

2025

SIX MONTHLY COMPLIANCE REPORT

(Period ending 30.09.2025)

FOR

For

Commercial Project “The Wilton”

At

**Hadbast No. 153, Village Ayali Khurd, Tehsil
and District Ludhiana**

Project By:

M/s Vadhera Apartments Pvt. Ltd.

**15, Major Shiv Dev Singh Marg Civil Lines,
Ludhiana, Punjab**

Prepared by:



**Eco Paryavaran Laboratories and Consultants Private
Limited**

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

DATA SHEET

1.	Project Type	Commercial Project
2.	Name of the Project	Commercial Project namely “The Wilton” by M/s Vadhera Apartments Private Limited.
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC24C3802PB5781617N & File No. 2024/EC/F/167 dated 09.08.2024; copy of the same is attached as Annexure-1.
4.	Location	Hadbast No. 153, Village Ayali Khurd, Tehsil and District Ludhiana
	a) District (s)	Ludhiana
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	30°55'25.09"N & 75°45'25.89"E
5.	Address for correspondence	M/s Vadhera Apartments Private Limited. 15, Major Shiv Dev Singh Marg, Civil Lines, Ludhiana, Punjab.
6.	Salient features	
	a) of the project	As per Environmental Clearance letter, the project involves construction of a Commercial project. Total area of the project is 12,140.60 sq.m. (3 acres) and total built-up area will be 44,700.25 sq.m. The project will comprise of 46 Shops, 2 Departmental Anchor store, 1 Electronic Anchor store, 4 Restaurants, 1 Food Court, 3 Gaming Zones, 2 Auditorium having 224 seats, 1 Café, 1 Office, 1 All Day Dinning Bar, 1 Lounge Bar, 1 Retail, 1 Gym, 2 Halls, 116 Hotel Rooms, 3 Suit Rooms, 1 Banquet Hall, etc. The estimated project cost is Rs. 162.545 Crores.
	b) of the environmental management plans	As per Environmental Clearance, fresh water requirement for the project will be 193 KLD, which will be provided through borewell. 208 KLD of sewage will be generated which will be collected and ultimately treated in STP of 250 KLD capacity. Treated water will be utilized in the landscaping, flushing as well as makeup water for cooling demand. Approximate 2,049 kg/day of solid waste will be generated from the

		project. The waste will be managed as per Solid Waste Management Rules, 2016. The total power requirement will be 5,176 KW.								
7.	Break-up of the project area									
	a) Submergence area: Forest and Non-forest	Not applicable								
	b) Others	Not applicable								
8.	Break-up of project-affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.	Not applicable								
	a) SC/ST/Adivasis	Not applicable								
	b) Others (<i>Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey</i>)	Not applicable								
9.	Financial details:									
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	As per EC letter, estimated cost of the project is Rs. 162.545 Crores.								
	b) Allocations made for environmental management plans with item wise and year wise break up.	Expenditure on typical Environmental plan with breakup is given below: During Construction Phase:								
		<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Capital Cost (in Lacs)</th> <th>Recurring Cost (in Lacs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air & Noise Pollution Control (Provision of 2 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 3 acre along</td> <td>8</td> <td>2</td> </tr> </tbody> </table>	S. No.	Description	Capital Cost (in Lacs)	Recurring Cost (in Lacs/Annum)	1.	Air & Noise Pollution Control (Provision of 2 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 3 acre along	8	2
S. No.	Description	Capital Cost (in Lacs)	Recurring Cost (in Lacs/Annum)							
1.	Air & Noise Pollution Control (Provision of 2 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 3 acre along	8	2							

		periphery)		
		2. Water Pollution Control (STP including civil work of 250 KLD capacity based on MBR technology)	100	2
		3. Noise Pollution Control	2	1
		4. Landscaping (No. of trees: 200 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	7	3
		5. Solid Waste Management (2 Composters of 500 kg each)	50	2
		6. Rain water Recharging (3 pits)	5	1
		7. Energy Conservation (LED lights in common areas, 108 solar panels etc.)	70	1
		8. Miscellaneous (Environmental monitoring cost, first aid, sanitation etc.)	10	3
		Total	Rs. 252 lakhs	Rs. 15 lakhs per annum

During Operation Phase:

S. No.	Description	Recurring Cost (in Lacs/Annum)
1.	Air & Noise Pollution Control	2

		2.	Water Pollution Control	6
		3.	Noise Pollution Control	1
		4.	Landscaping	5
		5.	Solid Waste Management	4
		6.	Rain water Recharging (3 pits)	2
		7.	Energy Conservation	3
		8.	Miscellaneous	6
		Total		Rs. 28 lakhs per annum
	c) Benefit cost ratio/ internal rate of return and the year of assessment	Will be calculated and submitted separately.		
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes		
	e) Actual expenditure incurred on the project so far.	Expenditure of Rs. 4 Crores has been incurred on land expenses till 30.09.2025.		
	f) Actual expenditure incurred on the environmental management plans so far.	Expenditure of Rs. 2 Lakhs has been incurred on EMP till 30.09.2025.		
10.	Forest land requirement:	Forest land is involved in the project.		
	a) the status of approval for diversion of forest land for non-forestry use	Approval for diversion of forest land has been obtained vide Proposal no. FP/PB/ROAD/437838/2023 dated 21.05.2024. Copy of approval regarding the same is attached as Annexure 12 .		
	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	Not Applicable		

	information.	
12.	Status of construction:	Approx. 5% construction has been completed at the project site. Photographs showing the construction status is attached as Annexure 15.
	a) Date of commencement (actual and/or planned)	Actual date for commencement: 01.03.2025
	b) Date of completion (actual and/or planned)	Planned date for completion: December, 2029
13.	Reasons for the delay, if the project is yet to start	Not Applicable

2. Additional/Amended Conditions:

Sl. No.	Conditions	Reply
1.1	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance	Agreed. Building plan has been approved from the competent authority & EC has been granted based on approved drawing only. Copy of the approved building plan along with the letter is attached as Annexure 3.
1.2	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.	Noted. The same will be complied.
1.3	The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management & Handling) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises	Noted. Being a commercial project, Bio-Medical Waste is not applicable. Solid Waste generated will be properly collected and segregated in accordance with the Solid Waste Management Rules, 2016.
1.4	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.	Noted.
1.5	This Environmental Clearance is liable to be revoked without any further notice to the	Noted.

	project proponent in case of failure to comply with EC conditions.	
1.6	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted.
1.7	SEIAA reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.	Agreed.
1.8	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.	Noted.
1.9	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.	Agreed. Same will be complied.
1.10	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier	As per latest MoEF&CC guidelines, EC stands valid for 10 years.

1. Statutory Compliance:

1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Necessary clearance/ permission from all relevant agencies are: <ul style="list-style-type: none"> • CLU has been issued by GLADA for 3 acres of land vide Memo No. 298 dated 16.03.2022. Copy of the same is attached as Annexure 2.
1.2	The project proponent shall obtain the approval of the Competent Authority for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code	Noted. The building has been designed by approved Structural engineer as per the NBC guidelines and seismic zone IV. <ul style="list-style-type: none"> • Structural safety certificate has been obtained and enclosed as Annexure 8.

	including protection measures from lightening etc.	
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Forest land is involved in the project. Approval for diversion of forest land has been obtained vide Proposal no. FP/PB/ROAD/437838/2023 dated 21.05.2024. Copy of approval regarding the same is attached as Annexure 12 .
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable as no bird or wildlife sanctuary falls within 10 km of project location.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.	Consent to Establish has been obtained vide certificate no. CTE/Fresh/PBIP/LDH-III/2024/2408138990 dated 20.09.2024 and valid till 14.08.2027. Copy of the same is attached as Annexure 4 .
1.6	The project proponent shall obtain the necessary permission for the abstraction of groundwater/surface water required for the project from the competent authority.	During operation phase, water supply will be provided through borewell. Permission from PWRDA is obtained and attached as Annexure 5 .
1.7	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.	Agreed. Temporary power load connection has been obtained & enclosed as Annexure 20 .
1.8	The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities.	The statutory clearances are being obtained as & when required. <ul style="list-style-type: none"> • NOC has been obtained from Airport Authority of India; copy of the same is attached along as Annexure 6. • NOC from PWD is attached as Annexure 7. • NOC for solid waste disposal is attached as Annexure 14. • Provisional Fire NOC is attached as Annexure 16.
1.9	The project proponent shall follow the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016.	Agreed. Same will be complied.
1.10	The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.	Noted. ECBC guidelines will be followed in the project.

1.11	The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.	CLU has been issued by GLADA for 3 acres of land vide Memo No. 298 dated 16.03.2022. Copy of the same is attached as Annexure 2.
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.	Agreed. The project site complies with the siting criteria of PPCB.
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.	Building plan has been approved from the competent authority. Copy of the approved building plan along with the letter is attached as Annexure 3.

2. Air Quality Monitoring and Preservation:

2.1	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.	Dust mitigation measures like barricading around project boundary has been done. Construction area & vehicles carrying construction materials, water sprinkling, etc. is being followed during construction phase.
2.2	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.	Agreed. All necessary steps will be taken to reduce the air pollution and to improve the air quality.
2.3	The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Agreed. All necessary steps will be taken to reduce the air pollution and to improve the air quality.
2.4	Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height	Agreed.

	needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.	
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site.	Site barricading has been done around project boundary. Construction area & vehicles carrying construction materials, water sprinkling, etc. is being followed during construction phase.
2.6	No excavation of soil shall be carried out without adequate dust mitigation measures in place.	Agreed. No excavation of soil is being carried out without adequate dust mitigation measures in place.
2.7	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. Dust mitigation measures is being implemented like water sprinkling is followed so that there is minimum impact on the environment. Tarpaulin sheet are using to covers the top of the trucks carrying raw materials.
2.8	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed. Vehicles carrying construction material is being covered with tarpaulin sheets.
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Agreed. During construction activities, topsoil excavated is being stored & will be utilized for landscaping within the project site.
2.10	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.	As Stone crushers will not provided within the project premises for grinding and cutting of stones. Thus, this point is not applicable.
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Water sprinkling is being carried out at the construction site.
2.12	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and	Agreed. Construction waste produced from the project site will be used within the project premises for road making, leveling purpose, etc.

	construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	
2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	Agreed. DG set of 160 KVA is being used during construction phase.
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Agreed and complied. DG set with adequate stack height and low Sulphur diesel will be provided. Further, acoustic enclosure will be provided with DG sets as per CPCB norms.
2.15	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with	Agreed. NBC will be followed in the project.
2.16	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Roads leading to or at construction site will be paved.
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Dust mitigation measures has been displayed at site. Photographs showing the same is enclosed as Annexure 15 .
2.18	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site	Agreed.

