



JMT HOUSING PVT. LTD.

Wholly owned subsidiary of JMT ASSET PTE LTD

8/1A Dewangazi Road, Bally, Howrah-711201. West Bengal, India

121 Meyer Road, 06-06 SINGAPORE 437932

www.jmthousing.com

Date: 30.11.2022

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.: ecompliance-nro@gov.in and ronz.chd-mef@nic.in)

Subject: Submission of six monthly report for period ending 30.09.2022 for the Group Housing project namely “Medallion” located at Plot no- 4 and 5, Sector-82- Alpha, SAS Nagar, Mohali, Punjab by M/s JMT Housing Pvt. Ltd.

Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2022 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,

For M/s JMT Housing Pvt. Ltd.

For JMT Housing Pvt. Ltd.

(Authorized Signatory)

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

2022

**SIX MONTHLY COMPLIANCE
REPORT
(Period ending 30.09.2022)**

For

“Group Housing Project, Medallion”
Plot no- 4 and 5, Sector-82- Alpha, IT City
Distt. S.A.S. Nagar (Mohali), Punjab

Project By:

M/s JMT HOUSING PVT. LTD.
Sector-82, Distt. SAS Nagar (Mohali), Punjab

Prepared by:

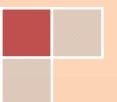


**Eco Paryavaran Laboratories and Consultants Private
Limited**

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

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CONTENT

S. No.	DESCRIPTION	Page No.
1.	Data Sheet	1 - 4
2.	Compliance of Environmental Clearance conditions	5 - 21
ANNEXURE		
3.	A-1: Copy of Environment Clearance Letter	22 – 34
4.	A-2: Photographs of the project	35 - 36
5.	A-3 PWRDA Permission	37 - 38
6.	A-4: NOC Air force Station	39 – 40
7.	A-5: Test Reports	41 – 45
8.	A-6 Allotment Letter from GMADA	46 - 50
9.	A-7 Copy of PUC for vehicles	51 - 53
10.	A-8 Allotment letter	54-75
11.	A-9 CTE grant certificate	76-83
12.	A-10 Advertisement	84-85

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

DATA SHEET

1.	Project Type	Group Housing Project
2.	Name of the Project	“Medallion”
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance is granted by MoEF&CC; vide Letter No. 21-97/2020-IA-III dated 13.01.2021; copy of the same is attached along as Annexure 1 .
4.	Location	Plot No. 4 and 5, Sector 82
	a) District (s)	SAS Nagar (Mohali)
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	30°38'47” N and 76°44'24" E
5.	Address for correspondence	
	a) Address of concerned project chief engineer b) Address of executive project engineer/manager	a) Mr. Karamjeet Sandhu (Project Head) SCO 67, First floor, Sector 82, Mohali, Punjab b) Akash Jagota (Manager) SCO 67, First floor, Sector 82, Mohali, Punjab
6.	Salient features	
	a) of the project	As per the Environmental Clearance, the total plot area of the project is 8.61 Acres (3,75,051.6 sq.ft.) and the built up area of the project is 13,26,932.76 sq.m. The Project comprises of approximately 660 Residential flats, baseball court, club house, Tennis court, Cricket Practice area etc. along with parking areas. The project site falls in Residential zone as per Master Plan of SAS Nagar.
	b) of the environmental management plans	As per the Environmental Clearance, during operational phase, total water requirement for the project will be 552.7 KLD; out of which 365 KLD will be fresh water demand provided by GMADA Water Supply and 187 KLD will be recycled.

		The total wastewater generation from the project will be 442.2 KLD which will be treated in STP of capacity 500 KLD. The total quantity of solid waste generation will be 1,691 kg/day.																					
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, the project cost will be Rs. 300 Crores.																					
	b) Allocations made for environmental management plans with item wise and year wise break up.	During construction phase, Rs. 208 lakhs will be allocated as capital cost and Rs. 11 lakhs/ annum will be incurred as recurring cost. <table border="1" data-bbox="884 1352 1453 1953"> <thead> <tr> <th>Description</th> <th>Capital Rs. Lakhs</th> <th>Recurring Cost Rs. Lakhs</th> </tr> </thead> <tbody> <tr> <td>Wastewater Management</td> <td>11</td> <td>2</td> </tr> <tr> <td>Air & Noise Pollution Management</td> <td>11</td> <td>1</td> </tr> <tr> <td>Landscaping</td> <td>6</td> <td></td> </tr> <tr> <td>Rainwater Recharging</td> <td>6</td> <td>1.5</td> </tr> <tr> <td>Environmental Monitoring</td> <td>2</td> <td>2</td> </tr> <tr> <td>Waste Management</td> <td>60</td> <td>2.5</td> </tr> </tbody> </table>	Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs	Wastewater Management	11	2	Air & Noise Pollution Management	11	1	Landscaping	6		Rainwater Recharging	6	1.5	Environmental Monitoring	2	2	Waste Management	60	2.5
Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs																					
Wastewater Management	11	2																					
Air & Noise Pollution Management	11	1																					
Landscaping	6																						
Rainwater Recharging	6	1.5																					
Environmental Monitoring	2	2																					
Waste Management	60	2.5																					

		Solar lighting, CFL & solar panel system	112	2
		Total	208 Lakhs	11 Lakhs
	c) Benefit cost ratio/internal rate of return and the year of assessment	Will be calculated and submitted.		
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes		
	e) Actual expenditure incurred on the project so far.	Rs. 115.21 Crores has been spent on the project till 30 th September, 2022 including land cost.		
	f) Actual expenditure incurred on environmental management plans so far.	Rs. 6.5 lakhs has been spent on the EMP of the project till 30 th September, 2022.		
10.	Forest land requirement:			
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable.		
	b) the status of clear felling, if any	Not Applicable.		
	c) the status of compensatory afforestation, if any.	Not Applicable.		
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable.		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information	Not applicable		
12.	Status of construction:	30 % construction of the project has been completed. Photographs are attached along as Annexure 2.		
	a) Date of commencement (actual and/or planned)	Actual date of commencement: February, 2021		
	b) Date of completion (actual and/or planned)	Planned date of completion: October, 2025		
13.	Reasons for the delay, if the project is yet to start	Not applicable		

Compliance Report on conditions imposed in Environmental Clearance for Period ending 30.09.2022

PART-A- Conditions common for all the three phases i.e. Specific & Standard:

S. No.	Conditions	Reply
1.	Explore the possibility of 100% utilization of excess of treated water. The PP should consider diverting the excess treated water for use in nearby construction sites. The PP should approach GMADA for the purpose.	Agreed. Excess treated water will be utilized to maximum extent for nearby construction activities.
2.	PP should explore enhancing energy conservation up to at least 5%.	Agreed. Energy Conservation Building Code will be followed to conserve the energy.
3.	As committed, no groundwater abstraction shall be done during construction as well as operation phase of the project. As proposed, fresh water requirement from local authority shall not exceed 365 KLD during operational Phase	Agreed. Water requirement will be fulfilled by GMADA supply and shall not exceed 365 KLD.
5.	During construction, any ground water dewatering should be properly managed and shall conform to the approval and the guidelines of the Central Ground Water Authority (CGWA) in the matter. Formal approval shall be taken from the concerned authority for any ground water abstraction or dewatering.	Ground water dewatering is not applicable. Thus, CGWA permission is not required.
6.	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/ greenery will be 9068.45 sq. m. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sq.m of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). 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.	Agreed. Adequate green area of 9068.45 sq. m. will be provided within the project premises.
7.	As proposed, waste water shall be treated in an onsite STP of total 500 KLD capacity. The	Agreed. STP of 500 KLD capacity will be installed within the project premises.

	treated water from the STP shall be recycled and reused for flushing (at least 187 KLD) and for gardening (at least 49.87 KLD).	
8.	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	Agreed. It will be complied.
9.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, five RWH pits shall be provided for rain water harvesting after filtration.	Agreed. 5 rain water recharging pits will be provided within the project premises.
10.	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste. As committed, biodegradable waste shall be composted by use of Composter. Inert waste shall be dumped to authorized site. The recyclable waste shall be sold to resellers.	Agreed. Solid waste generated will be collected & segregated properly as per the Solid Waste Management Rules, 2016 and composter of 800 kg will be installed within the project.
11.	The PP shall also provide electric charging points in the parking areas for e-vehicles.	Agreed and same will be provided.
12.	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/ clearances under any other Acts/ Regulations or Statutes as applicable to the project.	Agreed.

PART-B- Standard Conditions:

1. Statutory compliance:

S. No.	Conditions	Reply
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. All necessary permissions are being obtained as and when necessary. Following approvals has been obtained so far: <ul style="list-style-type: none">• Allotment letters from GMADA is enclosed as Annexure 8.• Consent to Establish has been obtained from PPCB; copy is attached as Annexure 9.• Ground water approval has been obtained from PWRDA; copy of the same is enclosed as Annexure 3
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.	Agreed. The building has been designed in a way that it is earthquake resistant and as per NBC norms.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	No forest land is involved in the project as land has been allotted by GMADA.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of bird or wildlife sanctuary. Thus, NBWL clearance is not required
5.	The project proponent shall obtain Consent to Establish/ Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Consent to Establish has been obtained from PPCB.
6.	The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.	Ground water approval has been obtained from PWRDA; copy of the same is enclosed as Annexure 3

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. Power demand for the project is being fulfilled by Punjab State Power Corporation Limited (PSPCL). Temporary load has been obtained for 200 KW for construction phase. While, 3477 KW (or 3,863 KVA) which will be required during operation phase of the project.
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.	Height Clearance has been obtained from Airport Authority. Copy of NOC is attached as Annexure 4
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.	Agreed. Solid waste generated is being collected & segregated properly as per the Solid Waste Management Rules, 2016.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Agreed.

2. Air quality monitoring and preservation:

S. No.	Conditions	Reply
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Agreed, same is being complied during construction of project.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	All necessary steps are being taken to reduce the air pollution and to improve the air quality.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PM ₁₀ and PM _{2.5}) covering upwind and downwind directions during the construction period.	Ambient air quality is being monitored on half yearly basis. Recent monitoring has been carried out. Test Reports for ambient air quality monitoring are attached along as Annexure 5

4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. Silent DG sets conforming to provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986 is being used.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/ tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	All necessary steps are being taken at the project site to reduce the air pollution and to improve the air quality.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Same is being complied.
7.	Wet jet shall be provided for grinding and stone cutting.	Agreed.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water will be sprinkled on unpaved and loose soil for dust suppression.
9.	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 produced from the project site is being used within the project premises for leveling purpose etc.
10.	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental	Agreed. Diesel generator sets to be used is of low Sulphur diesel type.

