Grey</td></tr> <tr> <td>d)</td><td>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.</td><td>White</td></tr> </tbody> </table>	Sr, 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, hand washing (Washbasin / sinks) and	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	Color coding system will be provided to the different plumbing pipe lines.
Sr, 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, hand washing (Washbasin / sinks) and	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 with strips	
	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	
3.15	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.			Agreed. Curing agents as well as other best practices will be used in construction work for reducing water demand.
3.16	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority,			Adequate no. of rain water recharging pits will be constructed within the project premises.
3.17	All recharge should be limited to shallow aquifer.			Agreed.
3.18	No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record should be maintained & available at site.			Agreed. No ground water will be used for construction. Only treated water will be used for construction activities.
3.19	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.			No dewatering is involved in the project.
3.20	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and			The quantity of fresh water usage, water recycling and rainwater harvesting will be

	recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC & SEIAA along with six monthly Monitoring reports.	measured and recorded to monitor the water balance as projected.
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	Sewage Treatment Plant (STP) of 350 KLD capacity will be installed within the project premises. Treated water will be utilized within the project for landscaping and flushing purposes.
3.22	No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.	No treated/untreated wastewater will be discharged into storm water drains. Sewage treatment plant of 350 KLD capacity will be installed for treatment of wastewater generated from the project.
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. Treated water will be monitored after installation of ETP & STP.
3.24	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 for landscaping within the project only.

4. Noise Monitoring And Prevention:

4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/ silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Adequate measures are being taken to reduce ambient air and noise level during construction phase. Regularly monitoring is being done. Recent test reports is enclosed as Annexure-9 .
4.2	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 levels are being regularly monitored and maintained regularly. Recent test report is enclosed as Annexure-9 .
4.3	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.	Acoustic enclosure with DG set and ear plugs to construction labors will be provided to mitigate the noise impact.

5. Energy Conservation measures:

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

5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Agreed. ECBC guidelines will be followed in the project to save energy.
5.4	Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. Adequate energy conservation measures will be followed in the project to conserve energy.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	LED lights and solar lights in common areas will be provided as energy conservation measures.
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Solar panel of 100 KW will be installed on the roof top of the building.

6. Waste Management:

6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	It is proposed to handle the biodegradable waste internally. Recyclable waste will be sold to local recyclers and domestic hazardous waste in the form of used oil and E-waste will be given to authorized recycler. Inert waste will be dumped to authorized dumping site.
6.2	The Project Proponent shall install 1 Mechanical Composter of adequate capacity	Agreed. The Composter of 400 kg capacity to treat wet component of the solid waste will be installed once the project is in operational phase

	for treatment of the wet component of the Solid Waste.	
6.3	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed. The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside the premises.
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. Separate wet and dry waste bins will be provided for segregation of solid waste.
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.	Agreed. Composter of 400 kg will be installed within the project for management of biodegradable waste.
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted. Non-biodegradable waste will be handed over to authorized recyclers.
6.7	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed. The same shall be taken care off.
6.8	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Ecofriendly materials will be used for construction purpose to the maximum extent possible.
6.9	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 th August, 2003 and 25 th	Agreed. Fly ash will be used for construction purpose to the maximum extent possible

	January, 2016. Ready mixed concrete must be used in building construction.	
6.10	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction waste will be managed strictly conforming to the Construction and Demolition Rules, 2016.
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	No CFLs & TFLs will be used within the project. Thus, this point is not applicable.
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.	Agreed. Solid waste will be managed as per SWM Rules, 2016.

7. Green Cover:

7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project. Thus, tree cutting permission is not required.
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the	Agreed. Adequate tree plantation will be done.

	Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.	
7.3	The Project Proponent will plant 271 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1 year. The Project Proponent shall plant trees of indigenous species preferably Chukrasia, Dek, Aam, Amaltas, Kachnar, Neem, Gulmohar, Jamun, Arjun, Tun of minimum 6 ft. height by maintaining optimum distance from plant to plant	Agreed. The same will be compiled
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.	Agreed. The same will be compiled.
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.	As no tree cutting is involved; thus, compensatory tree plantation is not required.
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	The top soil excavated during construction activities will be stored and utilized for landscaping within the project premises to the maximum possible extent.

7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.	Noted. No chemical fertilized/ pesticides will be used in green area.
7.8	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 will be provided within the project premises.
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Noted. The same will be complied.

8. Transport:

8.1	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.	Adequate parking space will be provided within the project premises. Wide roads for the entry and exit have been proposed.
8.2	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 air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles having valid PUCs will be used for construction material supply.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should	Adequate parking space has been proposed within the project premises. Wide roads for the entry and exit have been proposed. Parking areas will be fully internalized. Thus, there will be no traffic congestion.

	be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Adequate parking space have been proposed within the project premises. Parking areas will be fully internalized. Thus, there will be no traffic congestion.

9. Environment Management Plan:

9.1	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 shareholder's / 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.	Agreed. The company has valid Environment policy; copy is enclosed as Annexure-10 .
9.2	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the	Agreed. Name of persons of Environment Management Cell are given below: 1.Mrs. Sukhdarshan Kaur Sandhu

	control of senior Executive, who will directly to the head of the organization.	2. Mr. Iqbal Sandhu 3. Mrs. Monika Sandhu															
9.3	<p>Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:</p> <p>During Construction Phase:</p> <table> <tr> <th>Description</th><th>Capital Rs. Lakhs</th><th>Recurring Cost Rs. Lakhs/annum</th></tr> <tr> <td>Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains)</td><td>8</td><td>2.5</td></tr> <tr> <td>Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO)</td><td>230</td><td>2</td></tr> <tr> <td>Noise Pollution Control (Maintenance of machinery & PPE's)</td><td>2</td><td>0.5</td></tr> <tr> <td>Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs.</td><td>6</td><td>-</td></tr> </table>	Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs/annum	Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains)	8	2.5	Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO)	230	2	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs.	6	-	As construction of the project has not been started yet. Thus, no expenditure has been incurred on the EMP yet. Also, no amount has been spent on additional environment activities yet.
Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs/annum															
Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains)	8	2.5															
Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO)	230	2															
Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5															
Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs.	6	-															

	1,000 per tree including tree guard, Compost etc.)			
	Solid Waste Management (Composter of 400 kg, Biomedical & Hazardous waste management)	25	2	
	Rain water Harvesting (5 pits @ Rs. 3 lakhs per pit)	15	2	
	Energy Conservation (LED lights in common areas, 100 KW solar panels, etc.)	50	4	
	Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	10	3	
	TOTAL	Rs. 346 Lakhs	Rs. 16 Lakhs/annum	
	During Operation Phase:			
	Description	Recurring Cost (Rs. In Lakhs/annum)		
	Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains)	1		
	Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO)	7		

Noise Pollution Control (Maintenance of machinery & PPE's)	2	
Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	4	
Solid Waste Management (Composter of 400 kg, Biomedical & Hazardous waste management)	4	
Rain water Harvesting (5 pits @ Rs. 3 lakhs per pit)	2	
Energy Conservation (LED lights in common areas, 100 KW solar panels, etc.)	5	
Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	5	
TOTAL	Rs. 30 Lakhs/annum	

AEA Details:

Sr. No.	Description	Amount
1	Deposition of funds under Greening Punjab Mission through concerned DFO	50
Total		50

The Project Proponent shall implement the EMP as prescribed in Table-1 and AEA plan as per Table-2 above. The AEA plan shall be implemented within 18 months. The entire cost

	<p>of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.</p> <p>The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.</p>	
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10. Human Health Issues:

10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Personal Protection Equipment's (PPEs) will be provided to the workers for safety.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India should be followed.	NBC will be followed for construction of the project.
10.3	An Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan 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. All the necessary facilities will be provided to labors at the construction site like fuel for cooking, Toilets, Fresh drinking water, temporary houses, etc.

10.4	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Health check-up of the workers will be done regularly.
10.5	A First Aid Room shall be provided in the project both during construction and operations of the project.	Agreed. First aid facility will be provided during construction phase and operational phase.

11. Miscellaneous:

11.1	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy	Agreed. Completion and occupancy certificate will be obtained after full construction.
11.2	The project proponent shall comply with the conditions of CLU, if obtained.	Building plan has been directly approved.
11.3	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Agreed & Complied. Advertisement has been published in the newspaper. Copy of newspaper cutting stating the same is enclosed as Annexure-11 .
11.4	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 has to display the same for 30 days from the date of receipt.	Complied. The copies of the Environmental Clearance have been submitted to the head of local body. Copy of acknowledgment is attached as Annexure 12 .
11.5	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.	Being a first six monthly compliance report, EC compliance report will also be submitted on website after finalization. EC letter has been uploaded on company's website i.e. https://www.sanmoestates.com/environemtal-clearance . Copy of snapshot is attached as Annexure 13 .
11.6	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the	Agreed. EC compliance report is being submitted on Environmental clearance portal.

	website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	
11.7	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 on the website of the company.	Agreed. Form V will be submitted separately once construction activity has been initiated at site.
11.8	The project proponent shall inform the Regional Office as well as the Ministry, 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.	Same is being submitted in datasheet attached along.
11.9	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 is being strictly followed.
11.10	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.	Agreed. Commitments and recommendations made in EMP report are being complied.
11.11	No further expansion or modifications in the project shall be carried out, other than mentioned in the EIA Notifications, 2006 and its amendments, shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, as applicable. 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. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC).

11.12	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/ monitoring reports.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.
11.13	This Environmental Clearance is granted subject to final outcome of Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law, if any, as may be applicable to this project.	Noted.

12. Specific conditions:

12.1	The project proponent shall not commence any operations till the treated waste water outlet of the project is connected with the MC/GLADA sewer which is in turn connected with a fully operational adequate capacity terminal STP. Further, in case, MC / GLADA fails to provide the sewer connection by the time the project is completed, the Project Proponent shall seek amended approval from SEIAA for alternative arrangements for the disposal of excess treated wastewater before making it operational.	Noted. Same will be complied.
12.2	The Project Proponent will outsource the laundry service and will not operate laundry facility within the project	Agreed. No laundry facility will be provided within the project premises.
12.3	The project proponent shall obtain NOCs from NHAI /concerned State Authorities /State Forest Department and any other relevant authorities for obtaining access to the project site and will be bound to comply with the conditions prescribed in the said NOCs.	NOC from PWD for approach road access has been obtained. Copy of the same along with approved layout plan is attached as Annexure 14 .



सत्यमेव जयते

File No: 2024/EC/F/131

Government of India

Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), PUNJAB)



Dated 09/08/2024



To,

Ms. Sukhdarshan Kaur Sandhu
M/s SANMO ESTATES PRIVATE LIMITED
Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab - 142027
sukhdarshankaur1946@gmail.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-for Hospital Project located at Village Malakpur, Tehsil & Distt. Ludhiana, Punjab by M/s Sanmo Estates Private Limited submitted to SEIAA, Punjab vide proposal number SIA/PB/INFRA2/470744/2024 dated 09/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3804PB5488577N
(ii) File No.	2024/EC/F/131
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Hospital Project
(viii) Name of Company/Organization	M/s Sanmo Estates Private Limited
(ix) Location of Project (District, State)	Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	yes

3. State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for establishment of project namely "Hospital project" located at Village Malakpur, Hadbast No. 147, Tehsil & District Ludhiana, Punjab. The total land of project is 20,689.55 sqm and having Built-up area of 37,929.61 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 as per the schedule appended to the

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

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

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

Sr. No.	Item	Details				
1.	Name and Location of the project	“Hospital project” at Village Malakpur, Hadbast No. 147, Tehsil & District Ludhiana, Punjab. M/s Sanmo Estates Pvt. Ltd				
	Project/ activity	8 (a)				
	Category as per EIA Notification, 2006	Category B2				
2.	Nature of project	Fresh EC				
3.	Latitude & Longitude	Corners	Latitude	Longitude		
		A	30° 55' 48.58" N	75° 44' 34.92" E		
		B	30° 55' 49.90" N	75° 44' 38.43" E		
		C	30° 55' 45.70" N	75° 44' 41.67" E		
		D	30° 55' 45.84" N	75° 44' 39.30" E		
		E	30° 55' 44.34" N	75° 44' 39.17" E		
		F	30° 55' 44.29" N	75° 44' 34.96" E		
		Center	30° 55' 47.01" N	75° 44' 37.39" E		
4.	Change of Land Use	As per the Master Plan of Ludhiana, the project falls under Mix Land use along road front and hospital is permissible at this location as per the Master Plan report. Further, application has been filed for building plan approval for the development of Hospital project. The Project Proponent has submitted land ownership document of land measuring area 39 Kanal 37 Marla falling in village Malakpur, Hadbast No. 147, Tehsil & District- Ludhiana.				
5.	Cost of the project	Rs. 50 Cr.				
6.	Total Plot Area, Built-up Area, and Green area	The details of the total area is as under:				
		S. NO.	DESCRIPTION	TOTAL AREA (IN SQM)		
		A	Total Land Area	20,689.55		
		C	Built-up area	37,929.61		
D	Green Area	3,116.66				
7.	Estimated Population	Above details are as per the conceptual layout plan.				
		2,213 persons.				
		Population Calculations				
		S. No.	Description	Nos./ Area	Criteria	No. of Persons
		1	IPD/Emergency/ICU/NICU/ OT/Room/Wards/Day care	515 Beds	-	515
		2	Staff (Housekeeping, Administrative staff,	-	lumpsum	850

	security, etc.)			
3	Visitors	500	lumpsum	500
4	OPD (Considering 2 shifts)	1310.78 sq.m.	10 sq.m. per person	131 * 2 = 262
5	Cafeteria	154.71 sq.m.	1.8 sq.m. per person	86
Total Estimated Population				2,213 Persons

The project will comprise of 515 bedded hospital (411 Census beds + 104 Non-Census beds) along with ancillary facilities.

Area Statement

SI. No.	Description	Area (in sqm.)
1.	Site area	20,689.55 sq.m.
2.	Area under road widening	664.12
3.	Net plot area	20,025.43
4.	Permissible Ground Coverage (@ 40%)	8,275.82
5.	Ground Coverage Achieved (@ 17.40%)	3,600.23
6.	Green area (@ 15%)	3,116.66

Built-Up area details

S. No.	Floors	Built-up Area (in sqm.)
1.	Upper Basement	4,918.79
2.	Lower Basement	4,670.04
3.	Ground floor (OPD & IPD)	3,600.22
4.	1st Floor (OPD/OT)	3,135.30
5.	2nd Floor (ICU/NICU)	3,439.07
6.	3rd Floor (OT & ICU)	3,439.07
7.	Service Floor	3,439.07
8.	4th Floor (Wards & rooms)	3,482.36
9.	5th Floor (Wards & rooms)	3,527.01
10.	6th Floor (Rooms)	3,303.18
11.	Service Yard	975.50
Total Built-up area		37,929.61 sqm.