3. Water quality monitoring and preservation:

3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water.	Agreed. It is to ensure that unrestricted flow of water will be maintained.
3.2	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for	Agreed. It is to ensure that no natural drainage will be obstructed during construction as well as operational phase.

	maintaining the drainage pattern and to harvest rainwater.	
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.	Agreed. Best architectural design practices have been followed for designing the building with minimum cutting & filling.
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.	Agreed. The total fresh water requirement will not exceed the approved quantity of 193 KLD.
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.	Agreed. Storage tank of adequate capacity has been provided to store treated water.
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.	Agreed.
3.7	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Provision of safe drinking water is being provided to the construction labours.
3.8	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.	Agreed. The water meters will be installed for monitoring quantity of fresh water used as well as recycled water during operation phase. Records will be maintained and submitted.
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water	During operation phase, water supply will be provided through borewell. Permission from PWRDA is obtained and attached as Annexure 5 .

	sources, ensuring that there is no negative impact on other users.							
3.10	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.	Agreed. The same shall be taken care off.						
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc	Agreed. Dual plumbing system will be provided for utilizing fresh water as well as treated wastewater within the project.						
3.12	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.	Agreed. The same shall be taken care off.						
3.13	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.	Agreed. Best available technologies will be used for conservation of water.						
3.14	The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:	Agreed. The different colour coding pipelines will be done.						
	<table border="1"> <thead> <tr> <th>Sr.no.</th> <th>Nature of the Stream</th> <th>Color code</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Fresh water</td> <td>Blue</td> </tr> </tbody> </table>	Sr.no.	Nature of the Stream	Color code	a)	Fresh water	Blue	
Sr.no.	Nature of the Stream	Color code						
a)	Fresh water	Blue						

	b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black	
	c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey	
	d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White	
	e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green	
	f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips	
	g)	Stormwater	Orange	
3.15	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.		Agreed. Curing agents as well as other best practices is being used during construction work for reducing water demand.	
3.16	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The		Agreed. Total 3 nos. of Rain water recharging pits will be constructed within the project premises for ground water recharging.	

	groundwater shall not be withdrawn without approval from the Competent Authority.	
3.17	All recharge should be limited to shallow aquifers.	Agreed. It will be complied.
3.18	No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.	Agreed. Treated water is being used for construction activities. Photographs showing the same is enclosed as Annexure 15 .
3.19	Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.	No dewatering is involved in the project. Thus, no permission is required.
3.20	The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.	The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain	Agreed. STP of 250 KLD capacity based on MBR technology will be installed.
3.22	No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and	Agreed. STP will be installed for the treatment of sewage and treated wastewater will be reused to maximum extent

	other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.	
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. The same will be complied once the project is operational.
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed. STP sludge generated from proposed STP will be utilized for landscaping within the project only.

4: Noise Monitoring And Prevention:

4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise level is being monitored regularly after every six months. Test Reports for ambient noise level are attached along as Annexure 13.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Ambient noise level is being monitored regularly after every six months. Test Reports for ambient noise level are attached along as Annexure 13.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure for DG set will be provided. The noise levels is being maintained by providing ear plugs to the construction labors.

5: Energy Conservation Measures:

5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted, ECBC guidelines will be followed in the project so as to comply with the bureau of energy efficiency.
5.2	Outdoor and common area lighting shall be LED	Agreed. LED lighting will be provided in the project.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications	Agreed. Best design Practices will be followed for building design and envelope.
5.4	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. Adequate energy conservation measures will be followed in the project to conserve energy.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 1300 sq.m. (which is 50% of roof top area i.e. 2,556 sq.m.) which will generate 108 KW of power generation.
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 1300 sq.m. (which is 50% of roof top area i.e. 2,556 sq.m.) which will generate 108 KW of power generation.

6: Waste Management:

6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and	It is proposed to handle the biodegradable waste internally. Recyclable waste will be sold
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	their adequacy to cater to the M.S.W. generated from project shall be obtained.	to local recyclers. Inert waste will be dumped to authorized dumping site.
6.2	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.	Biodegradable waste will be converted into manure using 2 composters of capacity 500 kg each.
6.3	Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority.	The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside the premises.
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the 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 solid waste.
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.	2 Composter of capacity 500 kg each will be installed for management of biodegradable waste within the project premises.
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	The same will be complied.
6.7	Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.	Agreed. The same shall be taken care off.
6.8	Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials.	Agreed. Cement containing Fly ash is being used in the construction of the project.
6.9	Fly ash should be used as a building material in the construction as per the provision of Fly	Agreed.

	Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.	
6.10	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Construction waste will be managed to strictly conform to the Construction and Demolition Rules, 2016.
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed. No Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) will be used in the project. Thus, this point is not applicable.
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.	Agreed. Same will be complied.

7. Green Cover:

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

	Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.	
7.3	The Project Proponent will plant 200 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1 year. The Project Proponent shall plant trees of indigenous species preferably Chukrasia, Dek, Aam, Amaltas, Kachnar, Neem, Gulmohar, Jamun, Arjun, Tun of minimum 6 ft. height by maintaining optimum distance from plant to plant.	Agreed. Same will be complied.
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.	Agreed.
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.	No tree cutting is involved, thus, no requirement of compensatory plantation is there.
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site	The top soil excavated during construction activities will be stored and will be utilized for landscaping within the project premises to the maximum possible extent.
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area.	Noted. No chemical fertilized/ pesticides will be used in green area.

7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Agreed.
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Agreed. Same will be complied.

8. Transport

8.1	<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> <p>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.</p>	Adequate parking space will be provided within the project premises. Wide roads for the entry and exit have been proposed.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles used at the construction site are having valid PUC and are being monitored regularly during construction phase. PUC certificates of construction vehicles are enclosed as Annexure 17 .
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of	Agreed. As per proposed parking and traffic movement plan, adequate space for parking and entry/exit has been proposed so as to ensure that there is no traffic congestion in the project.

	the plan involving the participation of these departments.	
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Agreed. As per proposed parking and traffic movement plan, adequate space for parking and entry/exit has been proposed so as to ensure that there is no traffic congestion in the project.

9. Environment Management Plan:

9.1	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms /conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.	Environmental policy duly approved by the Board of Directors is attached as Annexure 18 .				
9.2	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.	Agreed. Environmental Management Cell has been formed as under: <ul style="list-style-type: none"> • Mr. Sharad Arora • Mr. Luv Kush Sharma 				
9.3	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below: Table:1 Environmental Management Plan	Expenditure of Rs. 2 Lakhs has been incurred on EMP till 30.09.2025.				
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Construction Phase</th> <th>Operation Phase</th> </tr> </thead> </table>	S. No.	Description	Construction Phase	Operation Phase	
S. No.	Description	Construction Phase	Operation Phase			

		Capital Cost (in Lacs)	Recurring Cost (in Lacs/Annum)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air & Noise Pollution Control (Provision of 2 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 3 acre along periphery)	8	2	2
2.	Water Pollution Control (STP including civil work of 250 KLD capacity based on MBR technology)	100	2	6
3.	Noise Pollution Control	2	1	1
4.	Landscaping (No. of trees: 200 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	7	3	5
5.	Solid Waste Management (2 Composters of 500 kg each)	50	2	4

6.	Rain water Recharging (3 pits)	5	1	2
7.	Energy Conservation (LED lights in common areas, 108 solar panels etc.)	70	1	3
8.	Miscellaneous (Environmental monitoring cost, first aid, sanitation etc.)	10	3	6
Total		Rs. 252 lakhs	Rs. 15 lakhs per annum	Rs. 28 lakhs per annum

Table:2 (Additional Environment Activity)

Sr. no.	Activities	Amount in Lakhs
1.	Depositing Funds under Green mission Punjab through concerned DFO.	80
2.	Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)	80
Total amount reserved for AEA		Rs. 160 Crores

The project proponent shall implement the EMP and AEA Plans as per Table 1 & 2. The implementation of the AEA Plan will be completed within 18 months. The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary

An amount of Rs. 10 lakhs has been submitted to the Green Mission Punjab funds through the concerned DFO.” Proof regarding the same is enclosed as **Annexure 19**.

	evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities	
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10: Human Health Issues

10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipment (PPEs) is being provided to workers for safety. Photographs showing the same is attached as Annexure 15 .
10.2	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.	NBC is being followed for construction of the project.
10.3	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. Most of the workers is being hired from nearby villages. However, adequate arrangements is being provided for labour residing within the site.
10.4	Occupational health surveillance of the workers shall be done regularly	Agreed. The same is being complied and records will be submitted to your kind office.
10.5	A First Aid Room shall be provided at the project site both during construction and operations of the project	First aid facility has been provided at the project site during construction phase. Photographs showing the same is attached as Annexure 15 .

11. Miscellaneous:

11.1	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.	Agreed. The same will be obtained after the completion of construction of the project
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11.2	The project proponent shall comply with the conditions of CLU, if obtained.	CLU has been issued by GLADA for 3 acres of land vide Memo No. 298 dated 16.03.2022. Copy of the same is attached as Annexure 2 .
11.3	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Advertisement have been published in two local newspapers. Copy of advertisement is enclosed as Annexure 9 .
11.4	The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.	Copy of the environmental clearance has been submitted to local panchayat. Copy of acknowledgement is attached as Annexure 10 .
11.5	The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.	Agreed. Snapshot showing uploaded EC letter & last Six monthly compliance report for period ending 31.03.2025 on company's website is enclosed as Annexure 11 .
11.6	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	Compliance report stating EC conditions for period ending 31.03.2025 has been submitted on Parivesh portal. Snapshot showing the same is attached as Annexure 11(b) .
11.7	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.	Agreed. The same will be complied.
11.8	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities,	Same is being submitted in datasheet attached along.

	commencing the land development work and start of production operation.	
11.9	The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government.	Noted. Stipulations made by the State Pollution Control Board and the State Government are being strictly followed.
11.10	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation.	Agreed. The commitments made in application is being adhered.
11.11	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.	Agreed. No changes will be made without prior permission from SEIAA.
11.12	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.
11.13	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project.	Noted.

12. Specific Conditions:

12.1	The Project Proponent shall not make the project operational till the outlet of the project sewer is connected with the sewer line of MC/GLADA and till the same is further connected with a fully operational and adequate capacity terminal STP. Further, in case, MC / GLADA fails to provide the sewer connection by the time the project is completed, the Project Proponent shall seek amended approval from SEIAA for alternative arrangements for the disposal of excess treated wastewater before giving any physical possession	Noted.
12.2	The Project Proponent will outsource the laundry service and will not operate laundry facility within the project	Agreed. No laundry facility will be provided within the project.
12.3	The project proponent shall obtain NOCs from NHAI /concerned State Authorities /State Forest Department and any other relevant authorities for obtaining access to the project site and will be bound to comply with the conditions prescribed in the said NOCs	Approval for diversion of forest land has been obtained vide Proposal no. FP/PB/ROAD/437838/2023 dated 21.05.2024. Copy of approval regarding the same is attached as Annexure 12 .



सत्यमेव जयते

File No: 2024/EC/F/167

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment
Authority(SEIAA), PUNJAB)



Dated 09/08/2024



To,

Sh. Kranti Vadhera
M/s Vadhera Apartments Private Limited
15, Major Shiv Dev Singh Marg Civil Lines Ludhiana, Ayali Khurd, Punjab - 141001
krantivadhera@malhotragroup.co.in

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-for Commercial project namely "The Wilton" located at Village Ayali Khurd, Tehsil and District Ludhiana by M/s Vadhera Apartments Private Limited submitted to SEIAA, Punjab vide proposal number SIA/PB/INFRA2/473621/2024 dated 23/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3802PB5781617N
(ii) File No.	2024/EC/F/167
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	The Wilton
(viii) Name of Company/Organization	M/s Vadhera Apartments Private Limited
(ix) Location of Project (District, State)	Hadbast No. 153, Village Ayali Khurd, Tehsil and District Ludhiana.
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	yes

3. State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for establishment of Commercial project namely "The Wilton" at Hadbast No. 153, Village Ayali Khurd, Tehsil and District Ludhiana for total land area @ 12,140.60 sqm., and built-up area @ 44,700.25 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 and its subsequent amendments and requires

appraisal at the State level.