	(Protection) prescribed for air and noise emission standards.	
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Agreed.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed and same is being complied as per NBC.

3. Water quality monitoring and preservation:

S. No.	Conditions	Reply
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Agreed. It is being made sure that no Natural drainage will be altered during construction or the operational phase.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Agreed. Water requirement will not exceed as mentioned in EC.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed and same will be complied.
5.	A certificate shall be obtained from the local body supplying water, specifying the total	Approval for water supply will be provided by GMADA as mentioned in allotment

	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.	letters vide Letter No. EO/2019/26102 for plot No. 4 and 22335 for Plot No. 5; copy of allotment letters from GMADA is attached as Annexure 8 . Also, Ground water approval has been obtained from PWRDA; copy of the same is enclosed as Annexure 3
6.	At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed.
7.	Installation of dual pipe plumbing 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, conditioning etc. shall be done.	Agreed. Dual plumbing system will be provided in the project.
8.	Use of water saving devices/fixtures (viz. low flow flushing system; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Agreed. Water efficient fixtures will be used in the project.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Agreed. Dual plumbing system will be followed in the project.
10.	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices referred.	Agreed. Curing agents are being used in construction.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/ storage tanks shall be provided for ground water recharging as per the CGWB norms.	Agreed.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square	Agreed. 5 rain water recharging pits will be provided within project premises.

	<p>meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.</p>	
13.	All recharge should be limited to shallow aquifer.	Agreed.
14.	No ground water shall be used during construction phase of the project.	Agreed.
15.	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.	Agreed. No ground water dewatering is to be done from the project.
16.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed.
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Wastewater generated during operation phase will be treated in STP and treated water will be recycled for flushing, landscaping, etc.
18.	No sewage or untreated effluent water would be discharged through storm water drains.	Agreed. No sewage or untreated effluent water will be discharged into storm water drains. Wastewater generated from operation phase will be treated in STP and treated water will be recycled for flushing, landscaping, etc.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be	Agreed. STP of 500 KLD will be installed within the project premises.

	submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	
20.	Periodically monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Water quality monitoring is being done on half yearly basis. Recent test report is enclosed as Annexure 5
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed.

4. Noise monitoring and prevention:

S. No.	Conditions	Reply
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.	Ambient noise levels is being regularly monitored. Recent test report is enclosed as Annexure 5 Further, adequate measures are being taken to reduce ambient air & noise level.
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. Recent test report is enclosed as Annexure 5

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.	The noise levels will be maintained by providing canopy enclosure as well as ear plugs.
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5. Energy Conservation measures:

S. No.	Conditions	Reply
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.
2.	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided once the project is operational.
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.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed.
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.	Agreed. The same will be complied.

6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Agreed. Solar Panels will be provided before the commissioning of the project.
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6. Waste Management:

S. No.	Conditions	Reply
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.	Allotment letters have been obtained by GMADA for development of said project. Solid waste will be collected, stored and disposed off as per Solid Waste Management Rules, 2016. Mechanical composter will be installed prior to operation of project.
2.	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.	The muck generated during construction phase is being used for leveling and filling purpose within the project. No muck will be disposed outside premises.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. Separate wet and dry bins will be provided for segregation of waste.
4.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg / person/ day must be installed.	Solid waste will be collected, stored and disposed off as per Solid Waste Management Rules, 2016. Mechanical composter of capacity 800 kg will be installed prior to operation of project.

5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed.
6.	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.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Fly ash containing cement will be used in the construction.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Fly ash containing cement will be used in the construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Agreed.
10.	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed.

7. Green Cover:

S. No.	Conditions	Reply
1.	No tree can be felled/ transplant 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	No tree cutting is involved in the project.

	by the Forest Department. Plantations to be ensured species (cut) to species (planted).	
2.	Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	No tree cutting is involved in the project.
3.	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.	Agreed. The top soil excavated during construction activities is being utilized and stored for landscaping within the project premises to the maximum possible extent.

8. Transport:

S. No.	Conditions	Reply
1.	<p>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.</p> <ul style="list-style-type: none"> • Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. • Traffic calming measures. • Proper design of entry and exit points. • Parking norms as per local regulation. 	Agreed.
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.	Vehicles being utilized for construction purposes are having valid PUC. Copy of PUC is enclosed as Annexure 7 .

3.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 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.	Agreed.
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9. Human health issues:

S. No.	Conditions	Reply
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.	Agreed. Personal Protection Equipments (PPEs) are being provided to workers for safety.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed. The same will be complied as per NBC.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted

4.	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, 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. Labour hutments are provided to construction labourers and are provided with fresh drinking water facility, toilets, etc.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Health check-up of the workers is being done on regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Agreed. First aid room has been provided at construction site and will also be provided during operation phase.

10. Miscellaneous:

S. No.	Conditions	Reply
1.	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. Newspaper advertisement has been published. Copy of newspaper advertisements is enclosed as Annexure 10 .
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Agreed.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of	Agreed.

	monitored data on their website and update the same on half-yearly basis.	
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.	Agreed. Same is being uploaded.
5.	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.	Noted.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Agreed. Environment Management Cell will be formed for the monitoring of environment related aspects.
7.	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 not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/ Regional Office along with the Six Monthly Compliance Report.	Agreed. The project proponent is adhering to all the commitments made in the Environment Management plan.

8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed as under the environment (protection) Rule, 1986 as amended subsequently and put on the website of the company.	Environmental statement (Form V) for FY 2022-2023 will be submitted before September, 2023.
9.	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.	Agreed and same is being complied.
10.	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.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	Agreed. The commitments made during the time of EC is being followed and will be followed during operational phase as well.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Agreed. No changes will be made without prior permission from the MoEF&CC.
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Agreed.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Agreed.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Agreed.
16.	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	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the

	Office by furnishing the requisite data / information/ monitoring reports.	requisite data/ information/ monitoring reports.
17.	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'able Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Agreed
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

F. No. 21-97/2020-IA-III
 Government of India
 Ministry of Environment, Forest and Climate Change
 (IA.III Section)

Indira Paryavaran Bhawan,
 Jor Bagh Road, New Delhi - 3
 Tel: 011-24695301 Email: lk.bokolia@nic.in

Date: 13th January, 2021

To,

Shri Simar Preet Singh, Director

M/s. JMT Housing Private Limited
 SCO 67, First Floor, Sector 82, Alpha
 S.A.S. Nagar (Mohali), Punjab-140308
 E-mail: jmthousingpvtltdmedallion@gmail.com

Subject: Environmental Clearance for Construction of Group Housing Project namely "Medallion" with built-up area of 1,23,276.087 sqm at Sector 82-Alpha, IT city, Mohali, Punjab by M/s. JMT Housing Private Limited-regarding.

Sir,

This has reference to your Application/ Proposal No. IA/PB/MIS/184724/2020; received on 24th November, 2020 through Parivesh Portal for grant of Environmental Clearance (EC) Environmental Clearance for Construction of Group Housing Project namely "Medallion" with built-up area of 1,23,276.087 sqm at Sector 82-Alpha, IT city, Mohali, Punjab by M/s JMT Housing Private Limited.

2. As per the provisions of the Environment Impact Assessment (EIA) Notification, 2006; as amended and notified under the Environment (Protection) Act, 1986 (29 of 1986), the above-mentioned project/activity is covered under category 'B' of item 8(a) 'Building and Construction Projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to absence of SEIAA/SEAC in Punjab, the proposal required appraisal at Central level by sectoral EAC.

3. Accordingly, the abovementioned proposal for grant of Environmental Clearance, has been examined by the Expert Appraisal Committee (Infra-2) its 58th meeting held on 17th December, 2020.

4. The details of the project, as per the Application and documents submitted by the project proponent, and also as informed during the above-mentioned meetings of EAC (Infra-2) are as under: -

- i. The project is located at Sector 82-Alpha, IT city, Mohali with the coordinated- 30°38'47"N Latitude and 76°44'24"E Longitude.

- ii. The project is new. The details of building (Area Statement) are provided in the table below:

TOTAL SITE AREA	375051.6 sq.ft. (8.610 acres)	
TOTAL BUILT UP AREA	1326932.76 sq.ft.	
Permissible FAR 250%	937629.00	
Permissible FAR as per green building 250 %	96185.47	
Proposed FAR as purchased from GMADA 286.15%	1073228.25	
FAR area under tower 01&03	95430.56 x 2	190861.12
FAR area under tower 02	96185.47 x 1	96185.47
Non- FAR area under tower 01, 02, 03	21433.44 x 3	64300.32
Mumty area	1255.93 x 3	3767.79
FAR area under tower 4 and 6	111590.55 x 2	223181.10
Non- FAR area under tower 4 and 6	16796.56 x 2	33593.12
Mumty area	1542.44 x 2	3084.88
FAR area under tower 05, 07, 08 & 09	134450.14 x 4	537800.56
Non-FAR area under tower 5 & 7 ,8 to 9	35931.13 x 4	143724.52
Mumty area	1248.47 x 4	4993.88
Area under shops	360.00 x 30	10800.00
Total covered area: Club house		14400
Toilet block-1		120
Toilet block-2		120
Built up area	Sq. ft.	1326932.76
	Sqm	123276.087

- iii. The total plot area is 3,75,051.6 sq. ft. (or 8.61 acres) and total construction (Built-up) area of project is 13,26,932.76 sq. ft. (1,23,276.08 sqm). The project will comprise of 660 Residential flats, club house, baseball court, club house, Tennis court, Cricket Practice area etc. Maximum height of the building is 82.5 m. Permission/clearance from Airport Authority has been applied.
- iv. During construction phase, total water requirement is expected to be 50 KLD, which will be met by treated water through private water tanker. During the construction phase, septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- v. During operational phase, total water requirement of the project is expected to be 552.7 KLD and the same will be met by 365 KLD of fresh water from Greater Mohali Area Development Authority (GMADA) and 187 KLD of Recycled Water. Wastewater generated (442.2 KLD) will be treated in a STP of total 500 KLD capacity. 236.8 KLD of treated wastewater will be recycled and re-used (187 KLD for flushing and 49.87 KLD for gardening). About 200 KLD will be disposed to GMADA sewer.
- vi. About 1.69 TPD (1691 kg/day) of solid wastes will be generated in the project. The biodegradable waste (0.76 TPD) will be processed in Mechanical Composters and the non-biodegradable waste and domestic hazardous waste generated (0.892 TPD) will be handed over to