8.

Area Configuration Details

Sr. No.	Description	Total Summer (KLD)	Winter (KLD)	Monsoon (KLD)
1.	Total Water Demand	555	372	540
2.	Fresh Water Demand	304	230	292
		290 (Domestic wastewater-246 KLD; Filter back wash-10 KLD; Hospital	273 (Domestic wastewater-246 KLD; Filter back	290 (Domestic wastewater-246 KLD; Filter back
3.	Total Wastewater generated			

9.

Water Requirements & source during Operation Phase

Effluent- 13 KLD & Cooling blow down- 21 KLD)	wash-10 KLD; Hospital Effluent- 13 KLD & Cooling blow down- 4 KLD)	wash-10 KLD; Hospital Effluent- 13 KLD & Cooling blow down- 21 KLD)
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4. STP capacity 350

A total of 13 KLD hospital effluent will be treated in the ETP of 30 KLD capacity. The treated wastewater @ 13 KLD will be further treated in STP of 350 KLD capacity based on MBR Technology followed by RO.

A total of 290 KLD (13 KLD treated waste water from ETP + 246 KLD Domestic Waste Water + 10 KLD Filter Back wash + 21 KLD HVAC Blowdown) in summer & monsoon season and @ 273 KLD during winter season (13 KLD treated waste water from ETP + 246 KLD Domestic Waste Water 10 KLD Filter Back wash + 4 KLD HVAC Blowdown) wastewater will be generated and treated in the STP of 350 KLD based on MBR technology followed by RO. The details of the disposal arrangement of treated wastewater @ 284 KLD during summer & monsoon season and @ 268 KLD during winter season, available at the outlet of STP are given as under:

10. Disposal Arrangement of Wastewater

Sr. No.	Season	Flushing (KLD)	Horticulture demand in an area of 3,116.66 sqm (KLD)	HVAC cooling KLD	MEE/MC Sewer (KLD)
1.	Summer	101	17	133	33
2.	Winter	101	6	35	126
3.	Monsoon	101	2	145	36

11. Rainwater recharging detail

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

a) 1,129 Kg/day

12. Solid waste generation and its disposal

b) Solid waste management area has been provided and earmarked in layout plan attached along with application. Biodegradable waste will be composted by use of Composter of 400 kg capacity.

c) Non-biodegradable waste will be disposed off through authorized recycler vendors.

d) Biomedical Waste @ 194 Kg/day will be disposed of through authorized CBWTF of the Board.

13. Hazardous Waste & E-waste

Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.

14. Energy Requirements & Saving

a) 1,800 KVA power load will be required which will be met from PSPCL.

b) Total 2 DG sets (1 DG sets of capacity 750 KVA and 1 DG set of capacity 500 KVA) are proposed will be installed equipped with canopy and adequate stack height.

c) Energy will be saved by installing solar power system on the roof top of the buildings.

6) As per the undertaking submitted by the project proponent, they have applied for obtaining diversion of 0.0155 Ha of forest land. No wildlife sanctuary is located in the vicinity of the project and as such, no NBWL permission is required. Further, no litigation is pending in respect of the land on which the project is to be developed.

7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India

(QCI)/ National Accreditation Board for Education and Training (NABET) NABET on behalf of the project proponent in its 293rd meeting held on 11.06.2024, 298th meeting held on 13.07.2024 and 301st meeting held on 29.07.2024. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

8) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the establishment of project namely "Hospital project" at Village Malakpur, Hadbast No. 147, Tehsil & District Ludhiana, Punjab. The total land of project is 20,689.55 sqm having Built-up area of 37,929.61 sqm, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was considered by SEIAA in its 306th meeting held on 01.08.2024 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the establishment of project namely "Hospital project" at Village Malakpur, Hadbast No. 147, Tehsil & District Ludhiana, Punjab. The total land of project is 20,689.55 sqm having Built-up area of 37,929.61 sqm, as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation/clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

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

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

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

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

Copy To

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The 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. Sukhdarshan Kaur Sandhu (Director)
 - b) Mobile No. : 9463753067
 - c) Email Id : sukhdarshankaur1946@gmail.com
 - d) Email ID of Env. Consultant : md@ecoparyavaran.org
4. The Deputy Commissioner, Ludhiana.
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, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.

Specific EC Conditions for (Building / Construction)

1. Additional / Amended Conditions

S. No	EC Conditions
1.1	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance
1.2	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 rainwater, etc is not impeded or disrupted in any manner
1.3	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises
1.4	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB
1.5	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with EC conditions.
1.6	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986
1.7	SEIAA reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions
1.8	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter
1.9	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area
1.10	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the

S. No	EC Conditions
	project, whichever is earlier

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

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

S. No	EC Conditions
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted

2. Air Quality Monitoring And Preservation

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

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

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water
3.2	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated

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

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

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

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC
5.2	Outdoor and common area lighting shall be LED
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications
5.4	Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning
5.5	Solar, wind, or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for

S. No	EC Conditions
	solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained
6.2	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste
6.3	Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers
6.7	Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board
6.8	Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials
6.9	Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction
6.10	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7

S. No	EC Conditions
	of rule-4 of SWM Rules 2016

7. Green Cover

S. No	EC Conditions
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines
7.3	The Project Proponent will plant 271 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1 year. The Project Proponent shall plant trees of indigenous species preferably Chukrasia, Dek, Aam, Amaltas, Kachnar, Neem, Gulmohar, Jamun, Arjun, Tun of minimum 6 ft. height by maintaining optimum distance from plant to plant
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area
7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use

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

8. Transport

S. No	EC Conditions
8.1	<p>A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with the following criteria.</p> <ul style="list-style-type: none"> a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulations
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized

9.

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

S. No	EC Conditions			
9.3	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:			
	Table1: Environment Management Plan			
	S. No.	Title	Construction Phase Capital Cost (in Lakhs)	Operation Phase Recurring Cost (in Lakhs per Annum)
	1.	Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains)	8	2.5
	2.	Water Pollution Control (STP including civil work of 350 KLD based on MBR technology and ETP of 30 KLD followed by RO	230	2
	3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5
	4.	Development of green belt and landscaping (No. of trees: 271 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	6	-
	5.	Solid Waste Management (Composter of 400 kg, Biomedical & Hazardous waste management)	25	2
	6.	Rain water Harvesting (5 pits @ Rs. 3 lakhs per pit)	15	2
	7.	Energy Conservation (LED lights in common areas, 100 KW solar panels, etc.)	50	4
8.	Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	10	3	
Total		Rs. 346 Lakhs	Rs. 16 Lakhs	
Table 2: Additional Environment Activities				
Sr. No.	Description	Amount (Rs. in lakhs)		
1	Deposition of funds under Greening Punjab Mission through concerned DFO	50		
Total		50		
The Project Proponent shall implement the EMP as prescribed in Table-1 and AEA plan as per Table-2 above. The AEA plan shall be implemented within 18 months.				
The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.				
The project proponent shall also submit physical/financial progress along with utilization				

S. No	EC Conditions
	certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities

10. Human Health Issues

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

11. Miscellaneous

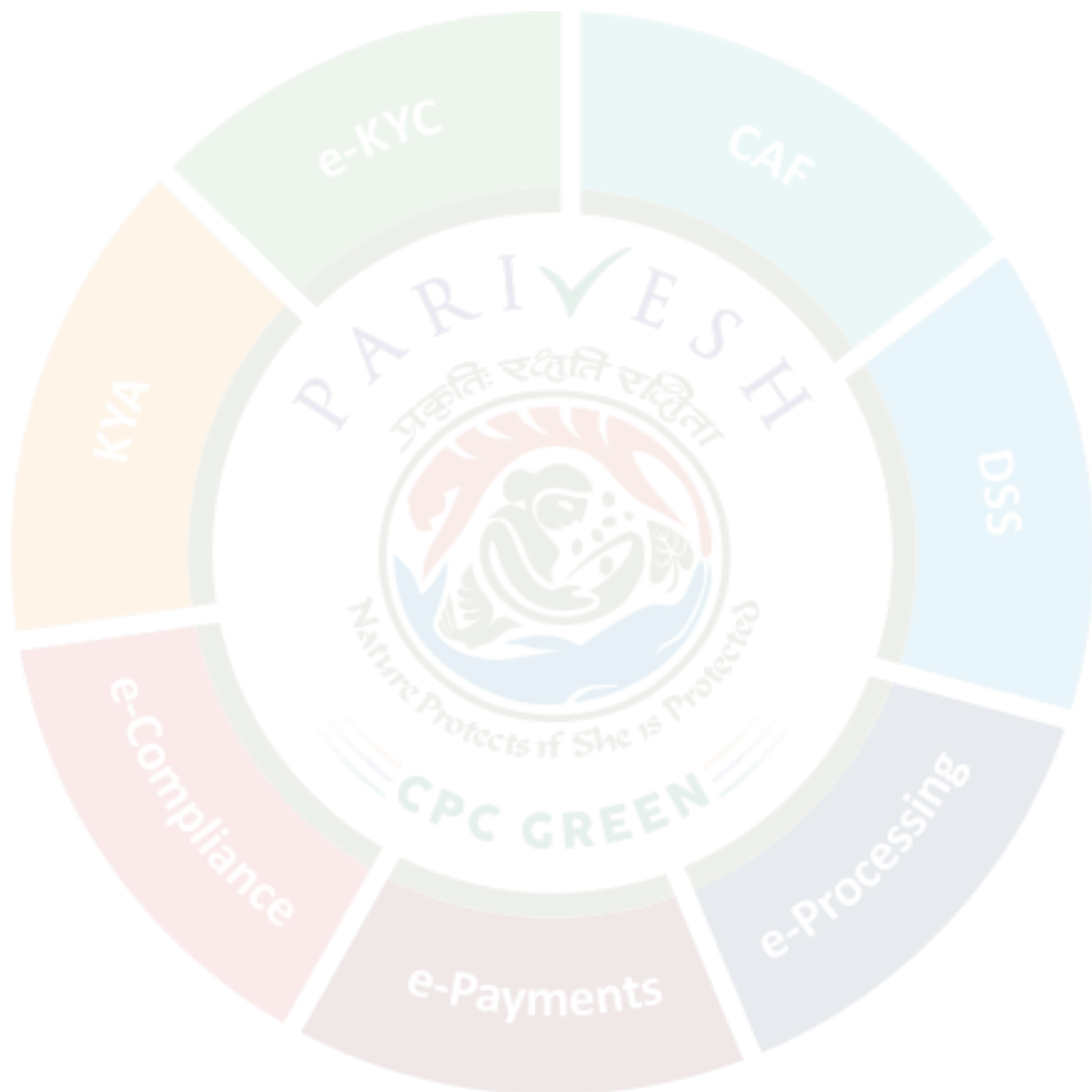
S. No	EC Conditions
11.1	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy
11.2	The project proponent shall comply with the conditions of CLU, if obtained
11.3	The project 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 environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed
11.4	The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt
11.5	The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis

S. No	EC Conditions
11.6	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 the Environment Clearance portal and submit a copy of the same to SEIAA
11.7	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company
11.8	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
11.9	The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government
11.10	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation
11.11	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 include additional environmental protection measures required, if any
11.12	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports
11.13	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project

12. Specific Conditions

S. No	EC Conditions
12.1	The project proponent shall not commence any operations till the treated waste water outlet of the project is connected with the MC/GLADA sewer which is in turn connected with a fully operational adequate capacity terminal STP. Further, in case, MC / GLADA fails to provide the sewer connection by the time the project is completed, the Project Proponent shall seek amended approval from SEIAA for alternative arrangements for the disposal of excess treated wastewater before making it operational
12.2	The Project Proponent will outsource the laundry service and will not operate laundry facility within the project
12.3	The project proponent shall obtain NOCs from NHAI /concerned State Authorities /State Forest

S. No	EC Conditions
	Department and any other relevant authorities for obtaining access to the project site and will be bound to comply with the conditions prescribed in the said NOCs



Site photographs





Project:

SANMO ESTATES PRIVATE LIMITED
SITE LOCATED AT VILLAGE
MALAKPUR, HAMBRAN ROAD,
LUDHIANA, PUNJAB

NOTE : THE PROVISION OF HVAC SYSTEMS SHALL
BE AS PER N.B.C. MECHANICAL VENTILATION
PROVIDED ALL FLOORS ARE FULLY CONNECTED
WITH SPRINKLER SYSTEM

NOTE:Mechanical ventilation and artificial
lighting as per relevant norms of UBBL-2016
shall be provided wherever required

Owner's Sign. Architect's Sign.