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

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

Sr. No.	Item	Details																																			
1.	Name and Location of the project Project/ activity Category as per EIA Notification, Category B2 2006	Commercial project namely "The Wilton" located at Village Ayali Khurd, Tehsil and District Ludhiana by M/s Vadhera Apartments Private Limited. 8 (a)																																			
2.	Nature of project	Fresh EC																																			
3.	Latitude & Longitude	<table border="1"> <thead> <tr> <th>Corners</th> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>30° 55' 28.05" N</td> <td>75° 45' 23.22" E</td> </tr> <tr> <td>B</td> <td>30° 55' 26.43" N</td> <td>75° 45' 27.92" E</td> </tr> <tr> <td>C</td> <td>30° 55' 23.61" N</td> <td>75° 45' 27.92" E</td> </tr> <tr> <td>D</td> <td>30° 55' 23.93" N</td> <td>75° 45' 23.90" E</td> </tr> <tr> <td>E</td> <td>30° 55' 27.84" N</td> <td>75° 45' 23.18" E</td> </tr> </tbody> </table>	Corners	Latitude	Longitude	A	30° 55' 28.05" N	75° 45' 23.22" E	B	30° 55' 26.43" N	75° 45' 27.92" E	C	30° 55' 23.61" N	75° 45' 27.92" E	D	30° 55' 23.93" N	75° 45' 23.90" E	E	30° 55' 27.84" N	75° 45' 23.18" E																	
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4.	Change of Land Use	As per the Master Plan of Ludhiana, the project site falls in mixed land use along road front zone. CLU has been obtained from GLADA for 3 acres of land vide Memo No. 298 dated 16.03.2022.																																			
5.	Cost of the project	Rs. 162.545 Crores.																																			
6.	Total Plot Area, Built-up Area, and Green area	<p>The details of the total area is as under:</p> <table border="1"> <thead> <tr> <th>S. NO.</th> <th>DESCRIPTION</th> <th>TOTAL AREA (IN SQM)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total Land Area</td> <td>12,140.60</td> </tr> <tr> <td>C</td> <td>Built-up area</td> <td>44,700.25</td> </tr> <tr> <td>D</td> <td>Green Area</td> <td>1,800</td> </tr> </tbody> </table> <p>Above details are as per the conceptual layout plan. Total population is 7,279 persons. Table 2: Population details</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq. m.)/ Rooms</th> <th>Criteria</th> <th>No. of Persons</th> </tr> </thead> <tbody> <tr> <td rowspan="3">1.</td> <td>Ground Floor</td> <td rowspan="3">4,187.05</td> <td rowspan="3">3 sq.m. /person</td> <td>1,396</td> </tr> <tr> <td>v Retail</td> <td>§ 1256</td> </tr> <tr> <td>§ Visitor (@ 90%) § Staff (@ 10%)</td> <td>§ 140</td> </tr> <tr> <td rowspan="3">2.</td> <td>1st Floor</td> <td rowspan="3">3,071.68</td> <td rowspan="3">6 sq.m. /person</td> <td>512</td> </tr> <tr> <td>v Retail</td> <td>§ 461</td> </tr> <tr> <td>§ Staff (@ 90%)</td> <td>§ 51</td> </tr> </tbody> </table>	S. NO.	DESCRIPTION	TOTAL AREA (IN SQM)	A	Total Land Area	12,140.60	C	Built-up area	44,700.25	D	Green Area	1,800	S. No.	Description	Area (in sq. m.)/ Rooms	Criteria	No. of Persons	1.	Ground Floor	4,187.05	3 sq.m. /person	1,396	v Retail	§ 1256	§ Visitor (@ 90%) § Staff (@ 10%)	§ 140	2.	1st Floor	3,071.68	6 sq.m. /person	512	v Retail	§ 461	§ Staff (@ 90%)	§ 51
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	§ Staff (@ 10%)			
	2nd Floor			
	v Retail		6 sq.m.	529
3.	§ Visitor (@ 90%)	3,172.78	/person	§ 476
	§ Staff (@ 10%)			§ 53
	3rd Floor			
	v Retail			40
	§ Visitor (@ 90%)			§ 36
	§ Staff (@ 10%)		6 sq.m.	§ 4
	v Restaurant	240.00	/person	311
	§ Visitor (90%)	559.36	1.8 sq.m.	§ 280
4.	§ Staff (10%)	1,010.00	/person	§ 31
	v Food Court	572.50	1.8 sq.m.	561
	§ Visitor (90%)		/person	§ 505
	§ Staff (10%)		1.4 sq.m.	§ 56
	v Gaming Zone		/person	409
	§ Visitor (90%)			§ 368
	§ Staff (10%)			§ 41
	4th Floor			
	v Gaming Zone			493
	§ Visitor (90%)			§ 444
	§ Staff (10%)			§ 49
	v Auditorium (2 no.)		1.4 sq.m.	246
	§ Visitors		/person	§ 224
	§ Staff (10%)	690	-	§ 22
	v Cafe	224 Seats	1.8 sq.m.	44
	§ Visitor (90%)	80	/person	§ 40
5.	§ Staff (10%)	94	10 sq.m.	§ 4
	v Office	405	/person	10
	§ Visitor (90%)	111	1.8 sq.m.	§ 9
	§ Staff (10%)		/person	§ 1
	v All day dining with Bar		1.8 sq.m.	225
	§ Visitor (90%)		/person	§ 203
	§ Staff (10%)			§ 22
	v Lounge Bar			62
	§ Visitor (90%)			§ 56
	§ Staff (10%)			§ 6
	5th Floor			
	v Gaming Zone			446
	§ Visitor (90%)			§ 401
	§ Staff (10%)		1.4 sq.m.	§ 45
	v Retail		/person	13
	§ Visitor (90%)	625	6 sq.m.	§ 12
6.	§ Staff (10%)	80.00	/person	§ 1
	v Gym	204.00	1.4 sq.m.	146
	§ Visitor (90%)	252	/person	§ 131
	§ Staff (10%)		0.65	§ 15
	v Hall		sq.m./person	388
	§ Visitor (90%)			§ 350
	§ Staff (10%)			§ 38
7.	6th Floor- 10th Floors			
	v Hotel Rooms (21 Rooms on	105 Rooms	2 persons/ room	231
				§ 210

	each Floor)			§ 21
	§ Visitor			
	§ Staff (10%)			
	11th Floor			24
	v Hotel Rooms		2 persons	§ 22
	§ Visitor		/room	§ 2
8.	§ Staff (10%)	11 Rooms		7
	v Suit Rooms	3 Rooms	2 persons/	§ 6
	§ Visitor		room	§ 1
	§ Staff (10%)			
	12th Floor			1186
9.	v Banquet Hall	771	0.65 sq.m.	§ 1067
	§ Visitor (90%)		/person	§ 119
	§ Staff (10%)			
	Total Population			7,279

The Project will comprise of 46 Shops, 2 Departmental Anchor store, 1 Electronic Anchor store, 4 Restaurants, 1 Food Court, 3 Gaming Zones, 2 Auditorium having 224 seats, 1 Café, 1 Office, 1 All Day Dinning Bar, 1 Lounge Bar, 1 Retail, 1 Gym, 2 Halls, 116 Hotel Rooms, 3 Suit Rooms, 1 Banquet Hall, etc.

Area Statement

Sr. No.	Description	Non- F.A.R (sqm)	F.A.R (sqm)	Total (sqm)
1.	Basement 1	8,425.073	-	8,425.073
2.	Basement 2	8,425.073	-	8,425.073
3.	Ground Floor	-	4,187.05	4,187.05
4.	1st Floor	-	3,071.68	3,071.68
5.	2nd Floor	-	3,172.78	3,172.78
6.	3rd Floor	-	3,559.82	3,559.82
7.	4th Floor	-	3,846.24	3,846.24
8.	5th Floor	-	2,201.47	2,201.47
9.	6th Floor	-	1,077.367	1,077.367
10.	7th Floor	-	1,077.367	1,077.367
11.	8th Floor	-	1,077.367	1,077.367
12.	9th Floor	-	1,077.367	1,077.367
13.	10th Floor	-	1,077.367	1,077.367
14.	11th Floor	-	1,116.835	1,116.835
15.	12th Floor	-	1,152.258	1,152.258
16.	Terrace	155.15	-	155.15
	Total Built-up area	17,005.296	27,694.951	44,700.247

8.

Area Configuration Details

9.

Water Requirements & source during Operation Phase

Sr. No.	Description	Total Summer (KLD)	Winter (KLD)	Monsoon (KLD)
1.	Total Water Demand	375	248	366
2.	Fresh Water	193	153	184

	Demand			
3.	Total Wastewater generation	208	196	208
4.	STP capacity	250 KLD		

A total of @208 KLD during summer season, @196 KLD during winter season, @208 KLD during monsoon season wastewater will be generated which will be treated in the STP of 250 KLD capacity based on MBR Technology followed by UF. The details of the disposal arrangement of treated wastewater @ 204 KLD available at the outlet of STP are given as under:

10.	Disposal Arrangement of Wastewater	Sr. No.	Season	Flushing (KLD)	Horticulture demand in an area of 1,800 sqm (KLD)	HVAC Cooling (KLD)	MC Sewer (KLD)
		1.	Summer	92	-	90	22
		2.	Winter	92	3	-	97
		3.	Rainy	92	-	90	22
11.	Rainwater recharging detail	Rainwater will be recharged by providing 3 no. of recharging pits					
		a) 2,049 Kg/day					
		b) Solid waste management area has been provided and marked in conceptual layout submitted. Biodegradable waste will be composted by use of 2 Mechanical Composter of capacity 500 Kg/day of each.					
12.	Solid waste generation and its disposal	c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site. STP sludge will be dried and used as manure for green area development within the project.					
13.	Hazardous Waste & E-waste	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.					
		a) 5,176 KW connected power load will be required which will be met from PSPCL.					
		b) Total 4 DG sets of capacity 1500 KVA sets will be installed equipped with canopy and adequate stack height.					
14.	Energy Requirements & Saving	c) Solar panels have been proposed on the roof top of the building and LED lights will be used in place of CFLs.					

6) As per the undertaking submitted by the project proponent, no Forest land and no wildlife sanctuary is located in the vicinity of the project and as such, no NBWL permission is required. Further, no litigation is pending in respect of the land on which the project is to be developed.

7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) NABET on behalf of the project proponent in its 298th meeting held on 13.07.2024 and 301st meeting held on 29.07.2024. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

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

Environmental Clearance for the establishment of Commercial project namely “The Wilton” at Hadbast No. 153, Village Ayali Khurd, Tehsil and District Ludhiana by M/s Vadhera Apartments Private Limited. The total land area of project is 12,140.60 sqm., and built-up area of the proposed project is 44,700.25 sqm, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was considered by SEIAA in its 306th meeting held on 01.08.2024 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the establishment of Commercial project namely “The Wilton” at Hadbast No. 153, Village Ayali Khurd, Tehsil and District Ludhiana by M/s Vadhera Apartments Private Limited. The total land area of project is 12,140.60 sqm., and built-up area of the proposed project is 44,700.25 sqm, as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation/clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

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

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

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

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

Copy To

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Kranti Vadhera (Director)
 - b) Mobile No. : 7084000021
 - c) Email Id : krantivadhera@malhotragroup.co.in
 - d) Email ID of Env. Consultant : md@ecoparyavaran.org
4. The Deputy Commissioner, Ludhiana.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi.
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001.
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Additional / Amended Conditions

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

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

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

S. No	EC Conditions
	Competent Authority and in consonance of the project proposal for which this environment clearance is being granted

2. Air Quality Monitoring And Preservation

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

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

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water
3.2	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation
3.7	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment

S. No	EC Conditions																					
	facility for drinking water shall be provided, if required																					
3.8	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports																					
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users																					
3.10	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface																					
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc																					
3.12	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises																					
3.13	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction																					
3.14	<p>The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:</p> <table border="1" data-bbox="331 1512 1471 2038"> <thead> <tr> <th data-bbox="331 1512 422 1541">Sr. No</th> <th data-bbox="422 1512 1236 1541">Nature of the Stream</th> <th data-bbox="1236 1512 1471 1541">Color code</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 1552 359 1581">a)</td> <td data-bbox="422 1552 1236 1581">Fresh water</td> <td data-bbox="1236 1552 1471 1581">Blue</td> </tr> <tr> <td data-bbox="331 1592 359 1621">b)</td> <td data-bbox="422 1592 1236 1621">Untreated wastewater from Toilets/ urinal and from Kitchen</td> <td data-bbox="1236 1592 1471 1621">Black</td> </tr> <tr> <td data-bbox="331 1632 359 1662">c)</td> <td data-bbox="422 1632 1236 1697">Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing</td> <td data-bbox="1236 1632 1471 1697">Grey</td> </tr> <tr> <td data-bbox="331 1709 359 1738">d)</td> <td data-bbox="422 1709 1236 1886">Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.</td> <td data-bbox="1236 1709 1471 1886">White</td> </tr> <tr> <td data-bbox="331 1897 359 1926">e)</td> <td data-bbox="422 1897 1236 1962">Treated wastewater (for reuse only for plantation purposes) from the STP treating black water</td> <td data-bbox="1236 1897 1471 1962">Green</td> </tr> <tr> <td data-bbox="331 1973 359 2002">f)</td> <td data-bbox="422 1973 1236 2038">Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater</td> <td data-bbox="1236 1973 1471 2038">Green with strips</td> </tr> </tbody> </table>	Sr. No	Nature of the Stream	Color code	a)	Fresh water	Blue	b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black	c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey	d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White	e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green	f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
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S. No	EC Conditions
	g) Stormwater Orange
3.15	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices
3.16	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority
3.17	All recharge should be limited to shallow aquifers
3.18	No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site
3.19	Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering
3.20	The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain
3.22	No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC
5.2	Outdoor and common area lighting shall be LED
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications
5.4	Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning
5.5	Solar, wind, or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid waste (MSW), indicating the

S. No	EC Conditions
	existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained
6.2	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste
6.3	Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers
6.7	Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board
6.8	Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials
6.9	Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction
6.10	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016

7. Green Cover

S. No	EC Conditions
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by

S. No	EC Conditions
	the Forest Department
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines
7.3	The Project Proponent will plant 200 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1 year. The Project Proponent shall plant trees of indigenous species preferably Chukrasia, Dek, Aam, Amaltas, Kachnar, Neem, Gulmohar, Jamun, Arjun, Tun of minimum 6 ft. height by maintaining optimum distance from plant to plant
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area
7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) best practices

S. No	EC Conditions
	<p>guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with the following criteria.</p> <p>a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulations.</p>
8.2	<p>Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours</p>
8.3	<p>A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments</p>
8.4	<p>Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized</p>

9.