- authorized local vendor.
- vii. The total power requirement during construction phase is 150 KW and total power requirement during operation phase is 3477 KW (3863 KVA). Power requirements will be met from Punjab State Power Corporation Limited (PSPCL).
 - viii. Five Rain water recharging pits have been proposed.
 - ix. Parking facility for 1407 Nos. is proposed against the requirement of 1377 Nos. (according to local norms).
 - x. Proposed energy saving measures would save about 2.17% of power.
 - xi. The project is not located in Critically Polluted area.
 - xii. It is not located within 10 km of Wildlife Sanctuary/Eco Sensitive Zone. NBWL Clearance is not required.
 - xiii. Forest Clearance is not required.
 - xiv. No Court case is pending against the project.
 - i. Green area proposed will be 97611.95 sq. ft. (9068.45 sqm). No tree cutting is proposed.
 - xv. No activity on the project site has since been taken up.
 - xvi. Expected timeline for completion of the project: June, 2026.
 - xvii. Investment/Cost of the project is Rs 300 Crores.
 - xviii. Employment potential: 50 persons during construction phase and approx. 100 persons during operation phase.
 - xix. Benefits of the project: Providing housing facility in affordable rates along with community building.

5. The EAC, based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended granting environmental clearance to the project. The aforesaid recommendation of EAC (Infra-2) is subject to certain specific conditions, as stipulated during its 58th meeting held on 17th December, 2020 and the standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

6. Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project for 'Environmental Clearance for Construction of Group Housing Project namely "Medallion" with built-up area of 1,23,276.087 sqm at Sector 82-Alpha, IT city, Mohali, Punjab by M/s. JMT Housing Private Limited', under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the following specific and standard conditions:

A. Specific Conditions:

- i. Explore the possibility of 100% utilization of excess of treated water. The PP should consider diverting the excess treated water for use in nearby construction sites. The PP should approach GMADA for the purpose.
- ii. PP should explore for enhancing energy conservation up to at least 5%.
- iii. As committed, no groundwater abstraction shall be done after commencement of project. As proposed, fresh water requirement from local authority shall not exceed 365 KLD during operational phase.

- iv. During construction, any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the Central Ground Water Authority (CGWA) in the matter. Formal approval shall be taken from the concerned authority for any ground water abstraction or dewatering.
- v. Area for greenery shall be provided as per the details provided in the project document i.e. Area under plantation/greenery will be 9068.45sqm. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). 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.
- vi. As proposed, waste water shall be treated in an onsite STP of total 500 KLD capacity. The treat water from the STP shall be recycled and re-used for flushing (at least 187 KLD) and for gardening (at least 49.87 KLD).
- vii. The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- viii. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, five RWH pits shall be provided for rain water harvesting after filtration.
- ix. The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste. As committed, biodegradable waste shall be composted by use of Composter. Inert waste shall be dumped to authorized site. The recyclable waste shall be sold to resellers.
- x. The PP shall also provide electric charging points in the parking areas for e-vehicles.
- xi. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.

B. Standard Conditions:

I. Statutory compliance:

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention

measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. 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.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation:

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. 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.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv. 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.
- v. 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.
- vi. 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.
 - vii. Installation of dual pipe plumbing 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, conditioning etc. shall be done.
 - viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 - ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
 - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - xi. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
 - xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
 - xiii. All recharge should be limited to shallow aquifer.
 - xiv. No ground water shall be used during construction phase of the project.
 - xv. 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.
 - xvi. 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.
 - xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - xviii. No sewage or untreated effluent water would be discharged through storm water drains.
 - xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be

submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. 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.

IV. Noise monitoring and prevention:

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

V. Energy Conservation measures:

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

water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management:

- i. 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.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring 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.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover:

- i. No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).



- ii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iii. 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.

VIII. Transport

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

IX. Human health issues:

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.



- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Miscellaneous:


- i. 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 MoEFCC/SEIAA website where it is displayed.
- ii. 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.
- iii. 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.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- vi. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
- vii. 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 not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report



- viii. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- ix. 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.
- x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- xiii. 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.
- xiv. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi. 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.
- xvii. 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.
- xviii. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


7. The Environmental Clearance is being granted to M/s. JMT Housing Private Limited for construction of Group Housing Project namely "Medallion" with built-up area of 1,23,276.087sqm at Sector 82-Alpha, IT city, Mohali, Punjab

8. This issues with the approval of the Competent Authority.


(Shard)
Scientist-E

Copy to:

1. Secretary, Department of Science & Technology and Environment, Government of Punjab, Punjab Civil Secretariat-2, 9A, Sector-9, Chandigarh-160009
2. Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office (Northern Zone), Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh - 160030
3. Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4. Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala- 147001, Punjab
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.


18/01/2021

SITE PHOTOGRAPHS







PUNJAB WATER REGULATION AND DEVELOPMENT AUTHORITY
SCO 149-152, SECTOR 17, CHANDIGARH – 160017
ad interim PERMISSION FOR EXTRACTION OF GROUNDWATER

Name of Unit	"Medallion" by M/s JMT Housing Pvt. Ltd.		
Activity of Unit:	Infrastructure		
Address of Unit:	"Medallion" by M/s JMT Housing Pvt. Ltd. at site no. 4 & 5, IT city, Sector-82-A, Alpha, Tehsil Kharar, District SAS Nagar	PIN Code: 140308	
Assessment Unit (Block):	Kharar	Category: Yellow	
District:	SAS Nagar		
Correspondence Address:	M/s JMT Housing Pvt. Ltd., SCO-67, 1 st Floor, Sector-82 A, Mohali, District SAS Nagar	PIN Code: 140308	
Unit ID	0940500018		
Permission Number	PWRDA/08/2021/L2/192	Dated: 11.08.2021	
Project Status:	New Unit		
Permission Type:	<i>ad-interim</i> Permission		
Validity Period:	For a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this <i>ad interim</i> permission, whichever is earlier.		
Ground Water Extraction Permitted: 440.8 m ³ /day			
Fresh Water		Saline Water	
m ³ /day	m ³ /month*	m ³ /day	m ³ /month*
440.8	13,224	-	-

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

Fees and Charges Paid:

A. Application Fees for Groundwater Extraction:

Volume of Groundwater Extraction Applied For per day (in m ³ /day)	440.8	Fees Deposited (in Rs.)	16,000/- (20% Covid-19 rebate applied)
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B. Advance Deposit equivalent to two months of charges for the permitted quantity of groundwater extraction:

Category of Area	Extraction Permitted: (m ³ /day)	440.8	Amount Deposited (Rs.)
Yellow	Charges for two months		
	<10 m ³ /day	10-100 m ³ /day	>100 m ³ /day
	3,600	75,600	3,68,064
			3,57,811/- (20% Covid-19 rebate applied)

C. Tube-well Registration Fee paid:

No. of existing tube-wells	No. of Proposed tube-wells	No. of total tube-wells	Registration Fee applicable per tube-well	Total Registration Fee Paid (Rs.)
Nil	03	03	10,000/-	24,000/- (20% Covid-19 rebate applied)

D. Total Amount Paid (Rs.):

Application Fee	Advance Deposit	Tube-well Registration Fee	Total (Rs.)
16,000/-	3,57,811/-	24,000/-	3,97,811/-

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

Dated: 11th August, 2021
 Place: CHANDIGARH



J.P. Singh
 11.08.2021
 Signature

Jobanpreet Singh, A.O.L-2

ad interim PERMISSION CONDITIONS

- 1) The permission is valid for a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this ad interim permission, whichever is earlier. The unit will apply again for Permission within one month after the publication of the final Guidelines.
- 2) Since, this Permission has been issued on the basis of self-assessment by the applicant and without any site inspection or verification of documents submitted by the applicant, hence the Authority may inspect the unit and documents at any time. In case any material difference is found in the information submitted and the site conditions or documents, the Authority may suspend the permission granted immediately and may revoke or modify the permission after giving a notice to the Unit.
- 3) The unit shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, and the Regulations and Directions issued thereunder.
- 4) A Unit operational prior to 12/11/2020 shall be liable to pay groundwater extraction charges w.e.f. 12th Nov, 2020. A unit which is yet to begin operations shall be liable to pay the charges from the date of commencement of extraction of groundwater.
- 5) The unit shall install a water meter at each of its extraction structures within 60 days of issue of this permission letter (Refer Para 7.1 of the Draft Guidelines.)
- 6) Till the installation of water meter the Unit shall pay the full amount for the entire volume of groundwater permitted.
- 7) The Unit shall self-record the water meter readings in the format set by the Authority on the first working day of every month and submit the same and pay the applicable charges to PWRDA by 10th of every month.
- 8) Units permitted to extract 50m³/day or more groundwater shall communicate water level data to PWRDA in the first week of every month. (Refer para 7.2 of the Draft Guidelines).
- 9) This Permission does not absolve the unit of its obligations to obtain other required statutory and administrative clearances from appropriate authorities.
- 10) The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted to the unit by the concerned authorities.
- 11) This Permission is being issued without any prejudice to the directions of any court of law in cases related to groundwater or any other related matters.
- 12) Water conservation credit claims (if any) will be examined and verified separately.
- 13) In view of the Covid-19 epidemic, the Groundwater Charges in the Draft Guidelines will be reduced by 20% till July 31st, 2021.
- 14) Since, the unit has not paid the GST. Hence, it will be bound to deposit the same within 7 days as and when required by the Authority.