For SANMO ESTATES PVT. LTD.
Sukhdev Singh, Director

Maninder Kaur
Architects
CA/92/14901

REVISION: R0

Date : 10.06.2024

Dwg Scale: 1:400

Drawn by: SHUBHAJIT

Owned By:

SANMO ESTATES PRIVATE LIMITED

Architect:

Creative Designer Architect ,710,
DLF Prime Tower,Okhla Ph 2,New Delhi-19

01

SITE PLAN

SURFACE PARKING AREA DETAIL		
TYPE	SQFT.	SQMT.
PARKING - 1	49874.89	4633.49
PARKING - 2	17933.25	1666.04
PARKING - 3	22634.54	2102.80
PARKING - 4	1480.05	137.50
PARKING - 5	2015.56	187.25
PARKING - 6	1388.13	128.96
TOTAL	95326.41	8856.04

SERVICES ON SURFACE		
TYPE	SQFT.	SQMT.
ELECTRICAL UNIT	2618.17	242.23
LMO YARD	3490.77	324.30
OTHER SERVICES	789.40	73.34
TOTAL	6898.34	640.87

Technically Approved
Vide Letter No. 966 STC/L/8A7
Date 16.09.2024
Senior Town Planner
Ludhiana

TOILET DETAIL			
FIFTH FLOOR (INDOOR PATIENT DEPARTMENT)			PROVIDED
TYPE	NO. OF OCCUPANTS	DESCRIPTION	
MALE/FEMALE	50	Each room required one WC, one wash basin & shower stall	Individual Toilet attached with each room
FIFTH FLOOR (GENERAL WARD)			
TYPE	NO. OF OCCUPANTS	DESCRIPTION	REQUIRED
MALE/FEMALE	40	WC 1 per 5 Beds URINAL 1 for up to 20 & 2 for 21 to 45 WASH BASIN 1 for up to 15 & 2 for 16 to 35	20
FIFTH FLOOR (HOSPITAL STAFF & VISITORS)			
TYPE	NO. OF OCCUPANTS	DESCRIPTION	REQUIRED
MALE	31	WC 1 for up to 15 & 2 for 16 to 35 URINAL 1 for up to 10 & 2 for 11 to 45 WASH BASIN 1 for up to 5 & 2 for 6 to 25	2
FEMALE	16	WC 1 for up to 12 & 2 for 13 to 25 WASH BASIN 1 for up to 12 & 2 for 13 to 25	2

TOILET DETAIL			
SIXTH FLOOR (INDOOR PATIENT DEPARTMENT)			PROVIDED
TYPE	NO. OF OCCUPANTS	DESCRIPTION	
MALE/FEMALE	60	Each room required one WC, one wash basin & shower stall	Individual Toilet attached with each room
SIXTH FLOOR (HOSPITAL STAFF & VISITORS)			
TYPE	NO. OF OCCUPANTS	DESCRIPTION	REQUIRED
MALE	15	WC 1 for up to 15 & 2 for 16 to 35 URINAL 1 for up to 10 & 2 for 11 to 45 WASH BASIN 1 for up to 5 & 2 for 6 to 25	2
FEMALE	7	WC 1 for up to 12 & 2 for 13 to 25 WASH BASIN 1 for up to 12 & 2 for 13 to 25	2

TOTAL LENGTH OF BOUNDARY WALL = 112.776+41.768+66.345+67.156+13.412+73.761
+23.146+37.119+22+46.442+7+134.112
= 613.23817 BMT.

- BOUNDARY LINE
- ZONING LINE
- UPPER BASEMENT LINE
- LOWER BASEMENT LINE
- AREA UNDER PARKING
- AREA UNDER GREEN

GREEN AREAS		
S.No.	Description	Value (sqm)
1	G1	721.9
2	G2	272.4
3	G3	12.8
4	G4	38.5
5	G5	8.7
6	G6	11.07
7	G7	588
8	G8	32.38
9	G9	419.66
10	G10	92.8
11	G11	64.4
12	G12	346.2
13	G13	23
14	G14	119
15	G15	153.6
16	G16	18.1
17	G17	18.7
18	G18	16.1
19	G19	17.1
20	G20	7.6
21	G21	5.2
22	G22	36.8
23	G23	5.2
24	G24	80.2
25	G25	67.3
TOTAL		3176.71
TOTAL GREEN PERCENTAGE=		15.35%

AREA CALCULATION					
DESCRIPTION	AREA IN SQ.FT.	AREA IN SQ.METER	AREA IN SQ. YDS.	% PERMISSIBLE	% ACHIEVED
TOTAL PLOT AREA(1125 ACRES)	222702.32	20689.55	24744.70		
AREA UNDER ROAD WIDENING (0.2172 ACRES)	9462.17	879.08	1051.35		
NET PLANNED AREA(893 ACRES)	213240.15	19810.47	23693.35		200%
PERMISSIBLE GROUND COVERAGE	89050.95	8275.82	9697.88	40%	17.40%
ACHIEVED GROUND COVERAGE	38752.85	3600.23	4305.87		17.40%
PERMISSIBLE F.A.R.	50100.211	4658.49	5467.58		1.18.85
ACHIEVED F.A.R.	25790.109	2378.48	2842.12		1.18.148
AREA UNDER GREEN	34194.11	3176.71	3739.35		15.35%
SURFACE PARKING	95326.41	8856.04	10591.82		42.80%
SERVICES ON SURFACE	6898.34	640.87	766.48		3.10%
ROAD & PAVEMENT AND OPEN SPACE	47530.61	4415.70	5281.18		21.3%
FRONTAGE			370'-0" (112.77 Meter) WIDTH		
APPROACH ROAD			99'-0" (30.18 Meter) WIDE ROAD PROPOSED TO BE 150'-0" (45 Meter)		

BUILTUP AREA DETAILS			
FLOORS	AREA IN SQ.FT.	AREA IN SQ.METER	F. A. R. AREA
BASEMENT - 2	50266.35	4669.86	0.00
BASEMENT - 1	52945.96	4918.80	34070.11
GROUND FLOOR	38752.77	3600.22	38752.77
FIRST FLOOR	33748.97	3135.30	28579.39
SECOND FLOOR	37018.15	3439.07	31849.17
THIRD FLOOR	37018.15	3439.07	31849.17
FOURTH FLOOR	37483.48	3482.30	32143.24
SERVICE FLOOR	37018.15	3439.07	0.00
FIFTH FLOOR	37964.84	3527.02	30125.42
SIXTH FLOOR	35555.43	3303.18	28420.84
MUMTY	6207.38	576.68	0.00
GRAND TOTAL	403979.03	37530.57	255790.10

TOTAL OCCUPANT LOAD - FLOOR WISE FOR TOILETS					
FLOORS	PAR AREA	OCCUPANT LOAD	NUMBERS		
	SQFT.	SQMT.	10 SQMT/ PERSON	FEMALE	MALE
GROUND FLOOR	38752.77	3600.22	360	120	240
FIRST FLOOR	28579.39	2655.09	266	89	177
SECOND FLOOR	31849.17	2958.86	296	99	197
THIRD FLOOR	31849.17	2958.86	296	99	197
FOURTH FLOOR	32143.24	2986.18	299	100	199
FIFTH FLOOR	30125.42	2798.72	280	93	187
SIXTH FLOOR	28420.84	2640.36	265	88	177
TOTAL	221720	20598	1882	627	1255

TREE PLANTATION		
AREA IN SQ.FT.	AREA IN SQ.M	NO. OF TREES
TOTAL COVERED AREA OF ALL FLOORS	403979.03	37530.57
REQUIRED TREES	(1 TREE PER 225 SQ.M. OF COVERED AREA)	166.80 TREES SAY 167 TREES
PLANTED TREES		255 TREES

TOILET DETAIL			
GROUND AND FIRST FLOOR (OUT PATIENT DEPARTMENT)			PROVIDED
TYPE	NO. OF OCCUPANTS	DESCRIPTION	
MALE	417	WC 1 per 100 Persons URINAL 1 per 50 Persons Wash basin 2 per 100 Persons	5 5 9
FEMALE	209	WC 2 per 100 Persons Abolition tab 1 in each WC Wash basin 2 per 100 Persons	5 5 9
HANDICAPPED TOILET	0	WC	0
DRINKING WATER FOUNTAIN	0	Provided	

TOILET DETAIL			
SECOND FLOOR (INDOOR PATIENT DEPARTMENT)			PROVIDED
TYPE	NO. OF OCCUPANTS	DESCRIPTION	
MALE/FEMALE	6	Each Room Require one 1 WC, 1 Wash Basin and Shower Stall	Individual Toilet with Each Room
MALE/FEMALE	6	Each Room Require one 1 WC, 1 Wash Basin and Shower Stall	Individual Toilet with Each Room

TOILET DETAIL			
SECOND FLOOR (HOSPITAL STAFF & VISITORS)			PROVIDED
TYPE	NO. OF OCCUPANTS	DESCRIPTION	
MALE	70	WC 1 for up to 15 & 2 for 16 to 35 URINAL 1 for up to 10 & 2 for 11 to 45 WASH BASIN 1 for up to 5 & 2 for 6 to 25	4 4 5
FEMALE	88	WC 1 for up to 12 & 2 for 13 to 25 Abolition tab 1 in each WC WASH BASIN 1 for up to 12 & 2 for 13 to 25	7 7 7

TOILET DETAIL			
THIRD FLOOR (HOSPITAL STAFF & VISITORS)			PROVIDED
TYPE	NO. OF OCCUPANTS	DESCRIPTION	
MALE	78	WC 1 for up to 15 & 2 for 16 to 35 URINAL 1 for up to 10 & 2 for 11 to 45 WASH BASIN 1 for up to 5 & 2 for 6 to 25	5 5 5
FEMALE	39	WC 1 for up to 12 & 2 for 13 to 25 Abolition tab 1 in each WC WASH BASIN 1 for up to 12 & 2 for 13 to 25	4 4 4

TOILET DETAIL			
FOURTH FLOOR (INDOOR PATIENT DEPARTMENT)			PROVIDED
TYPE	NO. OF OCCUPANTS	DESCRIPTION	
MALE/FEMALE	38	Each room required one WC, one wash basin & shower stall	Individual Toilet attached with each room

FOURTH FLOOR (GENERAL WARD)			
TYPE	NO. OF OCCUPANTS	DESCRIPTION	REQUIRED
MALE/FEMALE	60	WC 1 per 5 Beds URINAL 1 per 15 Beds WASH BASIN 2 for every 30 Bed add 1 per additional 30 beds	12 12 5
FOURTH FLOOR (HOSPITAL STAFF & VISITORS)			
TYPE	NO. OF OCCUPANTS	DESCRIPTION	REQUIRED
MALE	35	WC 1 for up to 15 & 2 for 16 to 35 URINAL 1 for up to 10 & 2 for 11 to 45 WASH BASIN 1 for up to 5 & 2 for 6 to 25	2 2 2
FEMALE	18	WC 1 for up to 12 & 2 for 13 to 25 Abolition tab 1 in each WC WASH BASIN 1 for up to 12 & 2 for 13 to 25	2 2 2

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From,

Senior Town Planner,
Ludhiana.

To,

M/s, Sanmo Estate Pvt. Ltd.,
Through Smt. Sukhdarshan Kaur Sandhu,
R/o, H.No. 72-D, Sarabha Nagar, Ludhiana.

Memo No. **966** STP(L)/ **B.A-1** Dated :- **16-07-2024**

Sub: - Approval of Building Plan for Hospital Purpose Through Smt. Sukhdarshan Kaur Sandhu, Village Malakpur (H.B No. 147) Tehsil Ludhiana West, District Ludhiana. (Area 5.1125 Acres)

Ref:- Report received from District Town Planner, Ludhiana vide memo No.923 DTP (L)/C-27 A, dated 16-04-2024 and applicant letter dated 14-06-2024

2. In reference to application for approval of Building Plan of Hospital Project and as per the notification No. 18/02/2023-5Hg2/524 dated 24.03.2023, separate CLU approval for setting up of standalone project in designated Land Use Zone is not required subject to the conditions mentioned in the said notification. Therefore, Building Plan for land measuring 5.1125 Acre located at village Malakpur (H.B No. 147) Tehsil Ludhiana West, District Ludhiana has been considered in this office. As per Building Plan Total Covered Area of site 37530.57 Sq.mtr. with Boundary Wall of 615.23 running meter. The site falls in Notified Master Plan Ludhiana 2007-31 and Site falls in Potential zone-1 The approval of Building Plan for Hospital purpose of Drawing No. 1 to 14 dated 10-06-2024 is granted as per the provisions of "The Punjab Regional & Town Planning & Development Act, 1995" and Rules framed thereunder & in view of Building Rules-2021 and instructions issued by Government from time to time.

3. The detail of above mentioned area as verified by Tehsildar Ludhiana West vide memo Nil dt: 12-03-2024 and as per DTP office report, is given as below:-

Sr. No.	Khewat / Khatoni No.	Khasra No.	Area as per Jamabandi 2016-17 K-M	Ownership as per application. K-M-	Area under site Including area under road . widening .
1	285/323	18//25 28//5 6	6-0 8-0 5-16	6-0 8-0 5-16	(5.1125 acre) 40K-18M
2	287/325 min	17//20 21 22 29//1/1 2/1/2 1/2/2 10/2	0-6 6-3 0-2 3-0 2-16 4-16 3-19	0-6 6-3 0-2 3-0 2-16 4-16 3-19	
Total Area			40K-18M	40K-18M	

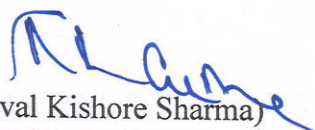
The above permission is subject to the following terms & conditions:-

- The building shall be constructed as per the approval Building Plans/Service Plans and in compliance with the Building Rules-2021.
- The service plans shall be got approval from the Concerned Competent Authority.
- The Plinth level permission shall be taken from the concerned authority.
- The applicant shall obtain Completion and Occupation Certificate from the concerned Competent Authority before occupying the building.
- The applicant shall leave 25'-6" wide strip of land on front free of cost from the site to widen the existing 99'-0" wide road to 150'-0" as per Departmental rules/guidelines & this area shall be part of public road and this area will not be considered in set back and applicant shall also bound to maintain 5 meter wide no construction zone along with road front.
- The applicant shall construct the building as per the structural drawings designed by registered Structural Engineer (Er. Dr. Rajeev Dua, Registration No. LM-1020) and Architect (Ar. Maninder Kaur, Registration No. CA/1992/14901). The applicant and the Structural Engineer shall be responsible for the safety of the structural as per structural stability certificate.