S. No	EC Conditions								
9.1	<p>The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report</p>								
9.2	<p>A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization</p>								
9.3	<p>Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:</p> <p style="text-align: center;">Table1: Environment Management Plan</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 10%;">Sr.</th> <th style="text-align: center; width: 20%;">Capital Cost</th> <th style="text-align: center; width: 20%;">Recurring Cost</th> <th style="text-align: center; width: 20%;">Recurring Cost</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Sr.	Capital Cost	Recurring Cost	Recurring Cost				
Sr.	Capital Cost	Recurring Cost	Recurring Cost						

S. No	EC Conditions			
No.		(in Lakhs)	(in Lakhs per Annum)	(in Lakhs per Annum)
1.	Air & Noise Pollution Control (Provision of 2 anti-smog gun*, Tarpaulin sheets, Wind breaking curtains in an area of 3 acre along periphery)	8	2	2
2.	Water Pollution Control (STP including civil work of 250 KLD capacity based on MBR technology)	100	2	6
3.	Noise Pollution Control	2	1	1
4.	Landscaping (No. of trees: 200 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	7	3	5
5.	Solid Waste Management (2 Composters of 500 kg each)	50	2	4
6.	Rain water Recharging (3 pits)	5	1	2
7.	Energy Conservation (LED lights in common areas, 108 solar panels etc.)	70	1	3
8.	Miscellaneous (Environmental monitoring cost, first aid, sanitation etc.)	10	3	6
		252 Lakhs	15 Lakhs	28 Lakhs
Table 2: Additional Environment Activities				
Sr. No.	Description	Amount (In lakhs)		
1	Deposition of funds under Greening Punjab Mission through concerned DFO	80		
2	Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)	80		
Total		160		
<p>The project proponent shall implement the EMP and AEA Plans as per Table 1 & 2. The implementation of the AEA Plan will be completed within 18 months.</p> <p>The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.</p> <p>The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities</p>				

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks

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

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy
11.2	The project proponent shall comply with the conditions of CLU, if obtained
11.3	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed
11.4	The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt
11.5	The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis
11.6	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA
11.7	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company
11.8	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation
11.9	The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control

S. No	EC Conditions
	Board and the State Government
11.10	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation
11.11	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any
11.12	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports
11.13	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project

12. Specific Conditions

S. No	EC Conditions
12.1	The Project Proponent shall not make the project operational till the outlet of the project sewer is connected with the sewer line of MC/GLADA and till the same is further connected with a fully operational and adequate capacity terminal STP. Further, in case, MC / GLADA fails to provide the sewer connection by the time the project is completed, the Project Proponent shall seek amended approval from SEIAA for alternative arrangements for the disposal of excess treated wastewater before giving any physical possession
12.2	The Project Proponent will outsource the laundry service and will not operate laundry facility within the project
12.3	The project proponent shall obtain NOCs from NHAI /concerned State Authorities /State Forest Department and any other relevant authorities for obtaining access to the project site and will be bound to comply with the conditions prescribed in the said NOCs

Annexure 2

GREATER LUDHIANA AREA DEVELOPMENT AUTHORITY
GLADA Complex, Ferozpur Road, Ludhiana.

From

Chief Administrator,
GLADA, Ludhiana.

To

✓ **M/s. VADHERA APARTMENTS PRIVATE LIMITED,**
Through Sh. Brijesh Walia S/o. Sh. Tara Chand Walia
(Authorized Signatory),
Correspondence Address : 15, Major Shiv Dev Singh Marg,
Civil Lines, District - Ludhiana.

Memo No. : 298

Dated: 16-3-2022

Subject :

Regarding Change of Land Use for Commercial Colony M/s.
VADHERA APARTMENTS PRIVATE LIMITED through Sh.
Brijesh Walia S/o. Sh. Tara Chand Walia (Authorized Signatory),
Village - Ayali Khurd (Hadbast No. 153), Tehsil - Ludhiana (West),
District - Ludhiana.
(Area - 3 Acres)

Reference :

Your Application Dated - 24-02-2022.

2. Your request for Change of Land Use for an area measuring 24 Kanal - 0 Marla (3 Acres) located at Village - Ayali Khurd (Hadbast No. 153), Tehsil - Ludhiana (West), District - Ludhiana has been considered in this office. The site falls in Mix Land Use along Road Front Zone as per Notified Master Plan Ludhiana (2007-2031). The permission for Change of Land Use for Commercial Colony is granted as per Govt. Notification No. 18/30/09/5Hg2/1504 dated 06-12-2021.

The detail of above mentioned area as verified by Tehsildar, Ludhiana (West), vide letter no : Nil, dated 08-09-2021 is given as below:-

Sr. No.	Khewat Number / Khatoni Number	Khasra Number	Area as per Jamabandi (2014-2015) (Kanal - Marla)	Area as per application for Change of Land Use (Kanal - Marla)	Area Under Change of Land Use
1	27/33	4//10/2/1	3 - 4	0 - 14	Net Area for CLU = 3 Acres (Standard)
		5//5/3	2 - 10	2 - 10	
		6/1	4 - 19	4 - 19	
		Kitte - 3	10 - 13	8 - 3	
2	28/34	4//10/2/2	0 - 9	0 - 2	
		11/1/1	1 - 10	0 - 0.59	
		5//7/2	2 - 14	2 - 14	
		14/1	1 - 19	0 - 4.5	
		15/1	4 - 0	0 - 7.91	
Kitte - 5	10 - 12	3 - 9			
3	30/36	1//24	0 - 1	0 - 1	
		5//4	5 - 7	5 - 7	
		5/1	1 - 1	1 - 1	
		6/3	2 - 6	2 - 6	
		7/1	2 - 9	2 - 9	
Kitte - 5	11 - 4	11 - 4			
4	31/37	5//5/2	0 - 10	0 - 10	
		6/2	0 - 14	0 - 14	
		Kitte - 2	1 - 4	1 - 4	
Total Area		Kitte - 15	35 K - 13 M	24 K - 0 M	3 Acres

The permission for Change of Land Use is hereby granted on the following terms and conditions:-

- i. The Change of Land Use shall be in the hands M/s. **VADHERA APARTMENTS PRIVATE LIMITED**, situated at **Village – Ayali Khurd (Hadbast No. 153), Tehsil - West, District - Ludhiana** and applicant shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department, Punjab from time to time.
- ii. **The Site under consideration abuts on Ludhiana-Hambran Road, Which is proposed to be widened to 150'-0'' as per the proposals of Notified Master Plan, Ludhiana. The Promoter shall leave 31'-0'' wide strip of land for road widening from his own land (free of cost) & this area shall be part of public road as per undertaking submitted by Promoter in this office. The Promoter is also bound to maintain 5 meters no construction zone along the access road to the site as per undertaking submitted.**
- iii. CLU has been issued for jointly owned land which has not been partitioned and the Government will not be liable for any dispute/litigation between the applicant and other co-owners of consequent issues arising with other person(s).
- iv. Applicant shall not sale/allot any plot/site without getting license under the provisions of PAPR Act 1995.
- v. Applicant shall be bound to abide by all the provision of "The Punjab Apartment & Property Regulation Act 1995".
- vi. As per Notification No.16-Leg./2015 dated 22.04.2015 any permission granted shall remain in force accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall laps after a period of two years from the date of notification of such change in the Master Plan.
- vii. Applicant shall obtain any other permission required under any other Act at his own level.
- viii. The promoter shall be responsible for any litigation, if any, regarding land ownership/owners or any other aspect in any court of law.
- ix. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU doesn't in any manner grant or effect ownership right of this land, which have to be determined by Competent Authority. The applicant in whose hand this Change of Land Use lies shall be bound by the decision of such competent authority.
- x. As per Memo No. PUDA/CA/2013/1713-16, dated 27.02.2013 restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the District and subject to the guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
- xi. The applicant shall take permission/NOC from forest department if required before the approval of building plan. If Promoter didn't get the requisite N.O.C. in future, The Promoter would not get any Compensation/Claim in this regard.
- xii. The issue of ownership of land is independent and exclusive of permission of C.L.U. Therefore, this permission of CLU doesn't in any manner grant or effect ownership right of this land, which has to be determined by Competent Authority. The applicant in whose hand this C.L.U. lies shall be bound by the decision of such Competent Authority.
- xiii. The promoter shall not undertake any development work at site until license under PAPR Act is issued by the Competent Authority.
- xiv. **Layout/Zoning plan/Building Plan of the project shall be got approved from the Competent Authority before starting any construction at the concerned site.**

- xvi. The promoter shall obtain NOC from PPCB under the Water Prevention and Control of Pollution Act, 1974, Municipal Solid Waste Management and Handling Rules, 2016 or any other relevant Act before undertaking any development at site.
- xvii. The promoter shall not make any construction under L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.
- xviii. The promoter shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- xix. The promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain / storm water of the surrounding area.
- xx. The applicant shall make provisions of rain water harvesting within the project area at its own cost.
- xxi. The promoter shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Govt. at his own level.
- xxii. The premises/area for which C.L.U. is granted shall not be sub divided or used for any other purpose other than specified above.
- xxiii. The promoter shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from Competent Authority.
- xxiv. The promoter shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Notified Master Plan Ludhiana (2007-2031).
- xxv. The promoter shall develop the site as per the provisions of Notified Master Plan, Ludhiana (2007-2031).
- xxvi. **Applicant shall be liable to pay the difference of the CLU or any other charges, if any, found due against him in future at any stage.**
- xxvii. **Not with standing to the above, the CLU permission issued shall stand to be cancelled automatically under the following circumstance:-**
- i) **If any Document/Information/Self declaration/DD submitted by the applicant proves to be false or if applicant is found to have willfully suppressed any information.**
 - ii) **Any breach of the conditions imposed in the permission letter of change of land use.**


Chief Administrator,
GLADA, Ludhiana.

Endst. No.

Dated:

A copy is forwarded to District Town Planner, Ludhiana along with D.D. No. 010069 Dated 24-02-2022 amounting to Rs. 95,28,760/- (Rs. Ninety Five Lakh Twenty Eight Thousand Seven Hundred Sixty only) issued by IDBI BANK as C.L.U. charges for information and necessary action.

.DA/As above

—  —
Chief Administrator,
GLADA, Ludhiana.

Endst.No.