X-----X

By Regd Post

Tele: 011-25687194/ 7315

HQ Western Air Command, IAF
Subroto Park
New Delhi-10

WAC/S 5016/2/ATS (8/21)

27 May 2021

M/s JMT Housing Pvt Ltd,
SCO-67,
First Floor, Sector-82A,
Mohali, Punjab- 140308NOC FOR CONSTRUCTION OF BUILDING

1. Please refer your application dated 26 Feb 2021 and our letter no WAC/S6369/1/12W/ATS(61/20) dated 12 Nov 20 on the subject.
2. The application has been examined under Gazette of India GSR 751 (E), Works of Defence Act 1903 and other relevant orders on the subject. This HQ has no objection for construction of 86 m high building for group housing at Plot No 4 & 5, Sector-82A, IT City, Mohali, Punjab subject to following conditions:-
 - (a) The NOC with respect to Air Force Station Chandigarh is for construction of the subject building and cannot be used as document for any other purpose/ claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/ all statutory clearance from AAI/ State Govt/ any other concerned authorities. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. However, at any stage, if it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Section 5(2) of GSR 751 (E) read in conjunction with sub section (1) and clause (O) & clause (R) of sub section 2 of section 5 read with section 9 (A) of Aircraft Act 1934.
 - (e) Vertical extent (highest point) of the building proposed at coordinates mentioned overleaf shall not exceed 387 m AMSL or 86 m AGL. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corners	Latitude	Longitude	Site Elevation
A	30 ⁰ 38' 53" N	76 ⁰ 44' 19" E	301 m AMSL
B	30 ⁰ 38' 56" N	76 ⁰ 44' 24" E	301 m AMSL
C	30 ⁰ 38' 51" N	76 ⁰ 44' 29" E	301 m AMSL
D	30 ⁰ 38' 47" N	76 ⁰ 44' 24" E	301 m AMSL

- (f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.
- (g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rule, 2016 / Gazette Notification SO 1357 (E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.
- (h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the airport shall be installed at the site at any time during or after the construction of the building.
- (j) The commencement and completion of construction including installation of obstruction lights shall be intimated to Air Officer Commanding, AF Station Chandigarh. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.
- (k) The NOC is valid for Five years from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh/ extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

Yours sincerely,



(J Singh)
Group Captain
Command ATC Officer

Copy to:

Air HQ (VB) (Wg Cdr Ops ATS-IV)

AF Stn Chandigarh (SATCO)

Internal:

C Nav O



Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

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



TEST REPORT



ULR No. : TC747722000009360F		Test Report No. : EL221122NA003	
Type of Sample : Ambient Air Quality		Date of Reporting : 24/11/2022	
Customer	Group Housing Project namely " Medallion" Located at Sector-82, Alpha, IT City, Mohali, Punjab By M/s JMT Housing Pvt. Ltd.	Work Order No. & Date	EMS/E/4628 DT:14.11.2022
		Customer reference No. (If any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	21/11/2022	Date of Receipt of Sample	22/11/2022
Sampling Location	At Project Site (Near Main Gate)	Period of Analysis	22/11/2022 To 24/11/2022
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Clear sky
Testing Location	On Site & Permanent Facility		

RESULTS

I-Chemical Testing

1. Atmospheric Pollution (Ambient Air)

S.No.	Test Parameter	Unit	Result	Standard	Method
1	Respirable Suspended Particulate Matter (as PM10)	$\mu\text{g}/\text{m}^3$	86	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	$\mu\text{g}/\text{m}^3$	48	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO ₂)	$\mu\text{g}/\text{m}^3$	11	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO ₂)	$\mu\text{g}/\text{m}^3$	26	80	IS: 5182 (Part-6)
5	Ammonia (as NH ₃)	$\mu\text{g}/\text{m}^3$	28	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O ₃)	$\mu\text{g}/\text{m}^3$	20	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO),	mg/m^3	0.64	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

OTHER INFORMATION

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

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

End of Report



Umesh Kumar

Authorized Signatory-Chemical



TEST REPORT



ULR No. : TC74772200009394F		Test Report No. : EL221122NN003	
Type of Sample : Ambient Noise		Date of Reporting : 24/11/2022	
Customer	Group Housing Project namely " Medallion" Located at Sector-82, Alpha, IT City, Mohali, Punjab By M/s JMT Housing Pvt. Ltd.	Work Order No. & Date	EMS/E/4628 DT:14.11.2022
		Customer reference No. (If any)	NA
Sampling Protocol	IS 9989-1989, RA 2008.	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	21/11/2022	Date of Receipt of Sample	22/11/2022
Sampling Location	At Project Site (Near Main Gate)	Period of Analysis	22/11/2022 To 22/11/2022
Testing Protocol	IS 9989-1989, RA 2008.		
Testing Location	On Site & Permanent Facility		

RESULTS

I- Chemical Testing

1. Atmospheric Pollution (Ambient Noise Level)

S.No.	Test Parameters	Units	Results	Method
1	Ambient Day Time Noise Levels	dB(A)	53.9	LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10

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

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

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

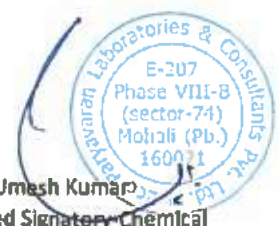
*dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale 'A' which is relatable to human hearing

Remarks : NA

OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable
Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

End of Report



Umesh Kumar
Authorized Signatory Chemical



TEST REPORT



ULR No. : TC74772200009341F		Test Report No. : EL211122N5003	
Type of Sample : Soil.		Date of Reporting : 24/11/2022	
Customer	Group Housing Project namely " Medallion" Located at Sector-82, Alpha, IT City, Mohali, Punjab By M/s JMT Housing Pvt. Ltd.	Work Order No. & Date	EMS/E/4628 DT:14.11.2022
		Customer reference No. (if any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	21/11/2022	Date of Receipt of Sample	21/11/2022
Sampling Location	At Project Site	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	21/11/2022 To 24/11/2022
Sample Description	Brown coloured soil.		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked 'V/19/02'		

RESULTS

I. Chemical Testing

1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	—	7.62	IS:2720 (Part-26) Cl-2,
2	Conductivity	mmhos/cm	0.268	IS:14767
3	Molsture Content	%	3.7	IS:2720 (Part-II) Sec-1
4	Organic Matter	%	1.68	IS: 2720 (Part XXII) Sec-1,
5	Texture	--	Sandy Loam	IS:2720 (Part-4) Cl 2,4,
6	Bulk Density	gm/cc	1.45	IS: 2720 (Part-7)

Remarks : NA

OTHER INFORMATION

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

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

****End of Report****



Umesh Kumar

Authorized Signatory-Chemical



TEST REPORT



ULR No. : TC747722000009348F		Test Report No. : EL211122NW003	
Type of Sample : Water (Ground Water)		Date of Reporting : 24/11/2022	
Customer	Group Housing Project namely " Medallion" Located at Sector-82, Alpha, IT City, Mohali, Punjab By M/s JMT Housing Pvt. Ltd.	Work Order No. & Date	EMS/E/4628 DT:14.11.2022
		Customer reference No. (if any)	NA
Sampling Protocol	IS:17614 (P-1) 2021	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	21/11/2022	Date of Receipt of Sample	21/11/2022
Sampling Location	From Borewell (At Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	21/11/2022 To 24/11/2022
Sample Description	Clear, colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 250ml Glass Bottle Marked 'V/19/02'		

RESULTS

I -Chemical Testing

1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL(DLS)	5	15	IS: 3025 (Part-4)Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.45	6.5-8.5	No relaxation	IS:3025 (Part-11)
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL(DL1)	1	5	IS 3025 (Part-10)
6	Chloride as Cl	mg/l	15	250	1000	IS: 3025 (Part-32)
7	Iron as Fe	mg/l	0.20	1.0	No relaxation	APHA-23rd Ed -3500Fe-B Phenanthroline Method
8	Total hardness as CaCO ₃	mg/l	146	200	600	IS:3025 (Part-21)

II -Biological Testing

1. Water (Ground Water)

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

Dr. Ajay Kumar

Authorized Signatory-Chemical & Biological



TC-7477

ULR No. : TC74772200009348F
Type of Sample : Water (Ground Water)

Test Report No. : EL211122NW003
Date of Reporting : 24/11/2022

Remarks : NA

OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable
Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

****End of Report****



Dr. Ajay Kumar
Authorized Signatory-Chemical & Biological



Greater Mohali Area Development Authority
PUDA BHAWAN, SECTOR-62, S.A.S NAGAR
www.gmada.gov.in

Annexure - 6

To

JMT Contractors Pvt. Ltd.]
Through Smt. Kiran Singh (Director)
W/o Sh. Rupesh Kumar Singh
8/1A, Dewangazi Road Bally, Howrah, West Bengal.

Memo No. EO/2019/ 26102 Date: 02-05-2019

Sub: Letter of Allotment for Group Housing Site No.4, IT City, Sector 82-Alpha, SAS Nagar.

In reference to your highest bid in the e-auction held on 07-06-2018, the following Group Housing site is allotted to you on freehold basis.

Area	18493.97 Sq. Mtr. (Approx. 4.57 Acres)
Auction Price	Rs.55,50,04,040/- (Fifty Five Crore Fifty Lakh Four Thousand and Forty Rupees only (in words).
Land use	Group Housing.
Floor Area Ratio (FAR)	Basic FAR 1:2.5 ,Maximum FAR: 1:3.0 However Additional 0.5 FAR is purchasable .

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

1. FINANCIAL CONDITIONS:

- (i) The payment amounting to Rs.9,57,05,504/- Rupees Nine Crore Fifty Seven Five Thousand Five Hundred and Four Only (in words) already made by you (including Rs. 1,11,00,080/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 15% of the auction price of the site and cess @2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund".
- (ii) The balance 85% amount of Rs. 47,17,53,434/- + 2,69,86,881/- = 49,87,40,315/- Rupees Forty Nine Crore Eighty Seven Lakh Forty Thousand Three Hundred and Fifteen only (in words) is payable either in lumpsum within 60 days from the date of allotment, in which case 7.5% discount on the balance principal amount i.e. 85% shall be given. In case of lumpsum payment towards total bid amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment OR
In 12 half yearly installments with first installment payable at the end of 2 years moratorium period. Moratorium period of two years from the date of allotment shall be allowed during which the interest on principal amount shall be payable half yearly. Interest rate applicable on balance payment shall be @9% p.a compounded annually. In case interest is not paid within the given time, penal interest @ 14% p.a. compounded annually will be levied for the delayed period. The delay in the payment of interest shall be condoned upto a maximum period of 3 years from the due date.