- vii. During the construction of building, if the Owner/Architect/Civil Engineer/Structural Engineer are changed, the applicant shall intimate the Competent Authority as per Building Rules-2021.
- viii. Applicant Shall obtain any other permission required under any other Act at his own level.
- ix. The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- x. The applicant shall be responsible for any litigation, regarding land ownership/owners or any other aspect in any court of law.
- xi. 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.
- xii. The issue of ownership of land is independent and exclusive of permission of Building Plan approval. Therefore, this permission of Building Plan approval doesn't in any manner grant or effect ownership right of this land, which has to be determined by Competent Authority. The applicant in whose hand this Building Plan approval lies shall be bound by the decision of such competent authority.
- xiii. The applicant shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14-9-2006 of Ministry of Environment and Forest, Government of India before starting development works at site.
- xiv. Permission to have approach for the site from Forest Department, would be applicant's responsibility. If applicant does not get permission in future then applicant will not claim any compensation from this department.
- xv. The applicant shall obtain NOC from PPCB under the Water Prevention and Control of Pollution Act, 1974 , Municipal solid Waste Management and Handling Rules, 2016 or any other relevant Act before undertaking any development at site. The minimum distance from the residential areas as prescribed by PPCB will be maintained.
- xvi. The applicant shall make necessary arrangements for fire fighting as per the norms and shall abide by terms & conditions of Fire department NOC No. 1211-90799-fire/67762 dated 7 May 2024.
- xvii. The applicant shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- xviii. This permission will not provide any immunity from any other Act/Rules/Regulations/ Instructions/ Directions of any court or authority applicable to the land in question.
- xix. The applicant shall make provision of rain/storm water Harvesting as per Building Rules-2021 within the project area at this own cost.
- xx. The applicant is recommended to install roof top solar water heating system at the site to meet its hot water requirements as far as possible.
- xxi. The applicant shall bound to plant trees as per Building Rules -2021 and this will be checked at the time of issuance of completion certificate.
- xxii. The Applicant shall take NOC/permission from PSPCL Department before start of construction work on site and bound to follow ECBC Compliance report obtained from Sangam Associates (Ar. Sumit Sharma CA/2007/39641) and as per Punjab State Engery Conservation Building Code (ECBC) ,Notification 18/4/16 ਈ.ਮੀ 1/1856 date 24-06-2016.
- xxiii. The Applicant shall make provisons as per PEDDA notification dated 24-06-2016 and take NOC before start of construction work.
- xxiv. The applicant shall install the Solar Photovoltaic Panels as per the provisions of Building Rules-2021.
- xxv. The applicant may use first level basement for habitable purpose as per approved Budilding Plans subject to the condition that mandatory parking norms are fulfilled and compliance of all the requirements for fire safety in accordance with Part 4-fire and Life Safety of the national Building code of India, 2016 as amended from time to time and necessary measures for required lighting, ventilation and water supply, drainage and sanitation is ensured.
- xxvi. As per submitted building Plans double basement is proposed in the site and the height of the building is more than 15 meters, therefore the structure design should be vetted by the concerned institution in accordance with the instructions of the Government letter No: 2631-56 dated 13-05-2021. After that, it will be mandatory to submit a certification of vetting in this office.
- xxvii. The applicant shall provide adequate ventilation for the basement. Any deficiency may be met by providing adequate mechanical ventilation in form of blowers, exhaust fans, air conditioning system and conform to fire safety and structure safety.
- xxviii. In case of non-compliance of any of the conditions by the conditions by the applicant, the approval of the Building Plans shall be deemed to be cancelled.


- xxix. The applicant shall maintain adequate arrangements for disposal of hospital waste as per the Bio-Medical Waste (Management and Handling) rules 1998, as amended for time to time along with instructions/guidelines issued by The Punjab Pollution Control Board from time to time.
- xxx. Applicant shall be liable to pay the difference of amount, if any, found due against applicant in future.

No C.L.U. charges have been charged as per notification No.17/17/2001-5Hg2/P.F/ 748168/17, dated:-06-05-2016. As the site falls in potential Zone-1 as per report received from DTP Ludhiana and other charges has been calculated as per above notification and Building Rules-2021. As scrutiny Fees Rs. 22,58,100/- (Rs. Twenty Two Lakh Fifty Eight Thousand One Hundred only) D.D.No. 016259 date 06-06-2024 issued by HDFC Bank has been received and are hereby acknowledged.


(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana
Dated:


Endst. No. STP(L)/

A Copy is forwarded to the Chief Administrator, Glada, Ludhiana for information along with Draft No. 016262 date 06-06-2024 issued by HDFC Bank Bank Rs. 74,10,400/- (Rs. Seventy four Lakh Ten Thousand Four Hundred only), towards EDC and Draft No. 016260 date 06-06-2024 issued by HDFC Bank 9,30,450/- (Rs. Nine Lakh Thirty Thousand Four Hundred fifty only) towards PF/LF to Competent Authority, Ludhiana if any difference is found it may be collected from the applicant.


(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana
Dated:-


Endst.No. STP(L)/

A Copy is forwarded to the Chief Administrator, PUDA, Mohali along with Draft No:- D.D.No. 006303 date 06-06-2024 issued by HDFC Bank Rs. 4,17,100/- (Rs. Four Lakh Seventeen Thousand One Hundred only) towards SIF, if any difference is found it may be collected from the applicant at your own level.


(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana.
Dated:-


Endst.No. STP(L)/

A Copy is forwarded to the Labour Commissioner along with Draft No:- 006304 date 06-06-2024 issued by HDFC Bank Rs. 44,43,800/- (Rs. Forty four Lakh Forty Three Thousand Eight Hundred only) towards Labour cess if any difference is found it may be collected from the applicant.


(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana
Dated:-

Endst.No. STP(L)/

A Copy is forwarded to the Department of Mines and Geology, Punjab, Chandigarh along with Draft No:- 006305 date 06-06-2024 issued by HDFC Bank, Rs. 5,16,100/- (Rs. Five Lakh Sixteen Thousand One Hundred only), towards Labour cess, if any difference is found it may be collected from the applicant.



(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana

Endst. No. STP(L)/

Dated:-

Copy is forwarded for information and necessary action to:-

1. The Chief Town Planner, Punjab, Chandigarh.
2. Chairman, Punjab Pollution Control Board, Patiala.
3. District Town Planner, Ludhiana.
4. Executive Director, PEDDA, 33-D, Chandigarh.
5. Distt. Fire Officer, Ludhiana.


(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana



Punjab Fire Services
(Ludhiana MC)

APPROVAL OF FIRE SAFETY ARRANGEMENTS
ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. 1211-90799-Fire/67762

Dated **07-May-2024**

Certified that the **SANMO ESTATES PRIVATE LIMITED** at **Hambran Road Village Malakpur Hadbast No. : 147 Tehsil and Distt. Ludhiana** has been inspected by the fire officer. This site is vacant/under-construction and is accessible to fire brigade. As per proposed drawing, building is to be constructed with **2** basements and **8** (Upper floor). Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group **INSTITUTIONAL BUILDING-C** subdivision **C-1** (as per National Building Code of India/ Building bye Laws).

Issued on **07-May-2024** at **Ludhiana MC**

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ **SANMO ESTATES PRIVATE LIMITED** ਪਤਾ **Hambran Road Village Malakpur Hadbast No. : 147 Tehsil and Distt. Ludhiana** ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗ੍ਹਾ ਖਾਲੀ/ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬ੍ਰਿਗੇਡ ਦੀ ਪਹੁੰਚ ਸਕਦੀ ਹੈ। ਲੇ-ਆਊਟ ਪਲਾਨ/ ਡਰਾਈਂਗ ਮੁਤਾਬਿਕ **2** ਬੇਸਮੈਂਟ ਅਤੇ **8** ਮੰਜਿਲ ਹਨ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੈਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ **INSTITUTIONAL BUILDING-C** ਸਬਡਵੀਜ਼ਨ **C-1** ਵਿੱਚ ਪੈਂਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ **07-May-2024** ਕਿੱਥੇ **Ludhiana MC** .

Approval of Fire Safety arrangements is issued subject to following conditions:

ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

- Occupant/Owner must install/provide fire safety arrangements as per submitted fire layout plan/drawing during construction.
ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਜਮਾਂ ਕਰਵਾਏ ਗਏ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਲਾਜ਼ਮੀ ਹੋਣਗੇ।
- Occupant/Owner must obtain the final NOC from fire department on completion of building construction before occupancy.
ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਇਸ ਪ੍ਰੋਜੈਕਟ ਦੀ ਉਸਾਰੀ ਉਪਰੰਤ ਫਾਇਰ ਸੇਫਟੀ ਸਬੰਧੀ ਫਾਇਰ ਐਨ.ਓ.ਸੀ ਲੈਣਾ ਹੋਵੇਗਾ।
- Fire department may ask for additional arrangements (if necessary) after the completion of construction of building.
ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਮੁਕੰਮਲ ਹੋਣ ਤੇ ਫਾਇਰ ਸੇਫਟੀ ਦਾ ਵਾਧੂ ਪ੍ਰਬੰਧ (ਜੇਕਰ ਲੋੜ ਹੋਵੇ) ਕਰਨ ਲਈ ਕਿਹਾ ਜਾ ਸਕਦਾ ਹੈ।
- During construction, fire safety arrangements should be provided as per requirements of NBC and concerned fire officer can check the site any time.
ਐਨ.ਬੀ.ਸੀ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਲੋੜੀਂਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਜ਼ਰੂਰੀ ਹੋਣਗੇ।
- In case of any change/alteration in the building plan, owner/occupant must re-apply for the provisional certificate.
ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਕੋਈ ਵੀ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਦੁਬਾਰਾ ਤੇ ਪ੍ਰੋਵੀਜ਼ਨਲ ਐਨ.ਓ.ਸੀ ਲਈ ਅਪਲਾਈ ਕਰਨਾ ਪਵੇਗਾ।
- Fire department reserves the right to withdraw this issued certificate, if any change in fire/building layout plan is made without notice to fire department.
ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਬਿਨਾਂ ਫਾਇਰ ਵਿਭਾਗ ਦੀ ਮਨਜ਼ੂਰੀ ਤੋਂ ਲੇਆਊਟ ਪਲਾਨ ਵਿਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਵਾਪਸ ਲੈਣ ਦਾ ਹੱਕ ਰਾਖਵਾਂ ਹੋਵੇਗਾ।

*** Above Details cannot be used as ownership proof.**

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਜਾਣਕਾਰੀ ਨੂੰ ਮਾਲਕਾਨਾ ਦੇ ਸਬੂਤ ਵਜੋਂ ਨਹੀਂ ਵਰਤਿਆ ਜਾਵੇਗਾ।

* This is digitaly created cerificate, no signatue are needed

ਇਹ ਡਿਜੀਟਲੀ (ਕੰਪਿਊਟਰਾਈਜ਼ਡ) ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਹੈ, ਜਿਸ ਵਿੱਚ ਦਸਤਖਤ ਦੀ ਕੋਈ ਲੋੜ ਨਹੀਂ ਹੈ।



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Office Dispatch No.: **PBIP/PPCB/2024/1777**

Date: **18/10/2024**

To

SUKHDARSHAN KAUR SANDHU
H. NO. 72-D, SARABHA NAGAR, LUDHIANA -141001
LUDHIANA, LUDHIANA-WEST - 141001

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

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

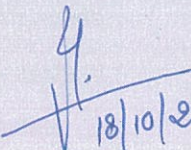
1. Particulars of Consent to Establish (NOC) granted to the Industry:

PIN	240876438
Application No.:	2409837240
Date of Issue:	18-Oct-2024
Date of Expiry:	11-May-2027
Certificate Type:	Fresh
Certificate No:	CTE/Fresh/PBIP/LDH-III/2024/2409837240

2. Particulars of the Industry:

Name & Designation of the Applicant:	Sukhdarshan Kaur Sandhu, (Director)
Name of Business Entity	Sanmo Estates Private Limited
Name of the Project/Unit:	Hospital Project (5.11 Acres) by M/s Sanmo Estates Pvt. Ltd.
Address of Project/Unit:	Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab , Ludhiana-West , Ludhiana
Capital Investment of the Industry(in lakhs):	4965
Category of Industry:	Red
Type of Industry:	1030 - Health-care Establishment (as defined in BMW Rules) having incinerator irrespective of waste generation (or) having total waste water generation 100 KLD and above
Scale of the Industry:	Medium - > Rs. 10 Crore but <= Rs.50 Crore
Office District:	Ludhiana-III
Consent Fee Details:	Rs. 1,44,500/- vide UTR No. 549937956 dated 12.09.2024, against the project cost of Rs. 50 Crore
Raw Materials (Name with	Hospital Project in an area of 5.1125 acres (315 bedded hospital) with built-up area of

quantity per day):	37530.57 sqm
Products (Name with quantity per day):	Hospital Project in an area of 5.1125 acres (315 bedded hospital) with built-up area of 37530.57 sqm
By Products, if any (Name with quantity per day) :	-
Details of the machinery and processes:	As per application form
Details of Effluent Treatment Plant:	Total effluent generation will be 174 KLD (Domestic effluent-135 KLD; Filter back wash-10 KLD; Hospital Effluent- 8 KLD & Cooling blow down 21 KLD) which will be treated in proposed STP of 200 KLD based on MBR Technology and the wastewater from hospital i.e. clinical 8 KLD will be generated and treated in proposed ETP of 15 KLD followed by STP
Mode of disposal of Effluent:	Treated water from STP will be recycled for flushing & landscaping as well as makeup water for HVAC cooling within the project and the rest will be evaporated till MC sewer is available.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As per effluent standards prescribed by the PPCB/MoEF&CC from time to time.
Sources of emissions and type of pollutants:	3 no. DG sets of capacity 2x750 KVA and 1x500 - SPM/SOx/NOx
Mode of disposal of emissions with stack height:	3 no. DG sets of capacity 2x750 KVA and 1x500 - Stack of height as per following formula: $H = h + 0.2 (KVA)^{0.5}$ where h = height of the building in meters where the generator set is installed
Quantity of fuel required in TPD:	3 no. DG sets of capacity 2x750 KVA and 1x500 - HSD only
Type of Air Pollution Control Devices to be installed:	3 no. DG sets of capacity 2x750 KVA and 1x500 - Canopy provided with each DG set
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As per emission standards prescribed by the PPCB/MoEF&CC from time to time.


18/10/24


Senior Environmental Engineer (PBIP)
for & on behalf of
Chief Environmental Engineer (PBIP)

Endst. No.

Dated:

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

1. Senior Environmental Engineer, Zonal Office-II, Ludhiana.
2. Environmental Engineer, Regional Office-III, Ludhiana.


Senior Environmental Engineer (PBIP)
for & on behalf of
Chief Environmental Engineer (PBIP)

A. GENERAL CONDITIONS

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

Specifications of the port-holes shall be as under:

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

$$D_e = 2 LW / (L+W)$$

Where L= length in mts. W= Width in mts.

- ii) The sampling port shall be 7 to 10 cm in diameter

9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

(i) Stack height for boiler plants

S.No.	Boiler with Steam Generating Capacity	Stack heights
1	Less than 2 ton/hr	9 meters or 2.5 times the height of neighboring building which ever is more
2	More than 2 ton/hr to 5 ton/hr	12 meters
3	More than 5 ton/hr to 10 ton/hr	15 meters
4	More than 10 ton/hr to 15 ton/hr	18 meters
5	More than 15 ton/hr to 20 ton/hr	21 meters
6	More than 20 ton/hr to 25 ton/hr	24 meters

7	More than 25 ton/hr to 30 ton/hr	27 meters
8	More than 30 ton/hr	30 meters or using the formula $H = 14 Q_g^{0.3}$ or $H = 74 (Q_p)^{0.24}$ Where Q_g = Quantity of SO ₂ in Kg/hr. Q_p = Quantity of particulate matter in Ton/d-ry.