Dated:

A copy is forwarded to Chief Administrator, PUDA, S.A.S. Nagar along with **D.D. No. 010068 dated 24-02-2022 amounting to Rs. 4,76,500/- (Rs. Four Lakh Seventy Six Thousand Five Hundred only)** issued by **IDBI BANK as Social Infrastructure Fund** for information and necessary action. These charges may be checked at your own level and if any difference is found it may be recovered from the applicant at your own level.

DA/As above

— Sd —
**Chief Administrator,
GLADA, Ludhiana.**

Endst. No.

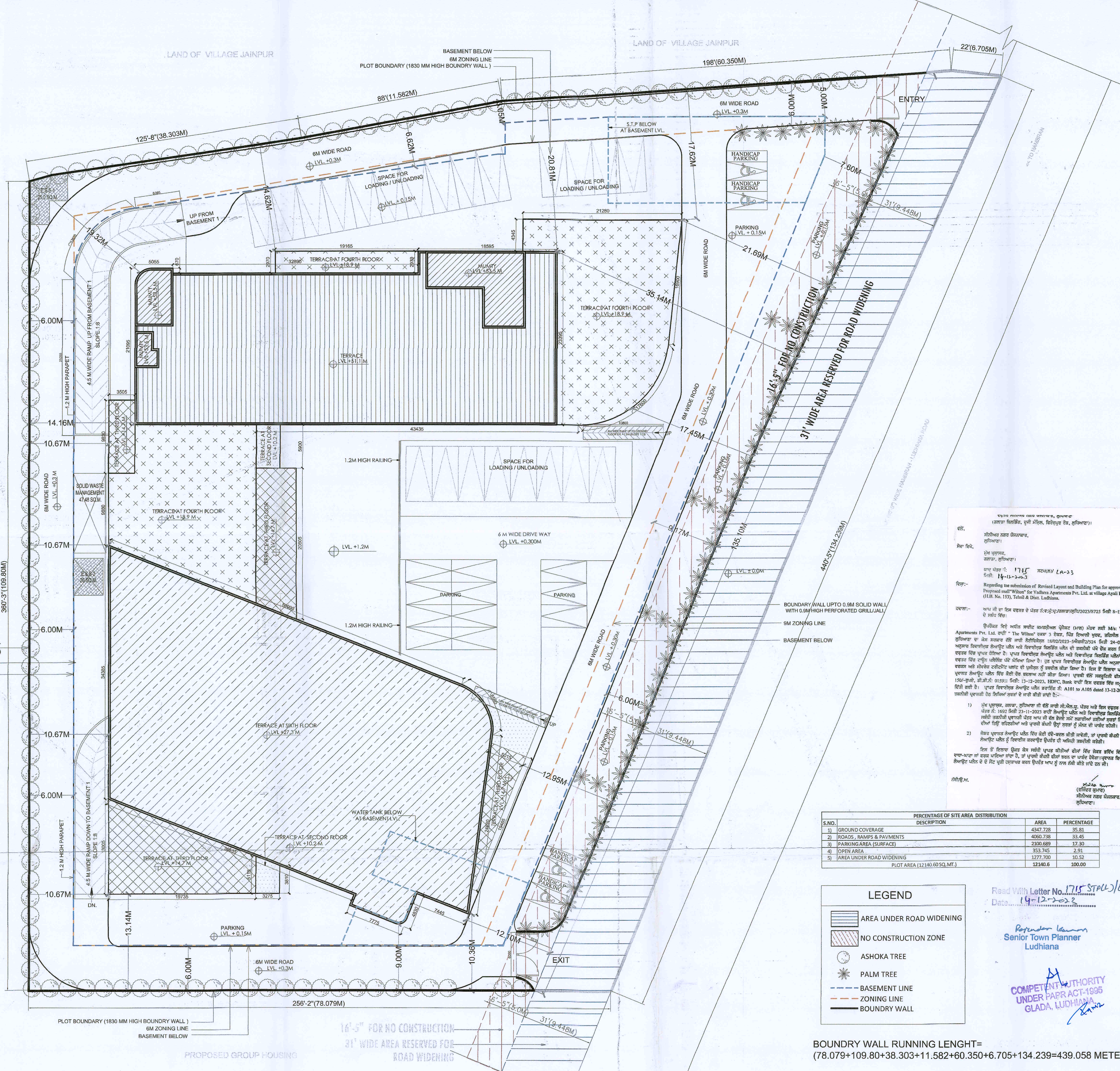
Dated:

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

- 1) A.C.A, GLADA.
- 2) Chief Town Planner, Punjab.
- 3) Chief Town Planner, PUDA.
- 4) Chief Conservator of Forests, Punjab, Chandigarh.
- 5) Chairman, Punjab Pollution Control Board, Patiala.
- 6) Superintending Engineer (Distribution), P.S.P.C.L., Ludhiana.
- 7) S.E./Executive Engineer, P.W.D. (B&R), Ludhiana.
- 8) Senior Town Planner, Ludhiana.
- 9) District Fire Officer, Ludhiana.

— Sd —
**Chief Administrator,
GLADA, Ludhiana.**

HH



PERCENTAGE OF SITE AREA DISTRIBUTION

S.NO.	DESCRIPTION	AREA	PERCENTAGE
1)	GROUND COVERAGE	4347.728	35.81
2)	ROADS, RAMPS & PAVEMENTS	4060.738	33.45
3)	PARKING AREA (SURFACE)	2100.689	17.40
4)	OPEN AREA	353.745	2.91
5)	AREA UNDER ROAD WIDENING	1277.700	10.52
	PLOT AREA (12180.60 SQ.MT.)	12180.60	100.00

LEGEND

- AREA UNDER ROAD WIDENING
- NO CONSTRUCTION ZONE
- ASHOKA TREE
- PALM TREE
- BASEMENT LINE
- ZONING LINE
- BOUNDRY WALL

BOUNDRY WALL RUNNING LENGHT= (78.079+109.80+38.303+11.582+60.350+6.705+134.239+439.058 METERS)

AREA DETAILS			
S.NO.	TOTAL PLOT AREA	SQ.MT.	
1)	TOTAL PLOT AREA	12180.60	
2)	PERMISSIBLE GROUND COVERAGE @45.00%	5481.27	ACHIEVED
2)	PERMISSIBLE FLOOR AREA RATIO (F.A.R.) @1.3	36421.8	27694.95
			F.A.R.-1.2.281

FLOOR AREA RATIO (F.A.R.) ACHIEVED		
S.NO.	BLOCKS	TOTAL F.A.R. AT FLOORS
3)	GROUND FLOOR	4187.65
4)	FIRST FLOOR	3071.68
5)	SECOND FLOOR	3172.78
6)	THIRD FLOOR	3559.82
7)	FOURTH FLOOR	3846.24
8)	FIFTH FLOOR	2201.47
9)	SIXTH FLOOR	1077.367
10)	SEVENTH FLOOR	1077.367
11)	EIGHTH FLOOR	1077.367
12)	NINTH FLOOR	1077.367
13)	TENTH FLOOR	1077.367
14)	ELEVENTH FLOOR	1116.835
15)	TWELVETH FLOOR	1152.258
16)	TERRACE	0.00
	TOTAL	27694.95

NON F.A.R AREA DETAILS		
S.NO.	BLOCKS	TOTAL NON F.A.R. AT FLOORS
1)	BASEMENT 1	8425.073
2)	BASEMENT 2	8425.073
3)	TERRACE	155.150
	TOTAL	17005.296

TOTAL COVERED AREA DETAILS				
S.NO.	BLOCKS	NON F.A.R.	F.A.R.	TOTAL
1)	BASEMENT 1	8425.073	0.000	8425.073
2)	BASEMENT 2	8425.073	0.000	8425.073
3)	GROUND FLOOR	0.000	4187.646	4187.646
4)	FIRST FLOOR	0.000	3071.676	3071.676
5)	SECOND FLOOR	0.000	3172.777	3172.777
6)	THIRD FLOOR	0.000	3559.815	3559.815
7)	FOURTH FLOOR	0.000	3846.244	3846.244
8)	FIFTH FLOOR	0.000	2201.469	2201.469
9)	SIXTH FLOOR	0.000	1077.367	1077.367
10)	SEVENTH FLOOR	0.000	1077.367	1077.367
11)	EIGHTH FLOOR	0.000	1077.367	1077.367
12)	NINTH FLOOR	0.000	1077.367	1077.367
13)	TENTH FLOOR	0.000	1077.367	1077.367
14)	ELEVENTH FLOOR	0.000	1116.835	1116.835
15)	TWELVETH FLOOR	0.000	1152.258	1152.258
16)	TERRACE	155.150	0.000	155.150
	SUB TOTAL	17005.296	27694.951	44700.247

TOTAL CONSTRUCTION AREA OF 'ALL FLOORS + BASEMENT 1+BASEMENT 2'			
TOTAL TREES REQUIRED (TOTAL COVERED AREA / 225) =	REQUIRED =	PROVIDED =	TREES
44700.247/225 =	198.668	200	TREES

OPEN AREA PARKING CALCULATIONS					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	P1	(a+b/2 x h) [31.510+28.715]/2x7.145	7.145	1	215.153
2	P2	1/2 X 3.810 X 9.575	9.575	1	18.145
3	P3	(a+b/2 x h) [5.58+2.840]/2x7.770	7.770	1	34.150
4	P4	(a+b/2 x h) [7.670+5.370]/2x5.755	5.755	1	37.650
5	P5	70.345	5.955	1	418.904
6	P6	42.550	5.955	1	253.385
7	P7	(a+b/2 x h) [40.20+29.410]/2x4.6	4.6	1	159.640
8	P8	1/2 X 10.35x3.130	3.130	1	119.866
9	P9	(a+b/2 x h) [2.75+3.885]/2x16.570	16.570	1	54.970
10	P10	1/2 X 7.25x35.885	35.885	1	130.083
11	P11	11.945	2.97	1	35.477
12	P12	1.735	8.92	1	15.476
13	P13	(a+b/2 x h) [31.190+23.615]/2x19.00	19.00	1	520.647
14	P14	1/2 X 8.410x21.045	21.045	1	92.215
	TOTAL				2105.782

DEDUCTION					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1				1	5.092
2		2.46	2.07	1	5.092
	TOTAL AREA ACHIEVED (ADDITION-DUCTION)				2100.689
	TOTAL ECS ACHIEVED UNDER OPEN PARKING @235Q.M. FOR 1ECS.				91.334

PARKING DETAILS			
S.No	DESCRIPTION	AREA	REMARKS
1)	ECS REQ. UNDER COMMERCIAL (RETAIL) AT GROUND FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	83.741	ECS
2)	ECS REQ. UNDER COMMERCIAL (RETAIL) AT FIRST FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	61.434	ECS
3)	ECS REQ. UNDER COMMERCIAL (RETAIL) AT SECOND FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	64.456	ECS
4)	ECS REQ. UNDER HOTEL AT FOURTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	71.106	ECS
5)	ECS REQ. UNDER COMMERCIAL (MULTIPLEX) AT FOURTH FLOOR @3ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	45.246	ECS
6)	ECS REQ. UNDER HOTEL AT FIFTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	1112.790	ECS
7)	ECS REQ. UNDER COMMERCIAL (MULTIPLEX) AT FIFTH FLOOR @3ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	22.256	ECS
8)	ECS REQ. UNDER HOTEL AT SIXTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	1088.679	ECS
9)	ECS REQ. UNDER HOTEL AT SEVENTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	21.547	ECS
10)	ECS REQ. UNDER HOTEL AT EIGHTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	21.547	ECS
11)	ECS REQ. UNDER HOTEL AT NINTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	21.547	ECS
12)	ECS REQ. UNDER HOTEL AT TENTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	21.547	ECS
13)	ECS REQ. UNDER HOTEL AT ELEVENTH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	22.337	ECS
14)	ECS REQ. UNDER HOTEL AT TWELVETH FLOOR @2ECS PER 100 SQ.MT. OF TOTAL FAR @235Q.M. FOR 1ECS.	23.045	ECS
	TOTAL ECS REQUIRED	580.625	ECS
	TOTAL ECS ACHIEVED UNDER OPEN PARKING @235Q.M. FOR 1ECS.	91.334	ECS
	TOTAL ECS ACHIEVED UNDER BASEMENT 1+BASEMENT 2 PARKING @32 SQ.M. FOR 1ECS.	209.489	ECS
	TOTAL ECS ACHIEVED UNDER (BASEMENT 1+BASEMENT 2) PARKING @32 SQ.M. FOR 1ECS. + MECHANICAL PARKING @16 SQ.M. FOR 1ECS.	280.967	ECS
	TOTAL PARKING ACHIEVED = (ECS. AT OPEN PARKING+ECS. AT BASEMENT 1+ECS. AT BASEMENT 2) = (91.334+ 209.489+280.967)	581.790	ECS

TRUCK SPACE OF LOADING AND UNLOADING ACTIVITIES SPACE DETAILS	
3.50X7.50M. SHALL BE PROVIDED FOR LOADING AND UNLOADING ACTIVITIES, FOR EACH 1000 SQ.M. OF FLOOR AREA.	=2769.951/1000
3.50X7.50M-26.25 SQ.M. FOR SPARKING OF LOADING AND UNLOADING ACTIVITIES AREA REQUIRED FOR LOADING AND UNLOADING ACTIVITIES. (26.25X27.69)	726.862
AREA ACHIEVED UNDER LOADING AND UNLOADING ACTIVITIES (111.24+34.4)	768.96 SQ.MT.