Amount Payable during Moratorium period

Due date	Total Amount Due (INR)
01-11-2019	22443314
01-05-2020	22443314
01-11-2020	22443314
Total	6,73,29,942

Schedule of Payment

#	No of Installment	Date of Payment of Installment	Principal Amount (INR)	Interest (INR)	Total Amount (INR)
1	1 st	01-05-2021	4,15,61,693	2,24,43,314	6,40,05,007
2	2 nd	01-11-2021	4,15,61,693	2,05,73,098	6,21,34,731
3	3 rd	01-05-2022	4,15,61,693	1,87,02,762	6,02,64,455
4	4 th	01-11-2022	4,15,61,693	1,68,32,486	5,83,94,179
5	5 th	01-05-2023	4,15,61,693	1,49,62,209	5,65,23,902
6	6 th	01-11-2023	4,15,61,693	1,30,91,933	5,46,53,626
7	7 th	01-05-2024	4,15,61,693	1,12,21,657	5,27,83,350
8	8 th	01-11-2024	4,15,61,693	93,51,381	5,09,13,074
9	9 th	01-05-2025	4,15,61,693	74,81,105	4,90,42,798
10	10 th	01-11-2025	4,15,61,693	56,10,829	4,71,72,522
11	11 th	01-05-2026	4,15,61,693	37,40,552	4,53,02,245
12	12 th	01-11-2026	4,15,61,692	18,70,276	4,34,31,968
Total			49,87,40,315	14,58,81,542	64,46,21,857

- (iii) In case any instalment or part thereof is not paid by due date, then without prejudice to any action under Section 45 of the Punjab Regional and Town Planning and Development Act, 1995, penal interest @14% p.a. compounded annually will be levied for the period of delay upto 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.
- (iv) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.
- (v) All payments shall be made by a Demand Draft drawn in favour of Estate Officer Greater Mohali Area Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.
- (vi) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.
- (vii) The total consideration as detailed above includes the External Development Charges.
- (viii) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.
- (ix) No separate notice for payment of instalment(s) shall be sent.
- (x) Formal receipt in respect of all the payments received will be issued within a period of 15 days.
- (xi) On payment of the entire consideration money together with interest due to the Authority on account of the sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.
- (xii) The allottee will be provided separate connections for fresh water for drinking and

potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued thereunder.)

- (xiii) No roadcut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the plots.
- (xiv) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.
- (xv) The GMADA has made arrangements for providing separate connections for rainwater disposal. Therefore, rainwater and floor washing water should not be disposed off on road directly. The allottee will have to make necessary arrangements accordingly.
- (xvi) Adjustment of receipts shall be made first towards penalty, then towards interest and thereafter towards principal.
- (xvii) In case of any advance payment which is not less than the next due installment then the remaining installments shall be rescheduled.
- (xviii) All interest rates are on compounded annually basis.

2. OWNERSHIP & POSSESSION:-

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

3. BUILDING BYE-LAWS:-

- (i) Punjab Urban Planning and Development (Building) Rules, 2018 as amended from time to time will be applicable. The allottee shall be allowed to undertake construction of building only after getting the Building Plans approved from the competent authority of GMADA. For permissible Ground Coverage, Set Backs, Height of Buildings, Parking norms etc. also Punjab Urban Planning and Development (Building) Rules, 2018 shall be applicable.
- (ii) FAR 1:2.5 Maximum FAR 1:3.0 Ground Coverage 30% However 0.5 additional FAR is purchasable. FAR shall be permitted as specified in the advertisement. Further if the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

Bid Price X 35% X Additional FAR

2

- (iii) In case the allottee opts for having FAR in excess of permitted FAR, Charges for such increase in FAR would be determined proportionate to the bid amount and date of determination shall be the date of sanction of building plan. Such charges would be payable either in lumpsum within 60 days and in such case discount of 7.5% shall be given to the allottee OR the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly installments with 9% interest p.a. compounded annually. In case of default, 14% p.a. compounded annually penal interest will be levied for the period of delay. Further, in case lumpsum

payment of this amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.

- (iv) Sub-division of the site will be allowed only after approval of the building plans from the competent authority of GMADA, However license under PAPRA for the same will not be required.
- (v) Height no restriction but NOC from Airport Authority of India shall be obtained.
- (vi) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various Acts as are applicable.

4. USAGE AND PERIOD OF CONSTRUCTION:-

- (i) Site shall be used only for the purpose of which the same is allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
- (ii) The site is offered on "as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.
- (iii) There will be no time limit for construction.
- (iv) The allottee is liable to pay 10% p.a. interest, compounded half yearly for delayed payments of extension fees/non construction fees.
- (v) Height no restriction but NOC from Airport Authority of India shall be obtained.
- (vii) Before occupying the building, the allottee will be required to obtain Completion / occupation certificate from the concerned Estate Officer.

5. OTHER GENERAL CONDITIONS:-

- (i) This allotment shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act, 1995, Rules and Regulations framed there under as amended from time to time.
- (ii) The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the due last instalment and with prior permission of the Estate Officer, GMADA, SAS Nagar and on payment of transfer fee as applicable. If the last installment becomes due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site will also be permitted with the prior permission of officers authorized by the authority.
- (iii) The allottee shall have Development Rights on the said land parcels and shall be free to market and sell the apartments etc. to be built on the same.
- (iv) All General and local taxes, rates, fees and cesses, imposed or assessed on the said plot / building by any authority under any law shall be paid by the allottee.
- (v) The officers of the Authority may at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under the prevalent rules, Acts and regulations as amended from time to time.
- (vi) GMADA shall have the full right, power and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said plot, the cost of doing all or any such acts and things and all costs incurred in connection therewith, or in any way relating therewith.

- (vii) In case of breach of any condition(s) of allotment or of regulations or non payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
- (viii) Any change in the address must be immediately intimated to the Estate Office by registered post.
- (ix) Roof of the building and the open space available around the built up area shall not be permitted for storage.
- (x) GMADA shall provide domestic water connection and the tertiary treated effluent to the allottee for use in flushing & gardening purposes. The allottee shall ensure the installation of Dual piping system in the apartments for this purpose subject to inspection by JE before issuance of Occupation Certificate.
- (xi) The allottee shall be entitled for the Sewer & Storm water connection in the main Sewer & Storm network developed by GMADA.

6. DISPUTE RESOLUTION:-

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


**ESTATE OFFICER
GMADA, S.A.S. NAGAR**

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : 29/11/2022
Time : 09:40:14 AM
Validity upto : 28/05/2023



Certificate SL. No. : PB06500760003023
Registration No. : PB65BB1266
Date of Registration : 24/Nov/2021
Month & Year of Manufacturing : October-2021
Valid Mobile Number : *****3829
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650076
GSTIN :
Fees : Rs.100.00
(GST to be paid extra as applicable)
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.6

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

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

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



Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : **30/11/2022**
Time : **14:17:21 PM**
Validity upto : **29/05/2023**



Certificate SL. No. : PB06500760003047
Registration No. : **PB65N1966**
Date of Registration : 25/May/2011
Month & Year of Manufacturing : February-2011
Valid Mobile Number : *****1170
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : PB0650076
GSTIN :
Fees : Rs.100.00
(GST to be paid extra as applicable)
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.6

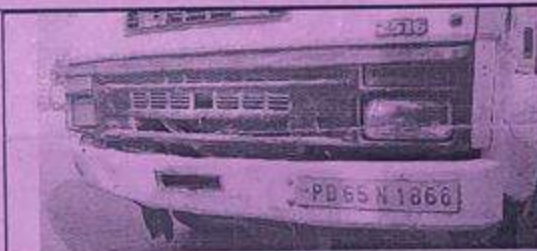
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

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

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

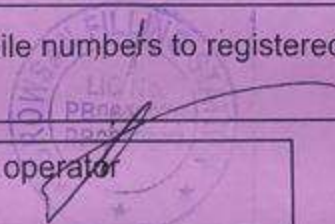
Form 59

[See rules 115 (2)]

Pollution Under Control CertificateAuthorised By :
Government of PunjabDate : 30/09/2022
Time : 14:03:30 PM
Validity upto : 29/03/2023Certificate SL. No. : PB06500760002694
Registration No. : PB65N1866
Date of Registration : 25/May/2011
Month & Year of Manufacturing : February-2011
Valid Mobile Number : *****8935
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
C Code : PB0650076
GSTIN :
Fees : Rs.100.00
(GST to be paid extra as applicable)
MIL observation : NoVehicle Photo with Registration plate
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.57

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

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://vahan.parivahan.gov.in>Authorised Signature with stamp of PUC operator
60mm x 20 mm

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ
Greater Mohali Area Development Authority

(By registered Post)

Memo No 22335

Date: 17-05-2018

To

JMT Contractors Pvt. Ltd. Through Smt. Kiran Singh (Director)
 W/o Sh. Rupesh Kumar Singh
 8/1A Dewangazi Road Bally, Howrah, West Bengal

**Sub: Letter of Allotment for Group Housing Site No 5 , IT City,
 Sector 82-Alpha, SAS Nagar**

In reference to your highest bid in the e-auction held on 25-01-2018, the following group housing site is allotted to you on freehold basis.

Area	16349.31 Square Metres (Approx. 4.04 Acres)
Auction Price	Rs.41,02,04,188.00/- (Forty One Crore Two Lakhs Four Thousand One Hundred and Eighty Eight Only)
Land use	Group Housing
Floor Area Ratio (FAR)	Basic FAR: 1:2.5, However 0.5 FAR is purchasable Maximum FAR 1:3 Ground Coverage 30%.

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

1 ALLOTMENT OF GROUP HOUSING SITE

- 1) Reference your highest bid given in the e-auction concluded on 25-01-2018. Greater Mohali Area Development Authority hereinafter called GMADA, is pleased to allot you Group Housing Site No 5 , IT City, Sector 82-Alpha, SAS Nagar.

2 PRICE

- 1) The price of Site is 41,02,04,188.00/- (Forty One Crore Two Lakh Four Thousand One Hundred and Eighty Eight Only)

3 PAYMENT SCHEDULE & FINANCIAL CONDITIONS

- 3.1 For Initial 25%

1) The payment amounting to Rs. 11,07,55,131- (Eleven Crore Seven Lakhs Fifty Five Thousand One Hundred and Thirty One Only) already made by you (including Rs. 82,04,084/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 25% of the auction price of the site and cess @ 2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund."

2 For Balance Payment of 75%

1) The balance 75% amount of Rs 30,76,53,141.00 is payable either in lumpsum with 7.50% rebate on the balance 75% amount within 60 days of issue of allotment letter. In case lumpsum payment towards total Bid amount is paid beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.