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

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

(iii) Stack height for diesel generating sets:

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

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

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

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

10. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.

11. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.

12. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-

(i) Once in Year for Small Scale Industries.

(ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries

13. The pollution control devices shall be interlocked with the manufacturing process of the industry.

14. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time

15. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.

16. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.

17. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.

18. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.

19. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.

(i) Where unavoidable to prevent loss of life or some property damage or

(ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.

20. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.

21. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06.

22. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.

23. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.

24. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable

25. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.

26. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified

27. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water

28. The industry shall submit a detailed plan showing therein, the distribution system for conveying wastewaters for application on land for irrigation along with the crop pattern to be adopted throughout the year

29. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.

30. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.

31. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.

32. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.

33. The industry shall maintain the following record to the satisfaction of the Board :-

(i) Log books for running of air pollution control devices or pumps/motors used for it.

(ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.

(iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.

34. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.

35. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.


36. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry


Senior Environmental Engineer (PBIP)
for & on behalf of
Chief Environmental Engineer (PBIP)

B. SPECIAL CONDITIONS

1. This CTE/NOC is granted for setting up of hospital having 315 beds in an area of 5.1125 acres and built-up area of 37530.57 square meters, only.
2. The project proponent shall not commence any operations till the treated waste water outlet of the project is connected with the MC/GLADA sewer which is in turn connected with a fully operational adequate capacity terminal STP, or alternative arrangements for the disposal of excess treated wastewater have been provided.
3. The project proponent shall comply with conditions imposed by the SEIAA in Environmental Clearance granted under the EIA notification 14.09.2006 vide file no. 2024/EC/F/131 and proposal no. EC24C3804PB5488577N dated 09.08.2024.
4. The project proponent will comply with all the conditions imposed by Senior Town Planner, Ludhiana vide no. 966/STP(L)BA-1 dated 16.07.2024 for hospital.
5. The project proponent shall comply with the bye laws/ zoning guidelines, as prescribed by the Department of Town & Country Planning, Punjab / GLADA.
6. The project proponent shall obtain fresh consent to operate under Water Act, 1974 and Air Act, 1981 before operating the hospital.
7. The project proponent shall reuse 53 KLD of treated wastewater for flushing purpose by providing dual plumbing system in its premises.
8. The project proponent shall install MEE/Evaporator and shall evaporate treated water @ 20, 60 & 23 KLD in summer, winter and rainy season respectively till the main sewer line is completely laid by GLADA and is connected to the STP installed by GLADA.
9. The project proponent will only use clean fuel like HSD/LPG in its premises.
10. The project proponent shall provide properly designed suction mechanism alongwith adequate stack height in the kitchen section, if any.
11. The project proponent shall comply with the provisions of the Solid Waste Management Rules, 2016 and shall carry out onsite treatment of biodegradable solid waste, as per the provisions of the Solid Waste Management Rules, 2016.
12. The project proponent shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing on-site facility to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.
13. The project proponent shall obtain permission from PWRDA for abstraction of groundwater and shall comply with the guidelines issued by it from time to time.
14. The project proponent shall comply with the provisions of the Construction and Demolition Management Rules, 2016.
15. The project proponent shall provide mask to every worker working on the construction site and involved in loading/ unloading and carrying of construction material and construction debris.
16. The project proponent shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.
17. The project proponent shall obtain permission from designated authorities as per provisions of Noise Pollution (Regulation & Control) Rules, 2000 and shall comply with provision of Noise Rules specifically Rule 5 and Rule 6 of the Noise Rules.
18. The project proponent shall obtain permission(s) from all the concerned department(s), as required.
19. This NOC is being issued to the project proponent based upon the undertakings/documents/ information submitted by it alongwith the online application form. The Board would be at liberty to take penal action against the industry/project proponent and its responsible/ concerned person(s) in case

information/document is detected as incorrect/false/misleading at any point of time.


Senior Environmental Engineer (PBIP)
for & on behalf of
Chief Environmental Engineer (PBIP)



Annexure - 7

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

PERMISSION FOR EXTRACTION OF GROUNDWATER

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

Unit ID	Permission Number	Date of Grant of Permission	Valid up to
20240700170	GW/PWRDA/07/2024/L2/274	16-Jul-2024	15-Jul-2027

1	Name of Unit	M/s Sanmo Estates Private Limited	
2	Activity of Unit	Others (Hospital)	
3	Address/Location of Unit	Village Malakpur, Hadbast no. 147, Tehsil Ludhiana West, Village Malakpur, Hadbast no. 147	
		Malakpur (147)	PIN: 140501
4	Assessment Area(Block)	LUDHIANA-2	Status: ORANGE
5	District	LUDHIANA	
6	Head Office Address	Village Malakpur, Hadbast no. 147, Tehsil Ludhiana West	
		LUDHIANA, PUNJAB	PIN: 140501
	Email	sukhдарshankaur1946@gmail.com	
	Phone/Mobile No.	9463753067	
7	Project Status	New : 30-12-2025	
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted
	0	2	2
9	Volume of Ground Water Permitted to be Extracted (m3/month)	Fresh	Brackish/Saline
		6210	0

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

Digitally signed by NAVANJOT SINGH CHHATWAL
Reason: Approval
Location: Chandigarh
Date: 16-07-2024 17:17:31 PM

Designation : A.O.L-2

Terms and Conditions

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

Tele: 01624-276523

Air Traffic Services Section
Air Force Station Halwara
Punjab-141106

9W/S 4011/18/ATS

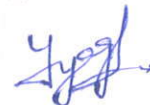
29 Mar 2024

**SANMO Estate Pvt Ltd,
72-D Sarbhanagar, Ludhiana
Punjab -141001**

**RETURNING OF NOC PROPOSAL: HOSPITAL PROJECT NAMELY "SANMO
ESTATE PVT LTD" AT VILLAGE MALAKPUR, HAMBRAN ROAD, 142027
LUDHIANA (PUNJAB)**

Dear Sir,

1. Reference is made to your application for NOC dated 16 Mar 24 (received on 22 Mar 24) and guidelines published on IAF website WWW.INDIANAIRFORCE.NIC.IN > utilities & useful links> ATS services> Guidelines for issue of NOC for constructions around IAF aerodromes.
2. Your application for construction of building has been scrutinized as per the above mentioned guidelines and GSR 751(E) (The Gazette of India) at this station and the following observation are made.
 - (a) The proposed construction at the above mentioned address is falling in Green Zone of Halwara Colour Coded Zoning Map (CCZM) and is at a height of 295 M AMSL. As per para 6 of ibid guidelines, any construction in areas falling in 'Green Zone' and max height less than 389 M AMSL, the application is not required to be processed through IAF and be processed through Local Municipal Authority (LMA) for approval of the plan without NOC from IAF.
3. In the view of para 2 above, you are requested to contact LMA for obtaining requisite approval.
4. Therefore, this application is hereby returned un-actioned.



Senior Air Traffic Control Officer

Annexure: As stated

Copy to: HQ WAC, IAF (CATCO) (without enclosure)

Eco Paryavarani Laboratories & Consultants Pvt. Ltd.

TEST REPORT



ULR No : TC118182400009970F

Test Report No : NGWL071124EM009

Type of Sample : Water- Ground Water

Reference Type : Email

Reference No : Dt.: 10/10/2024

Customer Name	Hospital Project by M/s Sanmo Estates Private Limited.		
Address	At Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab.	Period of Sampling	07/11/2024 - 07/11/2024
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Receipt of Sample	07/11/2024
Sample Collection Mode	Sample collected by Laboratory	Period of Analysis	07/11/2024 - 11/11/2024
Testing Location	Permanent Facility	Date of reporting	11/11/2024
Sampling Location	Borewell-At Richville Project (Near Project Site)		
Sample Description	Clear, colourless liquid.		
Standard/Specifications	NA		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre Marked (M/07/01A), Glass Bottle-1 litre (M/07/01B), Glass Bottle-500ml (M/07/01C) & PE Bottle-500ml (M/07/01D)		

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	-	7.64	-	-	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	26	250	1000	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.17	1.0	No relaxation	USEPA 3015A
8	Total Hardness as CaCO ₃	mg/l	262	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

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TEST REPORT



ULR No : TC118182400009970F

Test Report No : NGWL071124EM009

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

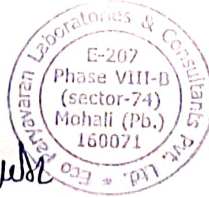
End of Report

OTHER INFORMATION

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

Terms & Conditions :

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



Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

Mr. Mukesh Chand Agarwal
Authorized Signatory - Biological

TEST REPORT



ULR No : TC1181824000009969F		Test Report No : NSL071124EM010	
Type of Sample : Soil			
Reference Type : Email		Reference No : Dt.: 10/10/2024	
Customer Name	Hospital Project by M/s Sanmo Estates Private Limited.		
Address	At Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab.	Period of Sampling	07/11/2024 - 07/11/2024
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	07/11/2024
Sample Collection Mode	Sample collected by Laboratory	Period of Analysis	07/11/2024 - 11/11/2024
Testing Location	Permanent Facility	Date of reporting	11/11/2024
Sampling Location	At Project Site		
Sample Description	Brown coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	10 Kg Polybag Marked (M/07/01)		

RESULTS

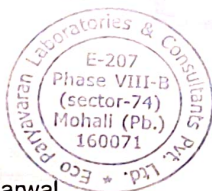
1. Chemical Testing

I. Pollution & Environment (Soil)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity	mS/cm	0.318	IS 14767
2	Organic Matter	%	1.71	IS 2720 (Part 22) Sec 1
3	pH @ 25°C	-	8.03	IS 2720 (Part 26) CI 2
4	Texture	-	Sandy Loam	IS 2720 (Part-4)
5	Sand	%	76	IS 2720 (Part-4)
6	Clay	%	14	IS 2720 (Part-4)
7	Silt	%	10	IS 2720 (Part-4)
8	Moisture Content	%	8.4	IS 2720 PART-2
9	Bulk Density	g/cc	1.58	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

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

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TEST REPORT



ULR No : TC1181824000009972F		Test Report No : NAAL081124EM003	
Type of Sample : Ambient Air		Date of reporting : 11/11/2024	
Reference Type : Email		Reference No : Dt.: 10/10/2024	
Customer	Hospital Project by M/s Sanmo Estates Private Limited., At Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab.		
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory
Period of Sampling	07/11/2024 - 08/11/2024	Date of Receipt of Sample	08/11/2024
Sampling Location	At Project Site	Period of Analysis	08/11/2024 - 11/11/2024
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/m ³	93	100	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m ³	55	60	IS 5182 (Part 24)
3	Sulphur Dioxide as SO ₂	µg/m ³	11	80	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m ³	28	80	IS 5182 (Part 6)
5	Ammonia as NH ₃	µg/m ³	25	400	IS 5182 (Part 25)
6	Ozone as O ₃	µg/m ³	23	180	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m ³	0.72	4	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report



Mr. Umesh Kumar
Authorized Signatory- Chemical

EL-FMT-7.8.2 -AA

Page No.1/2

TEST REPORT



ULR No : TC1181824000009971F		Test Report No : NANL081124EM004	
Type of Sample : Ambient Noise		Date of reporting : 11/11/2024	
Reference Type : Email		Reference No : Dt.: 10/10/2024	
Customer Name	Hospital Project by M/s Sanmo Estates Private Limited.		
Address	At Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhlana, Punjab.		
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory
Period of Sampling	07/11/2024 - 07/11/2024	Date of Receipt of Sample	08/11/2024
Sampling Location	Refer Below^	Period of Analysis	08/11/2024 - 09/11/2024
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)	63.2	EL/SOP/AN/01

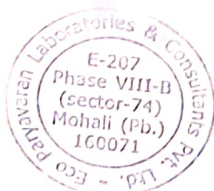
Ambient Noise Quality Standards as per Noise Pollution (Regulation and Control) Rules, 2000

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

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SANMO ESTATES PRIVATE LIMITED

Regd. Office: H. No. 72-D, Main Road, Sarabha Nagar,
Ludhiana- 141 001

Email: sukhdarshankaur1946@gmail.com; Ph. No: 0161-4674220;
www.sanmoestates.com

CIN: U70100PB2021PTC053905

ENVIRONMENT POLICY

M/s Sanmo Estates Private Limited 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 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, Environment Management Plan (EMP) has been devised which consist of all mitigation measures for each activity to be undertaken to minimize environmental impacts if any.
- We have communicated our environmental policy to all the employees, customers 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'.

Date: 11.10.2024

For M/s Sanmo Estates Private Limited

Sukh darshan Kaur Sandhu
For SANMO ESTATES PVT. LTD.

Sukh darshan Kaur Sandhu
Director

Director

PUBLIC NOTICE

It is for the information of General Public that M/s Sanmo Estates Private Limited has been granted Environmental Clearance by SEIAA, Punjab for proposed Hospital Project at Village Malakpur, Hadbast No. 147, Tehsil & Distt. Ludhiana, Punjab vide EC Identification No. EC24C3804PB5488577N & File No. 2024/EC/F/131 Dated 09.08.2024 through our Environmental Consultant "M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd., Mohali". Copy of Environmental Clearance along with the conditions to be complied is available with the Project proponent and may also be seen on Parivesh portal (<https://parivesh.nic.in/>). The interested person can contact either of the two.