NOTE:-

- For mechanical ventilation the building shall be as per the provision of the National Building Code of India, 2016, as amended time to time.
- The building shall be provided with Sprinklers, Smoke Detectors, Fire Suppression System, 2Hrs fire rated doors and all necessary provisions and equipments as per the National Building Code of India, 2016, as amended time to time.
- All staircase railing shall be 1.0m high.
- Automatic Drainage system shall be installed as per provision of N.B.C. 2016, to drain out the rain water from basements.
- All Walls (ACC Block, RCC, Brick walls) 100mm, 200mm thick and 2Hrs fire rated as per requirement of NBC for class-1 construction.
- All Fire fighting shafts shall be pressurized with 24 hrs power backup. (As NBC Chapter -4)
- HVAC - The building shall be equipped with HVAC System with 24Hrs. power backup.
- Fire Tender Passage with Structure provision upto 45TN loading.

Equivalent car space.

Handwritten notes: "16'-5\"/>

VADHERA APPARTMENT PVT. LTD.
15- MAJOR SHV-DEV SINGH MARG CIVIL LINES. LUDHIANA- PUNJAB

CLIENT'S SIGNATURE: *[Signature]*

ARCHITECT: DNA STUDIO
B-14 GROUND FLOOR KALKAJI NEW DELHI-110019
E-MAIL: dna.studio@gmail.com

ARCHITECT'S SIGNATURE: *[Signature]*

Project Name: PROPOSED MALL FOR VADHERA APPARTMENT PVT. LTD. AT VILLAGE AYAL KHURD, HADHARST NO. 153 TENSIL & DISTRICT LUDHIANA

Drawing Name: SITE PLAN

Scale	Date	Stage	Contract
xx	xx	xx	xx
xx	xx	xx	xx

DRIVING NUMBER: A-101

ਦਫ਼ਤਰ ਸਾਹਿਬਾਨ ਕਲਰ ਯਥਾਕਾਥਾ, ਲੁਧਿਆਣਾ
(ਕਲਾਤਾ ਡਿਵੀਜ਼ਿਓਨ, ਦੂਜੀ ਮੰਜ਼ਿਲ, ਫਿਰੋਜ਼ਪੁਰ ਰੋਡ, ਲੁਧਿਆਣਾ)।

ਵੱਲੋਂ,

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਲੁਧਿਆਣਾ।

ਸੇਵਾ ਵਿਖੇ,

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਕਲਾਤਾ, ਲੁਧਿਆਣਾ।

ਫਾਇਲ ਨੰ: 1715 ਸਟਪ(ਲ) LA-23
ਮਿਤੀ: 14-12-2023

ਵਿਸ਼ਾ:-

Regarding the submission of Revised Layout and Building Plan for approvals of Proposed mall "Wilton" for Vadhera Apartments Pvt. Ltd. at village Ayali Khurd, (H.B. No. 153), Tehsil & Distt. Ludhiana.

ਹਵਾਲਾ:-


ਅਸੀਂ ਜੀ ਤਾਂ ਇਸ ਦਫ਼ਤਰ ਦੇ ਪੱਤਰ ਨੰ. ਵ. ਮੁ. ਪ੍ਰ. 1692/2023 ਮਿਤੀ 8-12-2023 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਸਾਈਟ ਕਮਰਸ਼ੀਅਲ ਪ੍ਰੋਜੈਕਟ (ਮਾਲ) ਮੰਡਵ ਲਈ M/s: Vadhera Apartments Pvt. Ltd. ਵਾਹੀਂ "The Wilton" ਚਲਾ 3 ਏਕੜ, ਪਿੰਡ ਦਿਆਲੀ ਮੁਰਦ, ਤਹਿਸੀਲ ਤੇ ਜ਼ਿਲ੍ਹਾ ਲੁਧਿਆਣਾ ਦਾ ਕੇਸ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ 1802/2023-5ਐਚਜੀ/524 ਮਿਤੀ 24-03-2023 ਅਨੁਸਾਰ ਰਿਵਾਈਜ਼ਡ ਲੇਆਊਟ ਪਲੈਨ ਅਤੇ ਰਿਵਾਈਜ਼ਡ ਬਿਲਡਿੰਗ ਪਲੈਨ ਦੀ ਡਕਨੋਸ਼ੀ ਪੱਖੋਂ ਚੌਕ ਕਰਨ ਉੱਤੇ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ। ਪ੍ਰਾਪਤ ਰਿਵਾਈਜ਼ਡ ਲੇਆਊਟ ਪਲੈਨ ਅਤੇ ਰਿਵਾਈਜ਼ਡ ਬਿਲਡਿੰਗ ਪਲੈਨ ਨੂੰ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਟਾਊਨ ਪਲੈਨਿੰਗ ਖੱਬੇ ਖੋਲਿਆ ਗਿਆ ਹੈ। ਹੁਣ ਵਾਪਸ ਰਿਵਾਈਜ਼ਡ ਲੇਆਊਟ ਪਲੈਨ ਅਨੁਸਾਰ ਵਾਟਰ ਵਰਕਸ ਅਤੇ ਸੀਵਰੇਜ ਟਰੀਟਮੈਂਟ ਪਲੈਨ ਦੀ ਪੁਸ਼ੇਸ਼ਨ ਨੂੰ ਕਮਲੇਤ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਪਹਿਲਾਂ ਹੋ ਪ੍ਰਵਾਨਗ ਲੇਆਊਟ ਪਲੈਨ ਵਿੱਚ ਕੋਈ ਹੋਰ ਬਦਲਾਅ ਨਹੀਂ ਕੀਤਾ ਗਿਆ। ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਸਕਰੂਟਿਨੀ ਫੀਸ ਰਕਮ 150/- ਰੁਪਏ, ਈ.ਐੱਸ. ਨੰ: 015011 ਮਿਤੀ: 13-12-2023, HDFC, Bank ਵਾਹੀਂ ਫੀਸ ਦਫ਼ਤਰ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਹੈ। ਪ੍ਰਾਪਤ ਰਿਵਾਈਜ਼ਡ ਲੇਆਊਟ ਪਲੈਨ ਡਰਾਈਂਗ ਨੰ: A101 to A105 dated 13-12-2023 ਦੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਲਿਖਿਆਂ ਸੂਚਨਾ ਦੇ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ:-

- 1) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਕਲਾਤਾ, ਲੁਧਿਆਣਾ ਜੀ ਵੱਲੋਂ ਜਾਰੀ ਸੰ. ਐਲ. ਸੂ. ਪੱਤਰ ਅਤੇ ਇਸ ਦਫ਼ਤਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 1692 ਮਿਤੀ 23-11-2023 ਵਾਹੀਂ ਲੇਆਊਟ ਪਲੈਨ ਅਤੇ ਰਿਵਾਈਜ਼ਡ ਬਿਲਡਿੰਗ ਪਲੈਨ ਸਬੰਧੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਪੱਤਰ ਆਪ ਜੀ ਵੱਲ ਭੇਜਦੇ ਸਮੇਂ ਲਗਾਈਆਂ ਗਈਆਂ ਸੂਚਨਾ ਵਿੱਚ ਦਿੱਤੀਆਂ ਹਿੱਠੀ ਰਹਿਣਗੀਆਂ ਅਤੇ ਪ੍ਰਾਰਥੀ ਸ਼ੇਖੀ ਉਨ੍ਹਾਂ ਸੂਚਨਾ ਨੂੰ ਮੰਨਣ ਦੀ ਪਾਬੰਦ ਹੋਗੀ।
- 2) ਜੇਕਰ ਪ੍ਰਵਾਨਗ ਲੇਆਊਟ ਪਲੈਨ ਵਿੱਚ ਕੋਈ ਚੌਢੇ-ਬਦਲ ਕੀਤੀ ਜਾਵੇਗੀ, ਤਾਂ ਪ੍ਰਾਰਥੀ ਕੰਪਨੀ ਲੇਆਊਟ ਪਲੈਨ ਨੂੰ ਰਿਵਾਈਜ਼ ਕਰਵਾਉਣ ਉਪਰੰਤ ਪੀ ਅਜਿਹੀ ਤਬਦੀਲੀ ਕਰੇਗੀ।

ਇਸ ਤੋਂ ਇਲਾਵਾ ਉਕਤ ਕੇਸ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਕੀਤੀਆਂ ਗਈਆਂ ਵਿੱਚ ਜੇਕਰ ਭਵਿੱਖ ਵਿੱਚ ਕੋਈ ਵਾਧਾ-ਖਾਟਾ ਜਾਂ ਫਰਕ ਪਾਇਆ ਜਾਂਦਾ ਹੈ, ਤਾਂ ਪ੍ਰਾਰਥੀ ਕੰਪਨੀ ਵੀਸਾਂ ਭਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ। ਪ੍ਰਵਾਨਗ ਰਿਵਾਈਜ਼ਡ ਲੇਆਊਟ ਪਲੈਨ ਦੇ ਹੋ ਸਿੱਟੇ ਪ੍ਰਤੀ ਹਵਾਮੁਖ ਕਰਨ ਉਪਰੰਤ ਆਪ ਨੂੰ ਹਾਲ ਲੱਖੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਜੀ।

ਹੱਥੀ/ਉ.ਮ.