OR

II) The balance 75% amount Rs30,76,53,141.00 is payable in 8 Half Yearly equated installment alongwith interest @ 9% per annum compounded annually as indicated in the schedule given below:

#	No of Installment	Date of Payment of Installment	Principal Amount	Interest	Total Amount
1.	1 st	17-11-2018	3,84,56,643	1,38,44,391	5,23,01,034
2.	2 nd	17-05-2019	3,84,56,643	1,21,13,842	5,05,70,485
3.	3 rd	17-11-2019	3,84,56,643	1,03,83,293	4,88,39,936
4.	4 th	17-05-2020	3,84,56,643	86,52,745	4,71,09,388
5.	5 th	17-11-2020	3,84,56,643	69,22,196	4,53,78,839
6.	6 th	17-05-2021	3,84,56,642	51,91,647	4,36,48,289
7.	7 th	17-11-2021	3,84,56,642	34,61,098	4,19,17,740
8.	8 th	17-05-2022	3,84,56,642	17,30,549	4,01,87,191
Total			30,76,53,141	6,22,99,761	36,99,52,902

III) In case any installment or part thereof is not paid by due date, then without prejudice to any action under Section 45 of the Punjab

Regional and Town Planning and Development Act, 1995. Interest @ 14% p.a. will be levied for the period of delay upto 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

- IV) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.
- V) All payments shall be made by a Demand Draft drawn in favour of Greater Mohali Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.
- VI) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.
- VII) The total consideration as detailed above includes the External Development Charges
- VIII) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.
- IX) No separate notice for payment of instalment(s) shall be sent.

- X) Formal receipt in respect of all the payments received will be issued within a period of 15 days.
- XI) On payment of the entire consideration money together with interest due to the Authority on account of the sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.
- XII) The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued thereunder.)
- XIII) No roadcut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the plots.
- XIV) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.
- XV) The GMADA has made arrangements for providing separate

FAR 1:2.5, however additional 0.5 FAR is purchasable Maximum FAR 1:3.0 Ground Coverage 30% FAR shall be permitted as specified in the advertisement. Further if the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

Bid Price X 35% X Additional FAR
FAR as specified in advertisement

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

6 USAGE AND PERIOD FOR CONSTRUCTION

- I) Site shall be used only for the purpose for which the same is allotted and not for any other purposes whatsoever, and no change of land use shall be permitted.

- I) The Site is offered on "as is where is" basis and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.
- III) There will be no time limit for construction.
- IV) The allottee is liable to pay 10% p.a. interest, compounded half yearly for delayed payments of extension fees/ non construction fees.
- V) Before occupying the building, the allottee would be required to obtain completion certificate/occupation certificate from the Estate Officer, GMADA.

GENERAL

- I) This allotment shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act 1995, Rules and Regulations framed there-under, as amended from time to time.
- II) The allottee shall have right to transfer by way of sale, or gift, or other wise, the Site or any other rights, title or interest in the said Site before the due last installment and with prior permission of Estate Officer, GMADA and on payment of transfer fee as applicable. If the last installment becomes due then the allottee has no right to transfer by way of sale, or gift, or other wise, the Site or any other rights, title or interest in the said Site before the execution of the conveyance deed on making full payment. Mortgage of the Site will also be permitted with prior permission of the officer authorized by the Greater Mohali Area Development Authority.
- III) The allottee shall have Development Rights on the said land parcels and shall be free to market and sell the apartments etc. to be built on the same.
- IV) All general and local taxes, rates, fees and cesses, imposed or assessed on the said Site/building by the Government or any Authority under any law shall be paid by the allottee.
- V) The officers of GMADA may at reasonable time and in reasonable

manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under the prevalent rules, Acts and regulations as amended from time to time.

- VI) GMADA shall have the full right, power and authority at all times to do through its officers and/or representatives, all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith, or in any way relating therewith.
- VII) In case of breach of any conditions of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
- VIII) Any change in address must be immediately intimated to the Estate Officer by registered post.
- IX) Roof of the building and the open space available around the built up area shall not be permitted for storage.
- X) GMADA shall provide domestic water connection and the tertiary treated effluent to the allottee for use in flushing & gardening purposes. The allottee shall ensure the installation of Dual piping system in the apartments for this purpose subject to inspection by JE before issuance of Occupation Certificate.
- XI) The allottee shall be entitled for the Sewer & Storm water connection in the main Sewer & Storm network developed by GMADA.

8 DISPUTES

- I) Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Independent Arbitrator

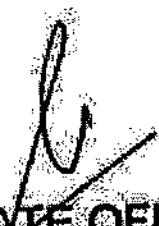
directly or not directly related to this office who shall be appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.


T2 (ESTATE OFFICER,
GMADA, SAS Nagar

Endst No/E.O./GMADA/2018/ 22336-339 Dated:17-05-18

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

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


T2 (ESTATE OFFICER,
GMADA, SAS Nagar



Greater Mohali Area Development Authority

PUDA BHAWAN, SECTOR-62, S.A.S NAGAR
www.gmada.gov.in

To

JMT Contractors Pvt. Ltd.]
Through Smt. Kiran Singh (Director)
W/o Sh. Rupesh Kumar Singh
8/1A, Dewangazi Road Bally, Howrah, West Bengal.

Memo No. EO/2019/ 26102 Date: 02-05-2019

Sub: Letter of Allotment for Group Housing Site No.4, IT City, Sector 82-Alpha, SAS Nagar.

In reference to your highest bid in the e-auction held on 07-06-2018, the following Group Housing site is allotted to you on freehold basis.

Area	18493.97 Sq. Mtr. (Approx. 4.57 Acres)
Auction Price	Rs.55,50,04,040/- (Fifty Five Crore Fifty Lakh Four Thousand and Forty Rupees only (in words).
Land use	Group Housing.
Floor Area Ratio (FAR)	Basic FAR 1:2.5 ,Maximum FAR: 1:3.0 However Additional 0.5 FAR is purchasable .

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

1. FINANCIAL CONDITIONS:

- (i) The payment amounting to Rs.9,57,05,504/- Rupees Nine Crore Fifty Seven Five Thousand Five Hundred and Four Only (in words) already made by you (including Rs. 1,11,00,080/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 15% of the auction price of the site and cess @2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund".
- (ii) The balance 85% amount of Rs. 47,17,53,434/- + 2,69,86,881/- = 49,87,40,315/- Rupees Forty Nine Crore Eighty Seven Lakh Forty Thousand Three Hundred and Fifteen only (in words) is payable either in lumpsum within 60 days from the date of allotment, in which case 7.5% discount on the balance principal amount i.e. 85% shall be given. In case of lumpsum payment towards total bid amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment OR
In 12 half yearly installments with first installment payable at the end of 2 years moratorium period. Moratorium period of two years from the date of allotment shall be allowed during which the interest on principal amount shall be payable half yearly. Interest rate applicable on balance payment shall be @9% p.a compounded annually. In case interest is not paid within the given time, penal interest @ 14% p.a. compounded annually will be levied for the delayed period. The delay in the payment of interest shall be condoned upto a maximum period of 3 years from the due date.

Amount Payable during Moratorium period

Due date	Total Amount Due (INR)
01-11-2019	22443314
01-05-2020	22443314
01-11-2020	22443314
Total	6,73,29,942

Schedule of Payment

#	No of Installment	Date of Payment of Installment	Principal Amount (INR)	Interest (INR)	Total Amount (INR)
1	1 st	01-05-2021	4,15,61,693	2,24,43,314	6,40,05,007
2	2 nd	01-11-2021	4,15,61,693	2,05,73,098	6,21,34,731
3	3 rd	01-05-2022	4,15,61,693	1,87,02,762	6,02,64,455
4	4 th	01-11-2022	4,15,61,693	1,68,32,486	5,83,94,179
5	5 th	01-05-2023	4,15,61,693	1,49,62,209	5,65,23,902
6	6 th	01-11-2023	4,15,61,693	1,30,91,933	5,46,53,626
7	7 th	01-05-2024	4,15,61,693	1,12,21,657	5,27,83,350
8	8 th	01-11-2024	4,15,61,693	93,51,381	5,09,13,074
9	9 th	01-05-2025	4,15,61,693	74,81,105	4,90,42,798
10	10 th	01-11-2025	4,15,61,693	56,10,829	4,71,72,522
11	11 th	01-05-2026	4,15,61,693	37,40,552	4,53,02,245
12	12 th	01-11-2026	4,15,61,692	18,70,276	4,34,31,968
Total			49,87,40,315	14,58,81,542	64,46,21,857

- (iii) In case any instalment or part thereof is not paid by due date, then without prejudice to any action under Section 45 of the Punjab Regional and Town Planning and Development Act, 1995, penal interest @14% p.a. compounded annually will be levied for the period of delay upto 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.
- (iv) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.
- (v) All payments shall be made by a Demand Draft drawn in favour of Estate Officer Greater Mohali Area Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.
- (vi) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.
- (vii) The total consideration as detailed above includes the External Development Charges.
- (viii) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.
- (ix) No separate notice for payment of instalment(s) shall be sent.
- (x) Formal receipt in respect of all the payments received will be issued within a period of 15 days.
- (xi) On payment of the entire consideration money together with interest due to the Authority on account of the sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.
- (xii) The allottee will be provided separate connections for fresh water for drinking and

potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued thereunder.)

- (xiii) No roadcut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the plots.
- (xiv) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.
- (xv) The GMADA has made arrangements for providing separate connections for rainwater disposal. Therefore, rainwater and floor washing water should not be disposed off on road directly. The allottee will have to make necessary arrangements accordingly.
- (xvi) Adjustment of receipts shall be made first towards penalty, then towards interest and thereafter towards principal.
- (xvii) In case of any advance payment which is not less than the next due installment then the remaining installments shall be rescheduled.
- (xviii) All interest rates are on compounded annually basis.