M/s Sanmo Estates Private Limited, Regd. Office: H.No. 72-D, Block-D, Main Road, Sarabha Nagar, Ludhiana. **M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd.** E-207, Industrial Area, Phase VIII-B, Sector-74, Mohali, Punjab, Contact: +91-9915946784, www.ecoparyavaran.org

ਜਨਤਕ ਸੂਚਨਾ

ਇਹ ਆਮ ਜਨਤਾ ਦੀ ਜਾਣਕਾਰੀ ਲਈ ਹੈ ਕਿ ਮੈਸ. ਸੈਨਮੋ ਅਸਟੇਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਡ ਨੂੰ ਸਾਡੇ ਵਾਤਾਵਰਣ ਸਬੰਧੀ ਸਲਾਹਕਾਰ “ਮੈਸ. ਈਕੋ ਪਰਿਆਵਰਣ ਲੈਬੋਰਟਰੀਜ਼ ਐਂਡ ਕੰਸਲਟੈਂਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਡ, ਮੋਹਾਲੀ” ਰਾਹੀਂ ਈਸੀ ਪਛਾਣ ਨੰ. EC24C3804PB5488577N ਅਤੇ ਫਾਈਲ ਨੰ. 2024/EC/F/131 ਮਿਤੀ 09.08.2024 ਤਹਿਤ ਪਿੰਡ ਮਲਕਪੁਰ, ਹਦਸਬਤ ਨੰ. 147, ਤਹਿਸੀਲ ਅਤੇ ਜ਼ਿਲ੍ਹਾ ਲੁਧਿਆਣਾ, ਪੰਜਾਬ ਵਿਖੇ ਤਜਵੀਜ਼ਸ਼ੁਦਾ ਹਸਪਤਾਲ ਪ੍ਰਾਜੈਕਟ ਲਈ ਐਸਈਆਈਏਏ (SEIAA) ਪੰਜਾਬ ਵੱਲੋਂ ਵਾਤਾਵਰਣ ਸਬੰਧੀ ਕਲੀਅਰੈਂਸ ਦਿੱਤੀ ਗਈ ਹੈ। ਲਾਗੂ ਸ਼ਰਤਾਂ ਸਮੇਤ ਵਾਤਾਵਰਣ ਸਬੰਧੀ ਕਲੀਅਰੈਂਸ ਦੀ ਕਾਪੀ ਦਾਅਵੇ ਅਧੀਨ ਪ੍ਰਾਜੈਕਟ ਨਾਲ ਉਪਲੱਬਧ ਹੈ ਅਤੇ ਇਸ ਨੂੰ ਪਰੀਵੇਸ਼ ਪੋਰਟਲ (<https://parivesh.nic.in/>) 'ਤੇ ਵੀ ਦੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ। ਚਾਹਵਾਨ ਵਿਅਕਤੀ ਇਨ੍ਹਾਂ ਦੋਵਾਂ 'ਚੋਂ ਕਿਸੇ ਨਾਲ ਵੀ ਸੰਪਰਕ ਕਰ ਸਕਦੇ ਹਨ। ਮੈਸ. ਸੈਨਮੋ ਅਸਟੇਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਡ ਰਜਿ. ਦਫਤਰ : ਮਕਾਨ ਨੰ. 72-ਡੀ, ਬਲਾਕ-ਡੀ, ਮੇਨ ਰੋਡ, ਸਰਾਭਾ ਨਗਰ, ਲੁਧਿਆਣਾ। ਮੈਸ. ਈਕੋ ਪਰਿਆਵਰਣ ਲੈਬੋਰਟਰੀਜ਼ ਐਂਡ ਕੰਸਲਟੈਂਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਡ, ਈ-207, ਇੰਡਸਟ੍ਰੀਅਲ ਏਰੀਆ, ਫੇਜ਼ VIII-ਬੀ, ਸੈਕਟਰ-74, ਮੋਹਾਲੀ, ਪੰਜਾਬ, ਸੰਪਰਕ : +91-9915946784, www.ecoparyavaran.org

SANMO ESTATES PRIVATE LIMITED

Regd. Office: H. No. 72-D, Main Road, Sarabha Nagar,
Ludhiana- 141 001

Email: sukhdarshankaur1946@gmail.com; Ph. No: 0161-4674220

www.sanmoestates.com

CIN: U70100PB2021PTC053905

Date: 14.10.2024

To,

Senior Town Planner,

Office at Great Ludhiana Area Development Authority (GLADA),

GLADA Complex, Near Rajguru Nagar,

Ferozepur road, Ludhiana, Punjab

Subject: Grant of Environmental Clearance (EC)

Respected Sir/ Madam,

We are pleased to inform you that Environmental Clearance has been granted to our Hospital Project at Village Malakpur, Hadbast no. 147, Tehsil & Distt. Ludhiana, Punjab by M/s Sanmo Estates Private Limited vide EC Identification No. EC24C3804PB5488577N & File No. 2024/EC/F/131 dated 09.08.2024 and copy of the same is attached along.

We request you to kindly acknowledge the same.

Thanking you,

Sincerely,

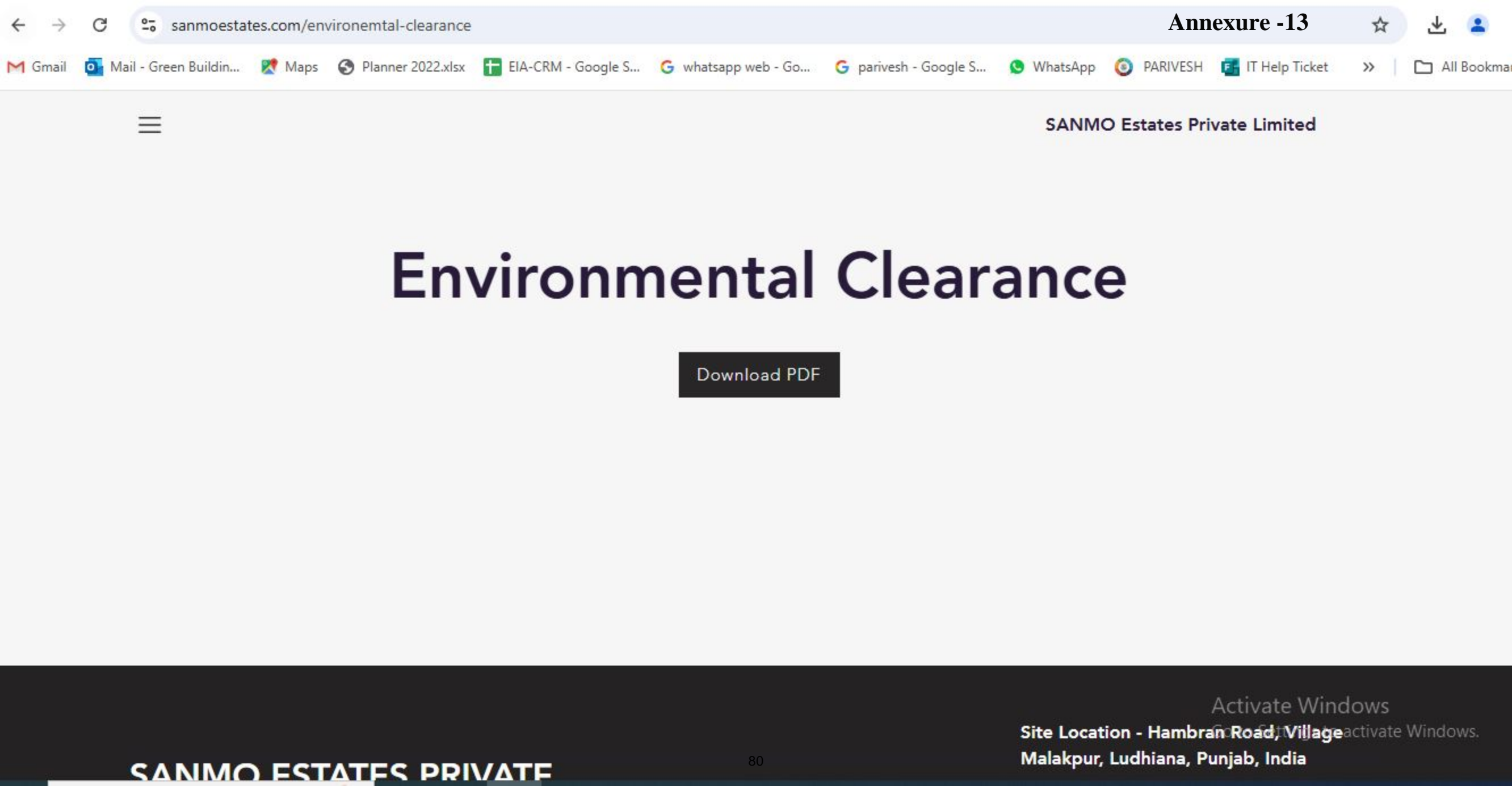
For M/s Sanmo Estates Private Limited

(Director)

Sukh
SANMO ESTATES PRIVATE LIMITED
Director

Encl: As Above

Receiving
14/10/2024
STP office



SANMO Estates Private Limited

Environmental Clearance

Download PDF

Activate Windows

Site Location - Hambran Road, Village
Malakpur, Ludhiana, Punjab, India



ਦਫ਼ਤਰ: ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ, ਉਸਾਰੀ ਮੰਡਲ ਨੰ.1,
ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ, (ਭ ਤੇ ਮ) ਸ਼ਾਖਾ, ਲੁਧਿਆਣਾ

ਟੈਲੀਫੋਨ ਤੇ ਫੈਕਸ ਨੰ.0161-4674025 ਈਮੇਲ- eeed1ldnpbpd@gmail.com

ਸੇਵਾ ਵਿਖੇ,

Senior Town Planner
Ludhiana

ਨੰ. 122

ਮਿਤੀ. 16/10/2024

ਵਿਸ਼ਾ:-

To get access/permission for setting up Hospital at village Malakpur Tehsil
Ludhiana West District Ludhiana.

ਹਵਾਲਾ:-

ਆਪ ਜੀ ਦੇ ਦਫ਼ਤਰ ਦਾ ਪੱਤਰ ਨੰ. 966 STP(L)/BA-1 ਮਿਤੀ 16.07.2024 ਦੇ ਸਬੰਧ ਵਿੱਚ।

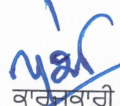
ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਤੇ ਹਵਾਲੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਦਫ਼ਤਰ ਦੇ ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ, ਉਸਾਰੀ ਉਪ ਮੰਡਲ ਨੰ. 2, ਲੁਧਿਆਣਾ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਿਸ਼ **access for setting up Hospital at village Malakpur Tehsil Ludhiana West District Ludhiana** ਨੂੰ ਰਸਤੇ ਲਈ ਪ੍ਰੋਵੀਜ਼ਨਲ Access permission ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

1. ਭਾਰਤ ਸਰਕਾਰ/ਪੰਜਾਬ ਸਰਕਾਰ/ਆਈ.ਆਰ.ਸੀ. ਵੱਲੋਂ ਵਰਤਮਾਨ ਅਤੇ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਲਈ ਏਜੰਸੀ ਪਾਬੰਦ ਹੋਵੇਗੀ।
2. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਜੋ ਸਰਵਿਸ ਰੋਡ ਬਣਾਈ ਜਾਣੀ ਹੈ, ਉਹ ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ ਦੀ ਜਮੀਨ/ROW ਤੋਂ ਬਾਹਰ ਬਣਾਈ ਜਾਵੇ। ਜੇਕਰ ਸਰਵਿਸ ਰੋਡ ਬਣਾਉਣ ਲਈ ਜਮੀਨ ਲੋੜੀਂਦੀ ਹੈ, ਤਾਂ ਪ੍ਰਾਰਥੀ ਜੰਗਲਾਤ ਵਿਭਾਗ/ਸੰਬੰਧਤ ਵਿਭਾਗ ਤੋਂ ਲੋੜੀਂਦਾ ਮੰਨਜ਼ੂਰੀ ਲੈਣ ਉਪਰੰਤ ਹੀ ਕੀਤੀ ਜਾਵੇ।
3. ਪੁੱਤਾ (ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਅਤੇ ਯੋਜਨਾ ਐਕਟ 1995) ਦੀ ਉਲੰਗਣਾ ਨਹੀਂ ਹੋਣੀ ਚਾਹੀਦੀ।
4. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਮਹਿਕਮਾ ਪੀ.ਡਬਲਯੂ.ਡੀ. ਦੀ ਬਾਉਂਡਰੀ ਅੰਦਰ ਕੋਈ ਉਸਾਰੀ ਨਹੀਂ ਕਰੇਗਾ।
5. ਪਾਣੀ ਦੀ ਡਿਸਪੇਂਜਲ ਵਾਸਤੇ ਡਰੇਨ ਦਾ ਪ੍ਰਬੰਧ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕੀਤਾ ਜਾਵੇ, ਤਾਂ ਜੋ ਸੜਕ ਨੂੰ ਕਿਸੇ ਕਿਸਮ ਦਾ ਨੁਕਸਾਨ ਨਾ ਹੋਵੇ।
6. ਉਸਾਰੀ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਅਸੈਸ ਰੋਡ ਦਾ ਲੈਵਲ ਸੜਕ ਤੋਂ ਇਕ ਫੁੱਟ ਨੀਵਾਂ ਰੱਖਿਆ ਜਾਵੇ।
7. ਪ੍ਰਾਰਥੀ ਵਿਭਾਗ/ਸਰਕਾਰ ਦੀਆਂ ਗਾਈਡਲਾਈਨਾਂ ਅਨੁਸਾਰ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਬਣਦੀ ਅਸੈਸ ਫੀਸ /ਲੀਜ ਮਨੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
8. ਸੜਕ ਦੀ ਜਗ੍ਹਾਂ ਵਿੱਚ ਕੋਈ ਪਾਰਕਿੰਗ ਨਾ ਕੀਤੀ ਜਾਵੇ।
9. ਜੇਕਰ ਭਵਿੱਖ ਵਿੱਚ ਇਸ ਮਹਿਕਮੇ ਦੀ ਸਬੰਧਤ ਸੜਕ ਨੂੰ ਚੌੜਾ ਕਰਨਾ ਪਿਆ ਤਾਂ ਪਹਿਲਾਂ ਉਸਾਰੀ ਅਪਰੇਚ ਰੋਡ ਮਾਲਕ ਵੱਲੋਂ ਆਪਣੇ ਪੱਧਰ ਤੇ ਚੁਆਈ ਜਾਵੇਗੀ ਅਤੇ ਇਸ ਸਬੰਧੀ ਕੋਈ ਕਲੇਮ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ।
10. ਇਹ ਪ੍ਰੋਵੀਜ਼ਨਲ Access Permission ਸਿਰਫ ਪੀ.ਡਬਲਯੂ.ਡੀ. ਮਹਿਕਮੇ ਦੀ ਸੜਕ ਤੋਂ ਗੇਟ ਤੱਕ ਜਾ ਰਹੇ ਅਸੈਸ/ਰਸਤੇ ਲਈ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੈ। ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ /ਕੀਤੀ ਜਾਣ ਵਾਲੀ, ਕੱਚੀ ਜਾਂ ਪੱਕੀ ਉਸਾਰੀ (ਬਿਲਡਿੰਗ, ਸੈਡ,