 (ਰਜਿਸਟਰ ਕਰਾਰ)
 ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
 ਲੁਧਿਆਣਾ।



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



Office Dispatch No.: **PBIP/PPCB/2024/1626**

Date: **20/09/2024**

To

KRANTI VADHERA
HOUSE NO 186, WARD NO 6, MOHALLA SHEIKHAN , PHILLAUR, JALANDHAR , JALANDHAR 1, JALANDHAR
JALANDHAR, JALANDHAR 1 - 144410

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

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

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

PIN	240725166
Application No.:	2408138990
Date of Issue:	20-Sept-2024
Date of Expiry:	14-Aug-2027
Certificate Type:	Fresh
Certificate No:	CTE/Fresh/PBIP/LDH-III/2024/2408138990

2. Particulars of the Industry:

Name & Designation of the Applicant:	Kranti Vadhera, (Director)
Name of Business Entity	Vadhera Apartments Pvt. Ltd.
Name of the Project/Unit:	The Wilton
Address of Project/Unit:	Hadbast No. 153, Village Ayali Khurd, Tehsil and District Ludhiana , Ludhiana-West , Ludhiana
Capital Investment of the Industry(in lakhs):	15014.5
Category of Industry:	Red
Type of Industry:	1063 - Building and Construction projects irrespective of built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Large - > Rs. 50 Crore
Office District:	Ludhiana-III
Consent Fee Details:	Rs. 432500/- vide R. No. 523419695 dated 14.08.2024
Raw Materials (Name with quantity per day):	Building and Construction Project

Products (Name with quantity per day):	Commercial Project in an area of 03 acres with built-up area of 44,700.25 sq.m. (46 Shops, 02 Departmental Anchor store, 01 Electronic Anchor store, 04 Restaurants, 01 Food Court, 03 Gaming Zones, 02 Auditorium having 224 seats, 01 Café, 01 Office, 01 All Day Dinning Bar, 01 Lounge Bar, 01 Retail, 01 Gym, 002 Halls, 116 Hotel Rooms, 03 Suit Rooms, 01 Banquet Hall, etc.)
By Products, if any (Name with quantity per day) :	-
Details of the machinery and processes:	As per application form
Details of Effluent Treatment Plant:	Domestic Effluent @ 208 KLD will be treated in the STP of 250 KLD capacity based on MBR Technology followed by UF & RO
Mode of disposal of Effluent:	Domestic Effluent @ 204 KLD - Treated Effluent @ 92 KLD will be re-used for flushing and remaining will be discharged into GLADA sewer.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As per effluent standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time
Sources of emissions and type of pollutants:	4 DG sets of capacity 1500 KVA each - SPM/SOx/NOx
Mode of disposal of emissions with stack height:	4 DG sets of capacity 1500 KVA each - stack height as per following formula: $H = h + 0.2 \sqrt{KVA}$ where h = height of the building in meters where the generator set is installed
Quantity of fuel required in TPD:	4 DG sets of capacity 1500 KVA each - HSD Only
Type of Air Pollution Control Devices to be installed:	4 DG sets of capacity 1500 KVA each - With Canopy
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As per emission standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time

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

Endst. No.

Dated:

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

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

-Sd-

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

A. GENERAL CONDITIONS

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

Specifications of the port-holes shall be as under:

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

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

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

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

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

(i) Stack height for boiler plants

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

7	More than 25 ton/hr to 30 ton/hr	27 meters
8	More than 30 ton/hr	30 meters or using the formula $H = 14 Qg^{0.3}$ 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 provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.

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

(i) Once in Year for Small Scale Industries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. SPECIAL CONDITIONS

1. This CTE has been issued for development of commercial project in an area of 03 acres with built-up area of 44,700.25 square meters in the revenue estate village Ayali Khurd, Tehsil Ludhiana West, District Ludhiana (PB) for which CLU had been granted by the Chief Administrator, GLADA, Ludhiana vide memo no. 298 dated 16.03.2022 for commercial colony falling under the following Khasra Nos mentioned therein, only.
2. The project proponent shall not provide any occupancy without obtaining consent to operate from the Board under Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.
3. The project proponent shall comply with conditions imposed by SEIAA under the EIA notification 14.09.2006 vide file no. 2024/EC/F/167 and EC no. EC24C3802PB5781617N dated 09.08.2024.
4. The project proponent will intimate the status regarding sewer line provided by GLADA passing through their premises which is further connected to sewage system laid by Municipal Corporation, Ludhiana and ultimately leads to sewage treatment plant installed at Balloke within a period of one year to the Regional Office. In case of non-providing of sewer line by GLADA then the project proponent will submit an alternate proposal regarding the re-utilization of treated effluent within the premises before occupation.
5. The Project Proponent shall not make the project operational till the outlet of the project sewer is connected with the sewer line of MC/GLADA and till the same is further connected with a fully operational and adequate capacity terminal STP. Further, in case, MC / GLADA fails to provide the sewer connection by the time the project is completed, the Project Proponent shall seek amended CTE/NOC from the Board for alternative arrangements for the disposal of excess treated wastewater before giving any physical possession.
6. The Project Proponent will comply with all the conditions imposed by Chief Administrator, GLADA, Ludhiana in CLU issued vide memo no. 298 dated 16.03.2022 for commercial colony.
7. The project proponent shall comply with the bye laws/ zoning guidelines, as prescribed by the Department of Town & Country Planning, Punjab / GLADA.
8. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 92 KLD, treated effluent @ 90-0-90 KLD shall be utilized for HVAC cooling makeup during the Summer-Winter-Monsoon seasons respectively and the remaining treated effluent @ 22-97-22 KLD shall be discharged into MC sewer during the Summer-Winter-Monsoon.
9. In case, the permission for discharge of effluent into the sewer line of MC/ GLADA sewer and or its disposal to the terminal STP of the concerned authority is denied or not allowed by the concerned authority/ respective department at any stage; then this Consent to Operate shall be deemed cancelled and the Board shall not be responsible for any financial liability arising due to cancellation of this CTE (NOC). In such case, the project proponent shall re-apply for CTE/NOC from pollution angle alongwith concrete proof for alternative disposal of effluent like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.
10. The project proponent shall provide mask to every worker working on the construction site and involved in loading/ unloading and carrying of construction material and construction debris.
11. The project proponent shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.
12. The project proponent shall make use of alternatives of single use plastics (SUP) within its premises and will not use any SUP items banned in accordance with MoEF&CC notification no. G.S.R. 571(E) dated 12.08.2021.
13. The project proponent shall comply with the provisions of the Solid Waste Management Rules, 2016 and shall carry out onsite treatment of biodegradable solid waste, as per the provisions of the Solid Waste Management Rules, 2016.
14. The project proponent shall place adequate no of bins outside its premises from where the Municipal Solid Waste shall be got lifted.

15. The project proponent shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing on-site facility to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner. The project proponent shall install 2 Mechanical Composter of capacity 500 Kg/day of each for treatment of wet biodegradable solid waste.
16. The project proponent shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.
17. The project proponent shall obtain permission from PWRDA for abstraction of groundwater and shall comply with the guidelines issued by it from time to time.
18. The promoter company shall comply with the provisions of the Construction and Demolition Management Rules, 2016.
19. The project proponent shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disburse in the air in any form.
20. The project proponent shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.
21. The project proponent shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.
22. The project proponent shall obtain permission(s) from all the concerned department(s), as required.
23. The CTE/NOC to establish has been granted based on the site plan submitted by the project proponent and if in case, there is any change in the site plan in future, the NOC shall be revoked automatically.
24. This NOC is being issued to the project proponent based upon the undertakings/documents/ information submitted by it alongwith the online application form. The Board would be at liberty to take penal action against the industry/project proponent and its responsible/ concerned person(s) in case information/document is detected as incorrect/false/misleading at any point of time.

- SD -

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



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

PERMISSION FOR EXTRACTION OF GROUNDWATER

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

Unit ID	Permission Number	Date of Grant of Permission	Valid up to
20240200218	GW/PWRDA/09/2024/L2/301	06-Sep-2024	05-Sep-2027

1	Name of Unit	"The Wilton" by M/s Vadhera Apartments Private Limited	
2	Activity of Unit	Commercial	
3	Address/Location of Unit	Village Ayali Khurd, Ludhiana East	
		Ayali Khurd (153)	PIN: 142027
4	Assessment Area(Block)	LUDHIANA-1	Status: ORANGE
5	District	LUDHIANA	
6	Head Office Address	Village Ayali Khurd	
		LUDHIANA, PUNJAB	PIN: 142027
	Email	sehaj.sikka@malhotragroup.co.in	
	Phone/Mobile No.	7084000021	
7	Project Status	New : 26-07-2024	
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted
		0	1
9	Volume of Ground Water Permitted to be Extracted (m3/month)	Fresh	Brackish/Saline
		6240	0

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

Digitally signed by MANDEEP SINGH CHEEMA
Reason: Approval
Location: Chandigarh
Date: 06-09-2024 16:40:49 PM

Designation : A.O.L-2

Terms and Conditions

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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

M/s Vadhera Apartments Pvt Ltd

Date: 21-02-2024

215- Rani Jhansi Road,
Ludhiana near Khalsa college
Ludhiana Punjab 141001

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	LUDH/NORTH/B/021324/916606
Applicant Name*	M/s Vadhera Apartments Pvt Ltd
Site Address*	The Wilton ,commercial project situated at Ayali Khurd (Hadbast no-153), khewat no/khatoni no 27/33(khasra no 4//10/2/1, 5//5/3, 6/1),,28/34(khasra no 4//10/2/2, 11/1/1,5//7/2, 14/1, 15/1),30/36 (khasra no 1//24, 5//4, 5/1, 6/3, 7/1), 31/37(khasra no. 5//5/2, 6/2) Hambran Road
Site Coordinates*	30 55 27.79N 75 45 23.14E, 30 55 27.98N 75 45 23.19E, 30 55 26.72N 75 45 23.33E, 30 55 25.07N 75 45 23.63E, 30 55 23.90N 75 45 23.86E, 30 55 23.82N 75 45 25.91E, 30 55 26.99N 75 45 25.99E, 30 55 23.74N 75 45 27.97E, 30 55 25.13N 75 45 27.98E, 30 55 26.27N 75 45 27.98E
Site Elevation in mtrs AMSL as submitted by Applicant*	244.1 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 19947 mts from ARP and lies in the grid H2 of the published CCZM of Ludhiana airport. The Permitted top elevation for this grid is 394 mts.

Since the requested top elevation 297.6 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, this assessment shall be treated as null and void

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.

d. The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft(Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

f. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

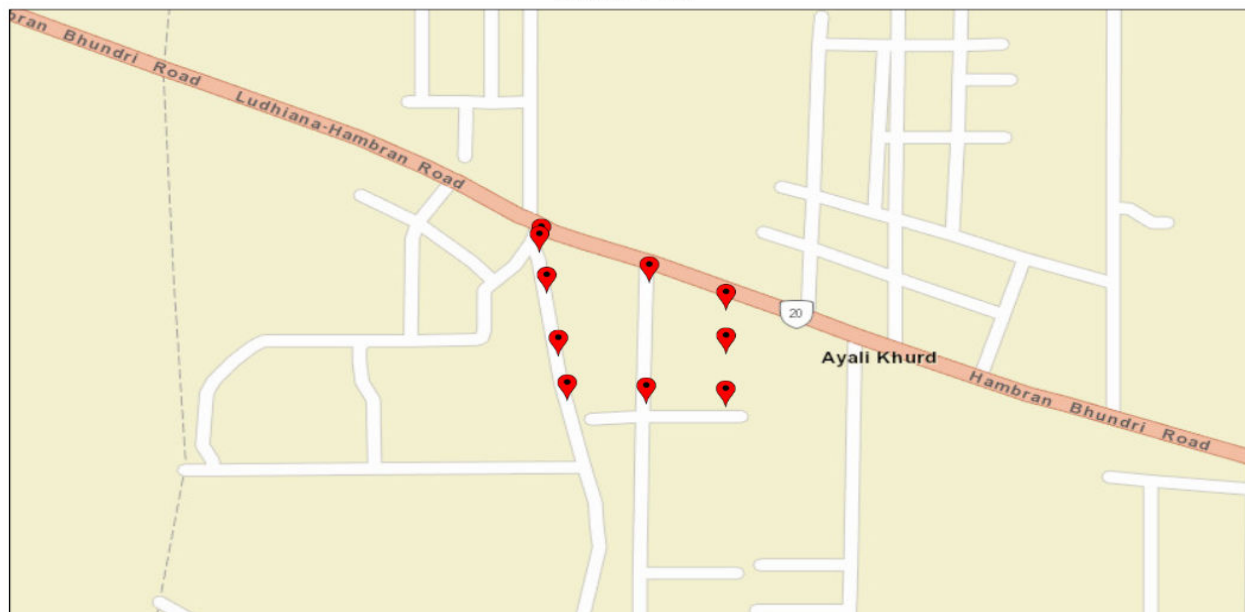
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Address: General Manager Airports
Authority of India, Regional
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Operational Offices, Gurgaon
Road, New Delhi-110037

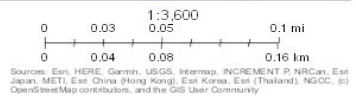
Email ID: noc_nr@aai.aero

Contact No: 011-25653551

Street View



February 13, 2024

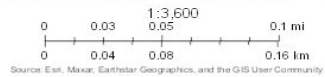


AAI

Satellite View



February 13, 2024



AAI



ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ, ਉਸਾਰੀ ਮੰਡਲ ਨੰ.1,
ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ (ਭਵਨ ਤੇ ਮਾਰਗ) ਸ਼ਾਖਾ, ਲੁਧਿਆਣਾ
ਟੈਲੀਫੋਨ ਤੇ ਫੈਕਸ ਨੰ.0161-4674025 ਈਮੇਲ eeed1ldnpbpwd@gmail.com

ਸੇਵਾ ਵਿਖੇ,

M/s Kranti Vadhera,
M/s Vadhera Apartments Pvt. Ltd,(Project Name The Wilton)
Village Ayali Khurd, Tehsil Ludhiana West,
Distt. Ludhiana

ਨੰ. 617 ਮਿਤੀ. 10/7/23

ਵਿਸ਼ਾ:-

Provisional Access Permission for Proposed Commercial Property of M/s Vadhera Apartments Pvt. Ltd (project Name Wilton) at Village Ayali Khurd Tehsil Ludhiana West & District Ludhiana (PB), abutting on the boundary of PWD Humbran Road at RDKM 8.227 (L.H.S.) Bearing Khasra No.4/10/2/1/1,5/5/3, 6/1,7/2,14/1,15/1,4,5/1,6/3,7/1,5/2,6/2, 4/10/2/2, 11/1,1/24.