2. OWNERSHIP & POSSESSION:-

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

3. BUILDING BYE-LAWS:-

- (i) Punjab Urban Planning and Development (Building) Rules, 2018 as amended from time to time will be applicable. The allottee shall be allowed to undertake construction of building only after getting the Building Plans approved from the competent authority of GMADA. For permissible Ground Coverage, Set Backs, Height of Buildings, Parking norms etc. also Punjab Urban Planning and Development (Building) Rules, 2018 shall be applicable.
- (ii) FAR 1:2.5 Maximum FAR 1:3.0 Ground Coverage 30% However 0.5 additional FAR is purchasable. FAR shall be permitted as specified in the advertisement. Further if the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

Bid Price X 35% X Additional FAR

2

- (iii) In case the allottee opts for having FAR in excess of permitted FAR, Charges for such increase in FAR would be determined proportionate to the bid amount and date of determination shall be the date of sanction of building plan. Such charges would be payable either in lumpsum within 60 days and in such case discount of 7.5% shall be given to the allottee OR the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly installments with 9% interest p.a. compounded annually. In case of default, 14% p.a. compounded annually penal interest will be levied for the period of delay. Further, in case lumpsum

payment of this amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.

- (iv) Sub-division of the site will be allowed only after approval of the building plans from the competent authority of GMADA, However license under PAPRA for the same will not be required.
- (v) Height no restriction but NOC from Airport Authority of India shall be obtained.
- (vi) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various Acts as are applicable.

4. USAGE AND PERIOD OF CONSTRUCTION:-

- (i) Site shall be used only for the purpose of which the same is allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
- (ii) The site is offered on "as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.
- (iii) There will be no time limit for construction.
- (iv) The allottee is liable to pay 10% p.a. interest, compounded half yearly for delayed payments of extension fees/non construction fees.
- (v) Height no restriction but NOC from Airport Authority of India shall be obtained.
- (vii) Before occupying the building, the allottee will be required to obtain Completion / occupation certificate from the concerned Estate Officer.

5. OTHER GENERAL CONDITIONS:-

- (i) This allotment shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act, 1995, Rules and Regulations framed there under as amended from time to time.
- (ii) The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the due last instalment and with prior permission of the Estate Officer, GMADA, SAS Nagar and on payment of transfer fee as applicable. If the last installment becomes due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site will also be permitted with the prior permission of officers authorized by the authority.
- (iii) The allottee shall have Development Rights on the said land parcels and shall be free to market and sell the apartments etc. to be built on the same.
- (iv) All General and local taxes, rates, fees and cesses, imposed or assessed on the said plot / building by any authority under any law shall be paid by the allottee.
- (v) The officers of the Authority may at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under the prevalent rules, Acts and regulations as amended from time to time.
- (vi) GMADA shall have the full right, power and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said plot, the cost of doing all or any such acts and things and all costs incurred in connection therewith, or in any way relating therewith.

- (vii) In case of breach of any condition(s) of allotment or of regulations or non payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
- (viii) Any change in the address must be immediately intimated to the Estate Office by registered post.
- (ix) Roof of the building and the open space available around the built up area shall not be permitted for storage.
- (x) GMADA shall provide domestic water connection and the tertiary treated effluent to the allottee for use in flushing & gardening purposes. The allottee shall ensure the installation of Dual piping system in the apartments for this purpose subject to inspection by JE before issuance of Occupation Certificate.
- (xi) The allottee shall be entitled for the Sewer & Storm water connection in the main Sewer & Storm network developed by GMADA.

6. DISPUTE RESOLUTION:-

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


**ESTATE OFFICER
GMADA, S.A.S. NAGAR**

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ
Greater Mohali Area Development Authority

(By registered Post)

Memo No 22335

Date: 17-05-2018

To

JMT Contractors Pvt. Ltd. Through Smt. Kiran Singh (Director)
W/o Sh. Rupesh Kumar Singh
8/1A Dewangazi Road Bally, Howrah, West Bengal

**Sub: Letter of Allotment for Group Housing Site No 5 , IT City,
Sector 82-Alpha, SAS Nagar**

In reference to your highest bid in the e-auction held on 25-01-2018, the following group housing site is allotted to you on freehold basis.

Area	16349.31 Square Metres (Approx. 4.04 Acres)
Auction Price	Rs.41,02,04,188.00/-(Forty One Crore Two Lakhs Four Thousand One Hundred and Eighty Eight Only)
Land use	Group Housing
Floor Area Ratio (FAR)	Basic FAR: 1:2.5, However 0.5 FAR is purchasable Maximum FAR 1:3 Ground Coverage 30%.

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

1 ALLOTMENT OF GROUP HOUSING SITE

- 1) Reference your highest bid given in the e-auction concluded on 25-01-2018. Greater Mohali Area Development Authority hereinafter called GMADA, is pleased to allot you Group Housing Site No 5 , IT City, Sector 82-Alpha, SAS Nagar.

2 PRICE

- 1) The price of Site is 41,02,04,188.00/-(Forty One Crore Two Lakh Four Thousand One Hundred and Eighty Eight Only)

3 PAYMENT SCHEDULE & FINANCIAL CONDITIONS

- 3.1 For Initial 25%

1) The payment amounting to Rs. 11,07,55,131- (Eleven Crore Seven Lakhs Fifty Five Thousand One Hundred and Thirty One Only) already made by you (including Rs. 82,04,084/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 25% of the auction price of the site and cess @ 2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund."

2 For Balance Payment of 75%

I) The balance 75% amount of Rs 30,76,53,141.00 is payable either in lumpsum with 7.50% rebate on the balance 75% amount within 60 days of issue of allotment letter. In case lumpsum payment towards total Bid amount is paid beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.
OR

II) The balance 75% amount Rs30,76,53,141.00 is payable in 8 Half Yearly equated installment alongwith interest @ 9% per annum compounded annually as indicated in the schedule given below:

#	No of Installment	Date of Payment of Installment	Principal Amount	Interest	Total Amount
1.	1 st	17-11-2018	3,84,56,643	1,38,44,391	5,23,01,034
2.	2 nd	17-05-2019	3,84,56,643	1,21,13,842	5,05,70,485
3.	3 rd	17-11-2019	3,84,56,643	1,03,83,293	4,88,39,936
4.	4 th	17-05-2020	3,84,56,643	86,52,745	4,71,09,388
5.	5 th	17-11-2020	3,84,56,643	69,22,196	4,53,78,839
6.	6 th	17-05-2021	3,84,56,642	51,91,647	4,36,48,289
7.	7 th	17-11-2021	3,84,56,642	34,61,098	4,19,17,740
8.	8 th	17-05-2022	3,84,56,642	17,30,549	4,01,87,191
Total			30,76,53,141	6,22,99,761	36,99,52,902

III) In case any installment or part thereof is not paid by due date, then without prejudice to any action under Section 45 of the Punjab

Regional and Town Planning and Development Act, 1995, 1995 at
interest @ 14% p.a. will be levied for the
period of delay upto 18 months beyond which delay shall not be
condoned under any circumstances and the site shall be resumed.

- IV) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.
- V) All payments shall be made by a Demand Draft drawn in favour of Greater Mohali Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.
- VI) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.
- VII) The total consideration as detailed above includes the External Development Charges
- VIII) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.
- IX) No separate notice for payment of instalment(s) shall be sent.

- X) Formal receipt in respect of all the payments received will be issued within a period of 15 days.
- XI) On payment of the entire consideration money together with interest due to the Authority on account of the sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.
- XII) The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued thereunder.)
- XIII) No roadcut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the plots.
- XIV) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.
- XV) The GMADA has made arrangements for providing separate

FAR 1:2.5, however additional 0.5 FAR is purchasable Maximum FAR 1:3.0 Ground Coverage 30% FAR shall be permitted as specified in the advertisement. Further if the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

Bid Price X 35% X Additional FAR
FAR as specified in advertisement

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

6 USAGE AND PERIOD FOR CONSTRUCTION

- I) Site shall be used only for the purpose for which the same is allotted and not for any other purposes whatsoever, and no change of land use shall be permitted.

- I) The Site is offered on "as is where is" basis and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.
- III) There will be no time limit for construction.
- IV) The allottee is liable to pay 10% p.a. interest, compounded half yearly for delayed payments of extension fees/ non construction fees.
- V) Before occupying the building, the allottee would be required to obtain completion certificate/occupation certificate from the Estate Officer, GMADA.

GENERAL

- I) This allotment shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act 1995, Rules and Regulations framed there-under, as amended from time to time.
- II) The allottee shall have right to transfer by way of sale, or gift, or other wise, the Site or any other rights, title or interest in the said Site before the due last installment and with prior permission of Estate Officer, GMADA and on payment of transfer fee as applicable. If the last installment becomes due then the allottee has no right to transfer by way of sale, or gift, or other wise, the Site or any other rights, title or interest in the said Site before the execution of the conveyance deed on making full payment. Mortgage of the Site will also be permitted with prior permission of the officer authorized by the Greater Mohali Area Development Authority.
- III) The allottee shall have Development Rights on the said land parcels and shall be free to market and sell the apartments etc. to be built on the same.
- IV) All general and local taxes, rates, fees and cesses, imposed or assessed on the said Site/building by the Government or any Authority under any law shall be paid by the allottee.
- V) The officers of GMADA may at reasonable time and in reasonable

manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under the prevalent rules, Acts and regulations as amended from time to time.

- VI) GMADA shall have the full right, power and authority at all times to do through its officers and/or representatives, all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith, or in any way relating therewith.
- VII) In case of breach of any conditions of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
- VIII) Any change in address must be immediately intimated to the Estate Officer by registered post.
- IX) Roof of the building and the open space available around the built up area shall not be permitted for storage.
- X) GMADA shall provide domestic water connection and the tertiary treated effluent to the allottee for use in flushing & gardening purposes. The allottee shall ensure the installation of Dual piping system in the apartments for this purpose subject to inspection by JE before issuance of Occupation Certificate.
- XI) The allottee shall be entitled for the Sewer & Storm water connection in the main Sewer & Storm network developed by GMADA.

8 DISPUTES

- 1) Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Independent Arbitrator


directly or not directly related to this office who shall be appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.