ਚਾਰਦੀਵਾਰੀ ਆਦਿ) ਦੀ ਲੇਅ-ਆਉਟ/ਸਟੇਅਬਿਲਟੀ ਸੇਫਟੀ/ਬਿਲਡਿੰਗ ਵਾਈਲਾਜ ਸਬੰਧੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਨਿੱਜੀ ਹੋਵੇਗੀ। ਇਸ ਨਾਲ ਸਬੰਧਤ ਅਗਰ ਸਰਕਾਰ ਦੇ ਕਿਸੇ ਦੂਸਰੇ ਮਹਿਕਮਿਆਂ ਜੰਗਲਾਤ ਵਿਭਾਗ, ਮਿਊਂਸਪਲ ਕਮੇਟੀ ਜਾਂ ਕਿਸ ਹੋਰ ਵਿਭਾਗ ਤੋਂ ਲੇਅ-ਆਉਟ/ਸਟੇਅਬਿਲਟੀ/ਸੇਫਟੀ/ਬਿਲਡਿੰਗ ਵਾਈਲਾਜ/CLUਆਦਿ ਸਬੰਧੀ ਕੋਈ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਉਸਦੀ ਸਾਰੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ। ਇਹਨਾਂ ਲੋੜੀਂਦੀਆਂ NOC ਤੋਂ ਬਿਨਾਂ ਇਸ ਪ੍ਰੋਵੀਜਨਲ ਅਸੈਸ ਪਰਮੀਸ਼ਨ ਨੂੰ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।

11. ਕਿਉਂ ਜੋ ਐਨ.ਓ.ਸੀ. ਪ੍ਰੋਵੀਜਨਲ ਰੂਪ ਵਿੱਚ ਉਸਾਰੀ ਤੋਂ ਪਹਿਲਾਂ ਜਾਰੀ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਲਈ ਉਸਾਰੀ ਤੋਂ ਬਾਅਦ ਚੈਕਿੰਗ ਤੇ ਸਰਕਾਰ ਦੀ ਹਦਾਇਤਾਂ, ਨਿਯਮਾਂ ਆਦਿ ਦੀ ਉਲੰਘਣਾ ਪਾਈ ਗਈ ਤਾਂ ਇਹ ਪ੍ਰੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ. ਰੱਦ ਸਮਝੀ ਜਾਵੇਗੀ।
12. ਰੋਡ ਅਸੈਸ ਲਈ ਉਸਾਰੀ ਜਾਣ ਵਾਲੇ ਰਸਤੇ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਸੜਕ ਦੀ ਟ੍ਰੈਫਿਕ ਨੂੰ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਨਾਲ ਬਾਧਿਤ ਨਾ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਰੋਡ ਸੇਫਟੀ ਦਾ ਪੂਰਾ ਧਿਆਨ ਰੱਖਿਆ ਜਾਵੇ, ਜਿਸ ਦੀ ਸਾਰੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ। ਰੋਡ ਅਸੈਸ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਕੋਈ ਵੀ ਰਾਮ ਮਟੀਰੀਅਲ/ਮਸ਼ੀਨਰੀ ਆਦਿ ਪੱਕੀ ਸੜਕ ਅਤੇ ਬਰਸਾਤ ਤੇ ਸਟਾਕ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
13. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਕਰਵਾਏ ਜਾ ਰਹੇ ਇਸ ਕੰਮ ਦੌਰਾਨ ਜੇਕਰ ਕੋਈ ਮੰਦਭਾਗੀ ਘਟਨਾ ਵਾਪਰਦੀ ਹੈ ਤਾਂ ਉਸਦੀ ਪੂਰੀ ਜਵਾਬਦੇਹੀ/ਵਿੱਤੀ ਭਾਰਪਾਈ ਜਾਂ ਨਿਆਂਪਾਲਿਕਾ ਪ੍ਰਕਿਰਿਆ ਦੁਆਰਾ ਕੋਈ ਫੈਸਲੇ ਦੀ ਭਰਭਾਈ ਦੀ ਨਿਰੋਲ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ।
14. ਇਹ ਐਨ.ਓ.ਸੀ. ਪ੍ਰੋਵੀਜਨਲ ਰੂਪ ਵਿੱਚ ਸਿਰਫ ਸੜਕ ਪੱਖੇ ਦੇਣ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਬਾਕੀ ਮਹਿਕਮਿਆਂ ਨਾਲ ਸਬੰਧਤ ਐਨ.ਓ.ਸੀ. ਲੋੜ ਅਨੁਸਾਰ ਪ੍ਰਾਰਥੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਲੈਣ ਲਈ ਜਿੰਮੇਵਾਰ ਹੈ।
15. ਇਹ ਪ੍ਰੋਵੀਜਨਲ Access Permission ਆਪ ਵੱਲੋਂ ਸਪਲਾਈ ਕੀਤੇ ਗਏ ਡਾਕੂਮੈਂਟਸ ਦੇ ਅਧਾਰ ਤੇ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ ਅਤੇ ਇਹ ਪ੍ਰੋਵੀਜਨਲ Access Permission ਇੱਕ ਸਾਲ ਲਈ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਜੇਕਰ ਇਸ ਸਮੇਂ ਦੌਰਾਨ ਕੰਮ ਪੂਰਾ ਨਹੀਂ ਹੁੰਦਾ ਹੈ ਤਾਂ ਇਹ Access Permission ਮੁੜ ਤੋਂ ਦੇਬਾਰਾ ਲੈਣੀ ਲਾਜ਼ਮੀ ਹੋਵੇਗੀ ਅਤੇ ਇਸ ਕੇਸ ਵਿੱਚ ਕੋਈ ਡਾਕੂਮੈਂਟਸ ਗਲਤ/ਫਰਜੀ ਪਾਇਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਇਹ ਪ੍ਰੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ. ਕੈਂਸਲ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ।
16. ਪ੍ਰਾਰਥੀ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਮਹਿਕਮੇ/ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਪੋਲਿਸੀ/ਗਾਈਡਲਾਈਨਜ਼/ਰੂਲਜ਼ ਆਦਿ ਮੰਨਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

ਉਪਰੋਕਤ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਨਾ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਇਹ ਪ੍ਰੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ. ਕਿਸੇ ਸਮੇਂ ਵੀ ਰੱਦ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਅਤੇ ਪ੍ਰਾਰਥੀ ਨੂੰ ਇਸ ਤੋਂ ਇਤਰਾਜ਼ ਕਰਨ ਦਾ ਕੋਈ ਹੱਕ ਨਹੀਂ ਹੋਵੇਗਾ।

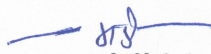

ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ,
ਉਸਾਰੀ ਮੰਡਲ ਨੰ.1, ਲੇ.ਨਿ.ਵਿ.,
(ਭ ਤੇ ਮ) ਸਾਖਾ, ਲੁਧਿਆਣਾ।

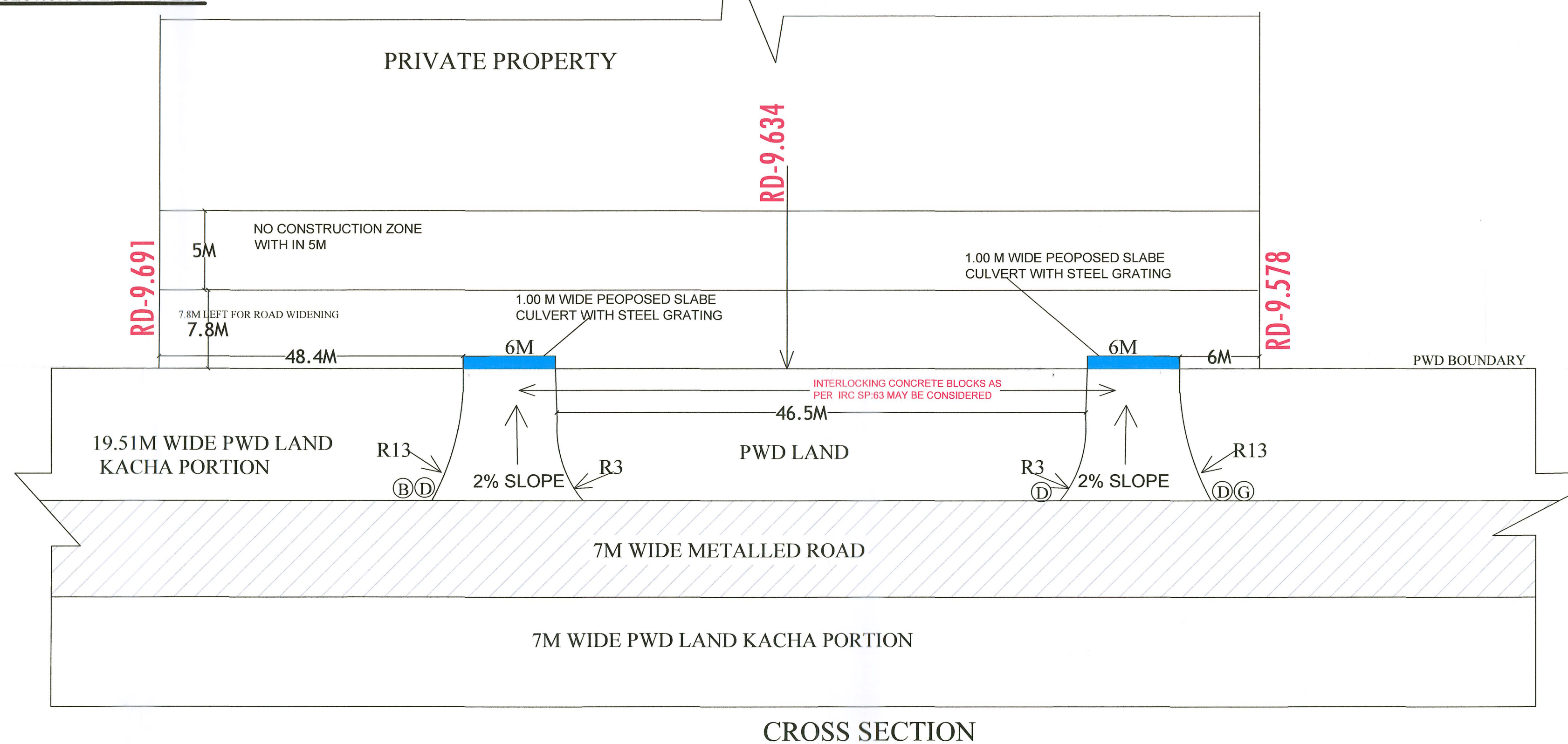
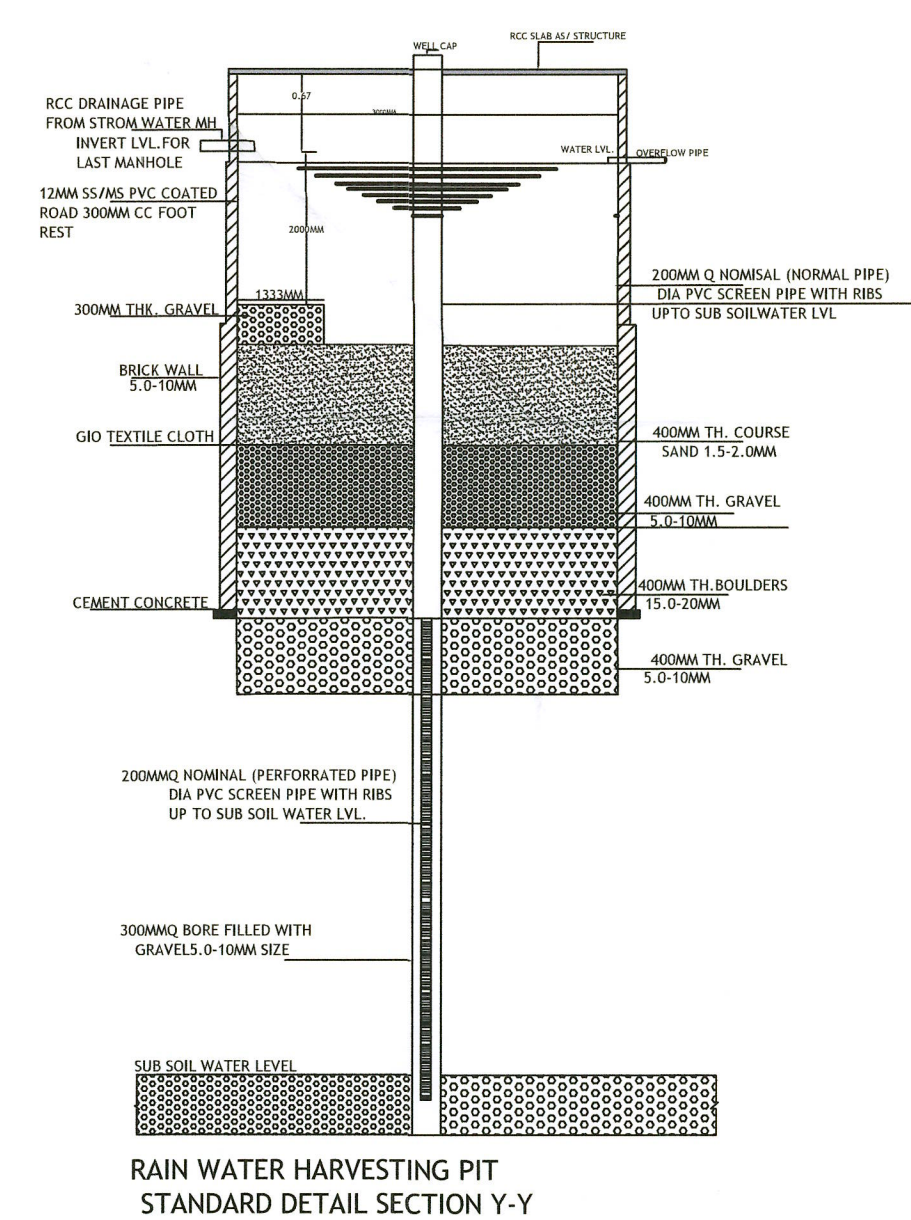
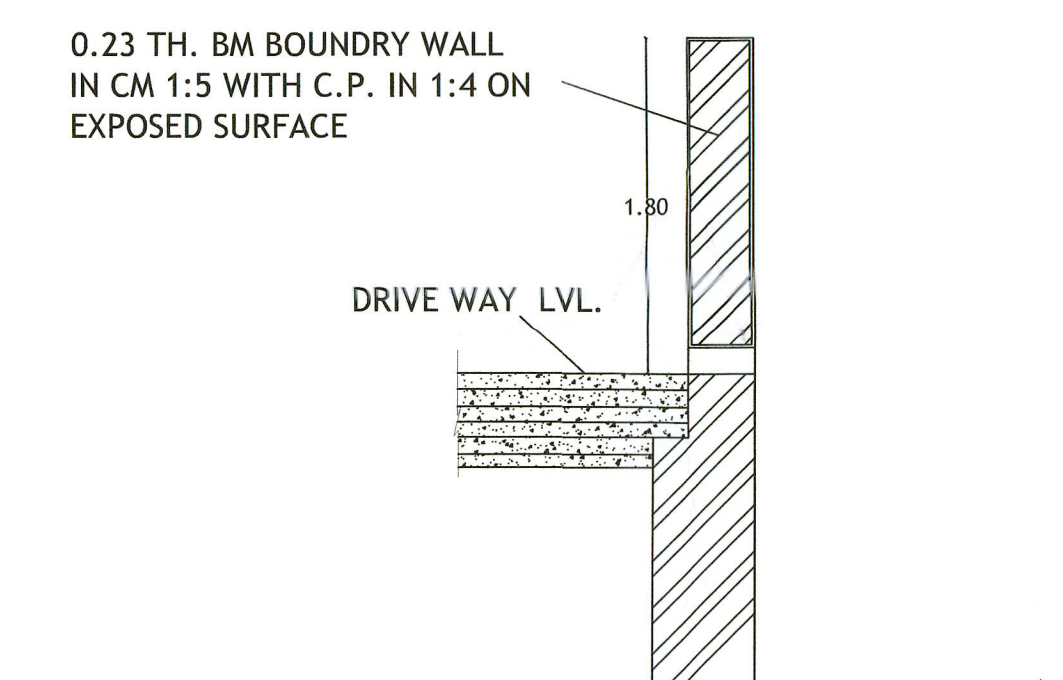
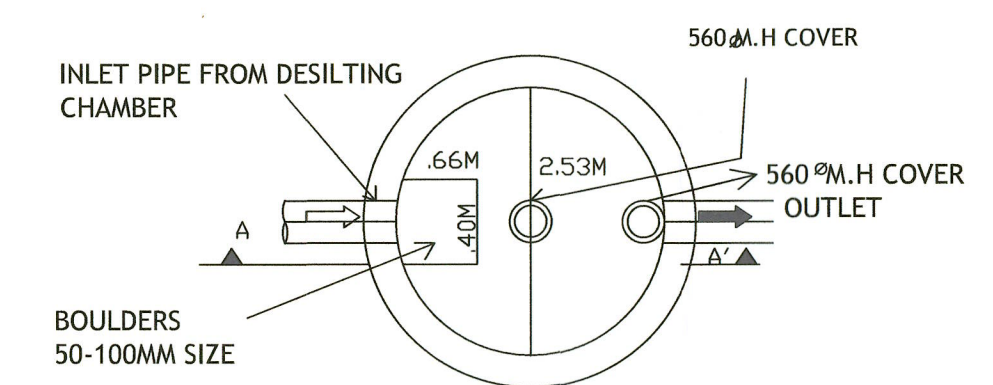
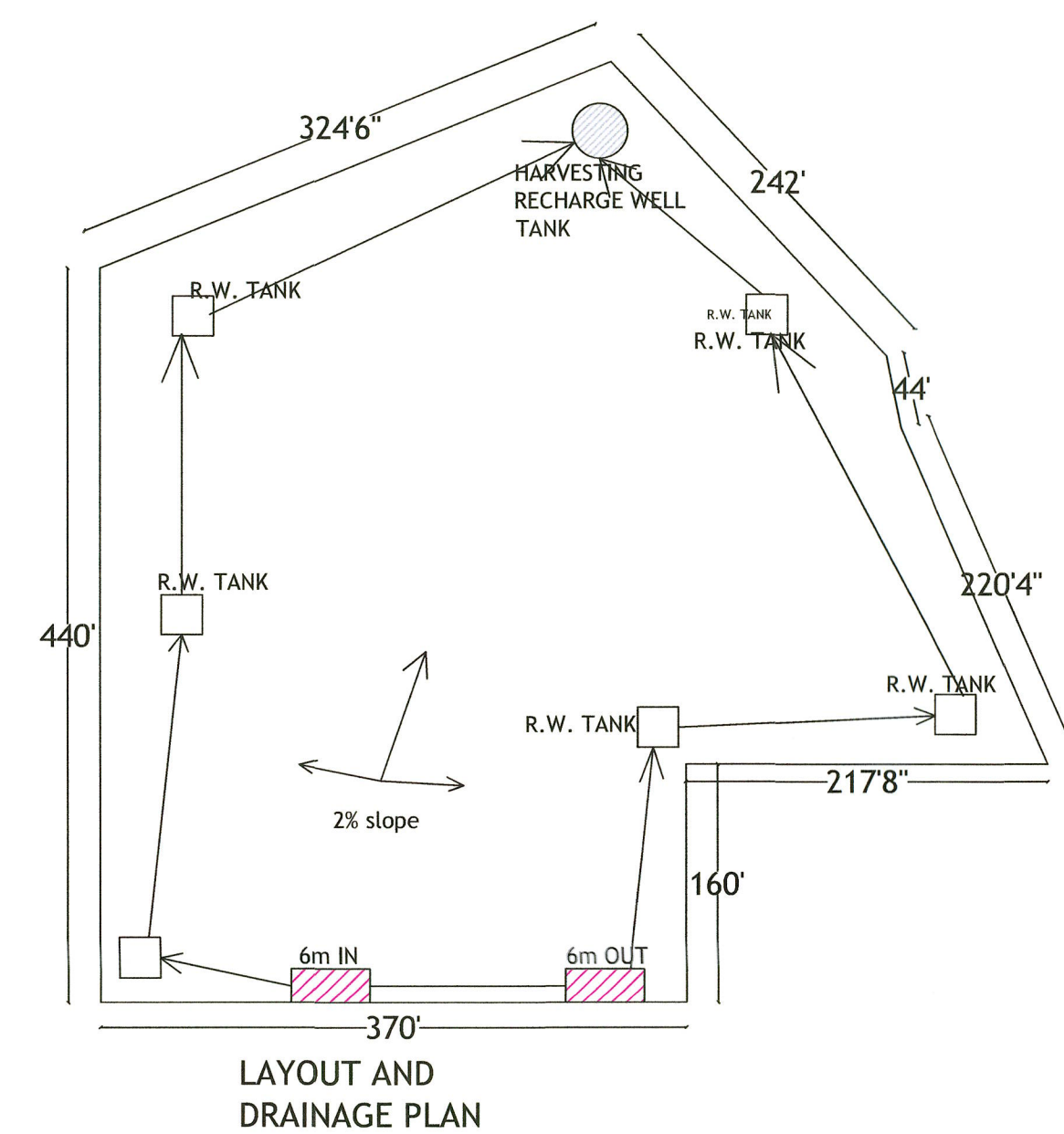
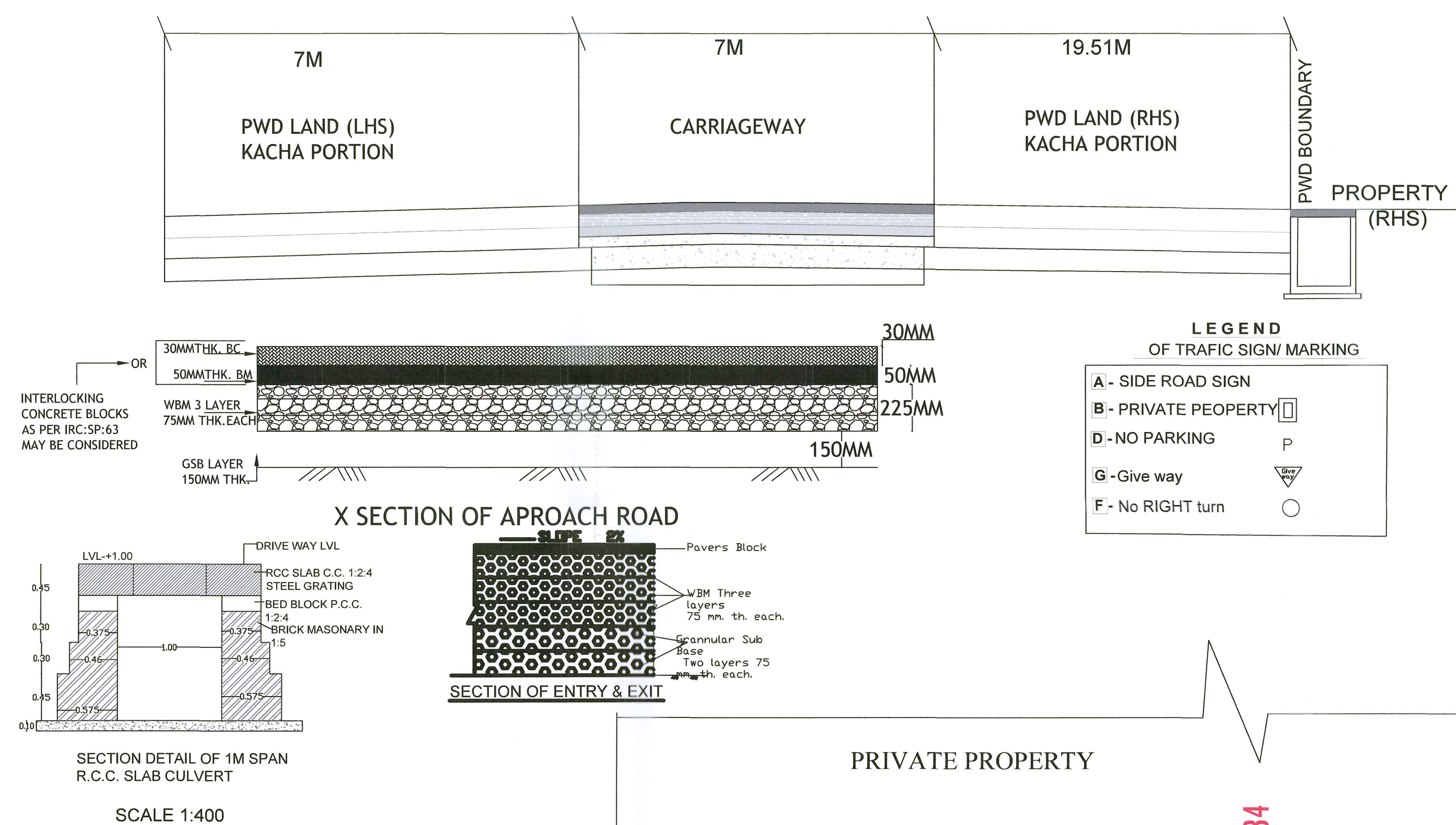
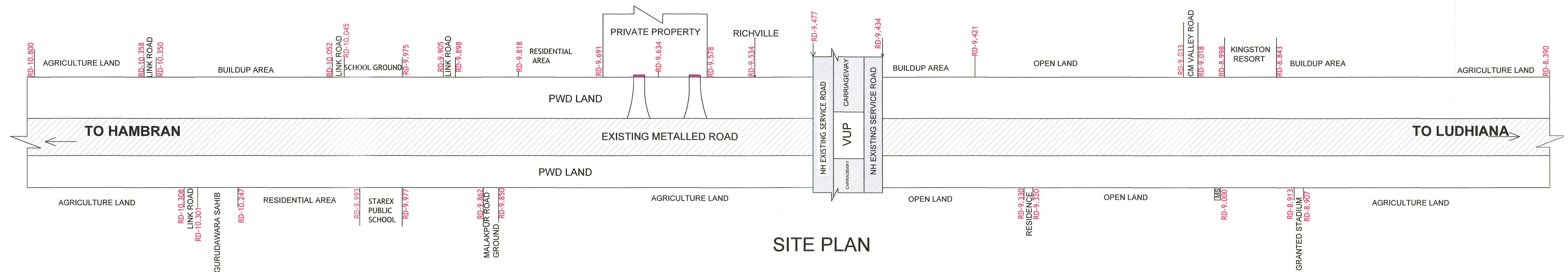
ਪਿੱਠ ਅੰਕਣ ਨੰ:

ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ:

1. ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ, ਉਸਾਰੀ ਉਪ ਮੰਡਲ ਨੰ. 2, ਲੁਧਿਆਣਾ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।


ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ,
ਉਸਾਰੀ ਮੰਡਲ ਨੰ.1, ਲੇ.ਨਿ.ਵਿ.,
(ਭ ਤੇ ਮ) ਸਾਖਾ, ਲੁਧਿਆਣਾ।



SITE & LAYOUT PLAN FOR ACCESS TO PRIVATE
PROPERTY M/S SANMO ESTATES PRIVATE LIMITED
THROUGH MRS. SUKHDARSHAN KAUR SANDHU AT
VILLAGE MALAKPUR, HAD BAST NO. 147 TEHSILE &
DISTRICT LUDHIANA AT RD-9.634.

CERTIFICATES / NOTES :-

- CERTIFICATE NOTES:**
1. STORMWATER OR OTHER RUNOFF SHALL NOT DISTURB THE PWD LAND AND ROADS.
 2. 1.5 M WIDE SLAB CURBULT PROPOSED BY PWD.
 3. LIVL. OF BUILDING SHALL BE KEPT 2% BELOW THE PWD ROAD LEVEL.
 4. WE SHALL NOT DEMAND ANY GAP IN CENTRAL VERGE IN FRONT OF PROPERTY.
 5. WE WILL NOT CONSTRUCT ANY PUCCA STRUCTURE WITHIN 5 M FROM THE PWD BOUNDARY
 6. PWD INSTRUCTIONS SHALL NOT BE VIOLATED.
 7. CERTIFIED THAT ALL PWD REQUIREMENTS HAVE BEEN SPECIFIED.
 8. CERTIFIED THAT WE WILL APPLY FOR THE CASE FOR RENEWAL AFTER 5 YEARS FROM THE DATE OF ISSUE OF LICENSE.
 9. WE WILL PAY THE NECESSARY RENT FOR THE USE OF PWD LAND WHENEVER ASKED BY THE AUTHORITIES.
 10. 2 NO. OF 12M GATES.

KHASRA NO. -17//20,21,22,18//25,28//5,6,
 29//1/1,1/2/2,2/1/2,10/2. KHATA NO. -287/325
 And 285/323

APPLICANT NAME

DATE :- MARCH 2024

M/S SANMO ESTATES PRIVATE LIMITED
THROUGH MRS. SUKHDARSHAN KAUR SANDHU

APPLICANT SIGNATURE

For SANMO ESTATES PVT. LTD.
Sukhdarshan Kain Sandhu
Director

Sub Divisional Engineer
Construction Sub Division, PWD B & R, Bt. Luthian