T2 (ESTATE OFFICER,
GMADA, SAS Nagar

Endst No/E.O./GMADA/2018/ 22336-339 Dated:17-05-18

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

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


T2 (ESTATE OFFICER,
GMADA, SAS Nagar



PUNJAB POLLUTION CONTROL BOARD
Invest Punjab, PBIP, Udyog Bhawan, Sector 17, Chandigarh
Website:- www.ppcb.gov.in

Office Dispatch No :	Registered/Speed Post	Date:
Industry Registration ID: R21SAS992314		Application No : 15877437

To,
Simar Preet Singh
Sco 67, First Floor, Sector 82-alpha, Mohali, Punjab-160062.
Mohali,Punjab-160062

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

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

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

Certificate No.	CTE/Fresh/SAS/2021/15877437
Date of issue :	28/06/2021
Date of expiry :	27/06/2022
Certificate Type :	Fresh

2. Particulars of the Industry

Name & Designation of the Applicant	Simar Preet Singh, (Director)
Address of Industrial premises	Group Housing Project "medallion" By M/s Jmt Housing Pvt. Ltd., Sector 82-alpha, It City , Mohali, Punjab, Mohali,Sas Nagar-160062
Capital Investment of the Industry	30000.0 lakhs
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Large
Office District	Sas Nagar
Consent Fee Details	Rs. 846500/- vide UTR No. ICICR52021021100578372 dated 11.02.2021
Raw Materials (Name with quantity per day)	NA

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Group Housing Project "medallion" By M/s Jmt Housing Pvt. Ltd.,Sector 82-alpha, It City , Mohali, Punjab,Mohali,Sas Nagar,160062

Products (Name with quantity per day)	<i>Residential Flats @660Number/Year Shops @30Number/Year Club House @1Number/Year</i>
By-Products, if any,(Name with quantity per day)	<i>NA</i>
Details of the machinery and processes	<i>As per the application form.</i>
Details of the Effluent Treatment Plant	<i>Domestic Effluent @ 433.0 KLD - Sewage Treatment Plant (STP) of capacity 500 KLD</i>
Mode of Disposal of Effluent	<ul style="list-style-type: none"> • <i>Treated wastewater @ 187 KLD is to be reused for flushing purpose (dual plumbing system) within the premises.</i> • <i>Treated wastewater @ 50 KLD is to be used for plantation purpose within its premises in an area of 2.24 acres.</i> • <i>Excess Treated wastewater @ 241 KLD (maximum) may be discharged into MC sewer</i>
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	<i>As prescribed by the CPCB/Board/ MoEF&CC</i>
Sources of emissions and type of pollutants	<i>06 no. DG sets of capacity 750 KVA each.</i>
Mode of disposal of emissions with stack height	<i>06 no. DG sets of capacity 750 KVA each - 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.</i>
Quantity of fuel required in TPD	<i>HSD for operation of 06 no. DG sets of capacity 750 KVA each.</i>
Type of Air Pollution Control Devices to be installed	<i>NA</i>
Standars to be achieved under Air (Prevention & Control of Pollution) Act, 1981	<i>As prescribed by the CPCB/Board/ MoEF&CC</i>



28/06/2021

(Guneet Sethi)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

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Group Housing Project "medallion" By M/s Jmt Housing Pvt. Ltd.,Sector 82-alpha, It City , Mohali, Punjab,Mohali,Sas Nagar,160062

Page2

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-1, Patiala.
2. Environmental Engineer, Regional Office, SAS Nagar.



28/06/2021

(Guneet Sethi)
Environmental Engineer

For & on behalf
of

(Punjab Pollution Control Board)



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Group Housing Project "medallion" By M/s Jmt Housing Pvt. Ltd., Sector 82-alpha, It City, Mohali, Punjab, Mohali, Sas Nagar, 160062

Page 3

A. GENERAL CONDITIONS

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

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

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

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

(i) Stack height for boiler plants

S.NO.	Boiler with Steam Generating Capacity	Stack heights
1.	Less than 2 ton/hr.	9 meters or 2.5 times the height of neighboring building which ever is more
2.	More than 2 ton/hr. to 5 ton/hr.	12 meters
3.	More than 5 ton/hr. to 10 ton/hr	15 meters
4.	More than 10 ton/hr. to 15 ton/hr	18 meters
5.	More than 15 ton/hr. to 20 ton/hr	21 meters
6.	More than 20 ton/hr. to 25 ton/hr.	24 meters
7.	More than 25 ton/hr. to 30 ton/hr.	27 meters
8.	More than 30 ton/hr.	30 meters or using the formula $H = 14 Qg^{0.3}$ or $H = 74 (Qp)^{0.24}$ Where Qg = Quantity of SO2 in Kg/hr. Qp = Quantity of particulate matter in Ton/day.

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

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

(iii) Stack height for diesel generating sets:

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

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

$$H = h + 0.2 (KVA)0.5$$

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

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

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Page5

22. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
23. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
24. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
25. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
26. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
27. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified
28. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water.
29. The industry shall submit a detailed plan showing therein, the distribution system for conveying waste-waters for application on land for irrigation along with the crop pattern to be adopted throughout the year.
30. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
31. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
32. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
33. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
34. The industry shall maintain the following record to the satisfaction of the Board :-
 - (i) Log books for running of air pollution control devices or pumps/motors used for it.
 - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
 - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
35. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
36. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
37. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry



28/06/2021

(Guneet Sethi)
Environmental Engineer

For & on behalf
of

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Page6



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Page7

B. SPECIAL CONDITIONS

1. The promoter company shall comply with the conditions of the EC granted by the competent authority.
2. The promoter company shall not carry out construction activity greater than the built up area for which it has been granted Environmental Clearance under the EIA notification dated 14/06/2006 and shall get its Environment Clearance amended w.r.t. increased built up area, within 02 months.
3. The project proponent shall obtain permission from PWRDA for abstraction of ground water (if required) and shall comply with the guidelines issued by it from time to time.
4. The project proponent shall provide dual plumbing system in all the blocks in the project, for utilisation of treated waste water to the tune of 187 KLD for flushing purpose, as per the proposal submitted by it.
5. The project proponent shall use only treated wastewater for plantation/ irrigation purpose within its premises and shall not use fresh water for the same, in any case.
6. The project proponent shall discharge only excess quantity of treated wastewater, i.e. after flushing requirements & green area requirements, into GAMDA MC sewer.
7. The project proponent shall obtain all the statutory approvals/clearances from the concerned departments
8. The NOC is being issued to the project proponent based upon the 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, without any opportunity of Personal Hearing.
9. In case the project proponent fails to comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environment (Protection) Act, 1986 and/or any other environmental law applicable to the project and Rules, Circulars & Directions issued by the Board from time to time, action as deemed fit shall be taken against the project proponent.



28/06/2021

**(Guneet Sethi)
Environmental Engineer**

*For & on behalf
of*

(Punjab Pollution Control Board)

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Page8

Public Notice

It is for the information of general public that M/s JMT Housing Private Limited has been granted Environmental Clearance by Ministry of Environment, Forest & Climate Change (MoEF&CC) for construction of Group Housing Project namely "Medallion" located at Sector 82-Alpha, IT City, Mohali, Punjab vide, F.No. 21-97/2020-IA-III dated 13/01/2021 through our Environmental Consultant i.e. M/s Eco Laboratories & Consultants Pvt. Ltd., Mohali. The copy of the Environmental Clearance along with the conditions to be complied is available with Environmental Clearance Portal and with the project proponent. The interested person can contact either of the two.

- M/s JMT Housing Private Limited
SCO 67, First Floor, Sector 82, Mohali, Punjab
- M/s. Eco Laboratories & Consultants Pvt. Ltd.
E-207, Industrial Area, Phase VIII-B, Sector-74, Mohali, Punjab

ਜਨਤਕ ਸੂਚਨਾ

ਇਹ ਆਮ ਲੋਕਾਂ ਦੀ ਜਾਣਕਾਰੀ ਲਈ ਹੈ ਕਿ ਮੈਸਰਜ਼ ਜੇਐਮਟੀ ਹਾਊਸਿੰਗ ਪ੍ਰਾਈਵੇਟ ਲਿਮਿਟਿਡ ਨੂੰ ਸੈਕਟਰ 82-ਅਲਫ਼ਾ ਆਈ.ਟੀ. ਸਿਟੀ, ਮੋਹਾਲੀ, ਪੰਜਾਬ ਵਿਖੇ ਸਥਿਤ ਸਮੂਹ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਅਰਥਾਤ "ਮੈਡੇਲੀਅਨ" ਦੇ ਨਿਰਮਾਣ ਲਈ ਵਾਤਾਵਰਣ, ਜੰਗਲਾਤ ਅਤੇ ਜਲਵਾਯੂ ਪਰਿਵਰਤਨ ਮੰਤਰਾਲੇ (MoEF&CC) ਦੇ ਪੱਤਰ ਨੰ: F.No. 21-97/2020-IA-III ਮਿਤੀ 13/01/2021 ਨੂੰ ਦੁਆਰਾ ਵਾਤਾਵਰਣ ਕਲੀਅਰੈਂਸ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਹ ਸਾਡੇ ਵਾਤਾਵਰਣ ਸਲਾਹਕਾਰ ਮੈਸਰਜ਼ ਈਕੋ ਲੈਬਾਰਟਰੀਜ਼ ਐਂਡ ਕੰਸਲਟੈਂਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿ., ਮੋਹਾਲੀ ਦੁਆਰਾ ਲਈ ਗਈ ਹੈ। ਪਾਲਣਾ ਕਰਨ ਵਾਲੀਆਂ ਸ਼ਰਤਾਂ ਦੇ ਨਾਲ ਵਾਤਾਵਰਣ ਕਲੀਅਰੈਂਸ ਦੀ ਕਾਪੀ ਵਾਤਾਵਰਣ ਕਲੀਅਰੈਂਸ ਪੋਰਟਲ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਪ੍ਰਸਤਾਵਕ ਕੋਲ ਉਪਲਬਧ ਹੈ। ਚਾਹਵਾਨ ਵਿਅਕਤੀ ਦੋਵਾਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਨਾਲ ਸੰਪਰਕ ਕਰ ਸਕਦਾ ਹੈ।

- ਮੈਸਰਜ਼ ਜੇਐਮਟੀ ਹਾਊਸਿੰਗ ਪ੍ਰਾਈਵੇਟ ਲਿਮਿਟਿਡ
SCO 67, ਪਹਿਲੀ ਮੰਜ਼ਿਲ,
ਸੈਕਟਰ 82,
ਮੋਹਾਲੀ, ਪੰਜਾਬ
- M/s ਈਕੋ ਲੈਬਾਰਟਰੀਜ਼ ਐਂਡ ਕੰਸਲਟੈਂਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਿਟਿਡ
E-207, ਉਦਯੋਗਿਕ ਖੇਤਰ, ਫੇਜ਼ VIII-B,
ਸੈਕਟਰ-74, ਮੋਹਾਲੀ, ਪੰਜਾਬ