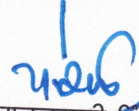
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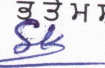

ਆਪ ਦਾ ਪੱਤਰ ਮਿਤੀ 30.05.2023 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਦਫਤਰ ਦੇ ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ, ਉਸਾਰੀ ਉਪ ਮੰਡਲ ਨੰ.3, ਲੁਧਿਆਣਾ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ: 118 ਮਿਤੀ 23.06.2023 ਕੀਤੀ ਸਿਫਾਰਸ਼ ਅਨੁਸਾਰ M/s Vadhera Apartments Pvt. Ltd (project Name The Wilton) at Village Ayali Khurd Tehsil Ludhiana West & District Ludhiana (PB), abutting on the boundary of PWD Humbran Road at RDKM 8.227 ਨੂੰ Commercial ਕਲੋਨੀ ਦੇ ਰਸਤੇ ਲਈ ਪ੍ਰੋਵੀਜ਼ਨਲ Access Permission ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

1. ਭਾਰਤ ਸਰਕਾਰ/ਪੰਜਾਬ ਸਰਕਾਰ/ਆਈ.ਆਰ.ਸੀ. ਵੱਲੋਂ ਵਰਤਮਾਨ ਅਤੇ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਲਈ ਏਜੰਸੀ ਪਾਬੰਦ ਹੋਵੇਗੀ।
2. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਮਹਿਕਮਾ ਪੀ.ਡਬਲਯੂ.ਡੀ. ਦੀ ਬਾਉਂਡਰੀ ਅੰਦਰ ਕੋਈ ਉਸਾਰੀ ਨਹੀਂ ਕਰੇਗਾ।
3. ਪਾਣੀ ਦੀ ਡਿਸਪੋਜ਼ਲ ਵਾਸਤੇ ਡਰੇਨ ਦਾ ਪ੍ਰਬੰਧ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕੀਤਾ ਜਾਵੇ, ਤਾਂ ਜੋ ਸੜਕ ਨੂੰ ਕਿਸੇ ਕਿਸਮ ਦਾ ਨੁਕਸਾਨ ਨਾ ਹੋਵੇ।
4. ਉਸਾਰੀ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਅਸੈਸ ਰੋਡ ਦਾ ਲੈਵਲ ਸੜਕ ਤੋਂ ਇਕ ਫੁੱਟ ਨੀਵਾਂ ਰੱਖਿਆ ਜਾਵੇ।
5. ਪ੍ਰਾਰਥੀ ਵਿਭਾਗ/ਸਰਕਾਰ ਦੀਆਂ ਗਾਈਡਲਾਈਨਾਂ ਅਨੁਸਾਰ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਬਣਦੀ ਅਸੈਸ ਫੀਸ /ਲੀਜ ਮਨੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
6. ਸੜਕ ਦੀ ਜਗ੍ਹਾਂ ਵਿੱਚ ਕੋਈ ਪਾਰਕਿੰਗ ਨਾ ਕੀਤੀ ਜਾਵੇ।
7. ਜੇਕਰ ਭਵਿੱਖ ਵਿੱਚ ਇਸ ਮਹਿਕਮੇ ਦੀ ਸਬੰਧਤ ਸੜਕ ਨੂੰ ਚੌੜਾ ਕਰਨਾ ਪਿਆ ਤਾਂ ਪਹਿਲਾਂ ਉਸਾਰੀ ਅਪਰੋਚ ਰੋਡ ਮਾਲਕ ਵੱਲੋਂ ਆਪਣੇ ਪੱਧਰ ਤੇ ਢੁਕਵੀਂ ਜਾਵੇਗੀ ਅਤੇ ਇਸ ਸਬੰਧੀ ਕੋਈ ਕਲੋਨੀ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ।
8. ਇਹ ਪ੍ਰੋਵੀਜ਼ਨਲ Access Permission ਸਿਰਫ ਪੀ.ਡਬਲਯੂ.ਡੀ. ਮਹਿਕਮੇ ਦੀ ਸੜਕ ਤੋਂ ਕਲੋਨੀ ਦੇ ਗੇਟ ਤੱਕ ਜਾ ਰਹੇ ਅਸੈਸ/ਰਸਤੇ ਲਈ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੈ। ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ /ਕੀਤੀ ਜਾਣ ਵਾਲੀ, ਕੱਚੀ ਜਾਂ ਪੱਕੀ ਉਸਾਰੀ (ਬਿਲਡਿੰਗ, ਸੈਡ, ਚਾਰਦੀਵਾਰੀ ਆਦਿ) ਦੀ ਲੇਅ-ਆਉਟ/ਸਟੇਅਬਿਲਟੀ ਸੇਫਟੀ/ਬਿਲਡਿੰਗ ਵਾਈਲਾਜ ਸਬੰਧੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਨਿੱਜੀ ਹੋਵੇਗੀ। ਇਸ ਨਾਲ ਸਬੰਧਤ ਅਗਰ ਸਰਕਾਰ ਦੇ ਕਿਸੇ ਦੂਸਰੇ ਮਹਿਕਮਿਆਂ ਜੰਗਲਾਤ ਵਿਭਾਗ, ਮਿਊਂਸਪਲ ਕਮੇਟੀ ਜਾਂ ਕਿਸ ਹੋਰ ਵਿਭਾਗ ਤੋਂ ਲੇਅ-ਆਉਟ/ਸਟੇਅਬਿਲਟੀ/ਸੇਫਟੀ/ਬਿਲਡਿੰਗ ਵਾਈਲਾਜ/CLU ਆਦਿ ਸਬੰਧੀ ਕੋਈ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਉਸਦੀ ਸਾਰੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ। ਇਹਨਾਂ ਲੋੜੀਂਦੀਆਂ NOC ਤੋਂ ਬਿਨਾਂ ਇਸ ਪ੍ਰੋਵੀਜ਼ਨਲ ਅਸੈਸ ਪਰਮੀਸ਼ਨ ਨੂੰ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।

9. ਕਿਉ ਜੇ ਐਨ.ਓ.ਸੀ. ਪ੍ਰੋਵੀਜਨਲ ਰੂਪ ਵਿੱਚ ਉਸਾਰੀ ਤੋਂ ਪਹਿਲਾਂ ਜਾਰੀ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਲਈ ਉਸਾਰੀ ਤੋਂ ਬਾਅਦ ਚੈਕਿੰਗ ਤੇ ਸਰਕਾਰ ਦੀ ਹਦਾਇਤਾਂ, ਨਿਯਮਾਂ ਆਦਿ ਦੀ ਉਲੰਘਣਾ ਪਾਈ ਗਈ ਤਾਂ ਇਹ ਪ੍ਰੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ. ਰੱਦ ਸਮਝੀ ਜਾਵੇਗੀ।
10. ਰੋਡ ਅਸੈਸ ਲਈ ਉਸਾਰੀ ਜਾਣ ਵਾਲੇ ਰਸਤੇ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਸੜਕ ਦੀ ਟ੍ਰੈਫਿਕ ਨੂੰ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਨਾਲ ਬਾਧਿਤ ਨਾ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਰੋਡ ਸੇਫਟੀ ਦਾ ਪੂਰਾ ਧਿਆਨ ਰੱਖਿਆ ਜਾਵੇ, ਜਿਸ ਦੀ ਸਾਰੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ। ਰੋਡ ਅਸੈਸ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਕੋਈ ਵੀ ਰਾਅ ਮਟੀਰੀਅਲ/ਮਸ਼ੀਨਰੀ ਆਦਿ ਪੱਕੀ ਸੜਕ ਅਤੇ ਬਰਮਾਂ ਤੇ ਸਟਾਕ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
11. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਕਰਵਾਏ ਜਾ ਰਹੇ ਇਸ ਕੰਮ ਦੌਰਾਨ ਜੇਕਰ ਕੋਈ ਮੰਦਭਾਗੀ ਘਟਨਾ ਵਾਪਰਦੀ ਹੈ ਤਾਂ ਉਸਦੀ ਪੂਰੀ ਜਵਾਬਦੇਹੀ/ਵਿੱਤੀ ਭਾਰਪਾਈ ਜਾਂ ਨਿਆਂਪਾਲਿਕਾ ਪ੍ਰਕਿਰਿਆ ਦੁਆਰਾ ਕੋਈ ਫੈਸਲੇ ਦੀ ਭਰਭਾਈ ਦੀ ਨਿਰੇਲ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ।
12. ਇਹ ਐਨ.ਓ.ਸੀ. ਪ੍ਰੋਵੀਜਨਲ ਰੂਪ ਵਿੱਚ ਸਿਰਫ ਸੜਕ ਪੱਖੇ ਦੇਣ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਬਾਕੀ ਮਹਿਕਮਿਆਂ ਨਾਲ ਸਬੰਧਤ ਐਨ.ਓ.ਸੀ. ਲੋੜ ਅਨੁਸਾਰ ਪ੍ਰਾਰਥੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਲੈਣ ਲਈ ਜਿੰਮੇਵਾਰ ਹੈ।
13. ਇਹ ਪ੍ਰੋਵੀਜਨਲ Access Permission ਆਪ ਵੱਲੋਂ ਸਪਲਾਈ ਕੀਤੇ ਗਏ ਡਾਕੂਮੈਂਟਸ ਦੇ ਅਧਾਰ ਤੇ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ। ਜੇਕਰ ਕੋਈ ਡਾਕੂਮੈਂਟਸ ਗਲਤ/ਫਰਜੀ ਪਾਇਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਇਹ ਪ੍ਰੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ. ਕੈਂਸਲ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਉਪਰੋਕਤ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਨਾ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਇਹ ਪ੍ਰੋਵੀਜਨਲ ਐਨ.ਓ.ਸੀ. ਕਿਸੇ ਸਮੇਂ ਵੀ ਰੱਦ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਅਤੇ ਪ੍ਰਾਰਥੀ ਨੂੰ ਇਸ ਤੋਂ ਇਤਰਾਜ਼ ਕਰਨ ਦਾ ਕੋਈ ਹੱਕ ਨਹੀਂ ਹੋਵੇਗਾ।


ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ,
ਉਸਾਰੀ ਮੰਡਲ ਨੰ.1, ਲੇ.ਨਿ.ਵਿ.,


ਤ ਤੇ ਮ ਸਾਖਾ, ਲੁਧਿਆਣਾ
 

ਪਿੱਠ ਅੰਕਣ ਨੰ.

ਮਿਤੀ.

1. ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਜੁਆਇੰਟ ਸੈਕਟਰੀ ਪੀ.ਆਰ.ਬੀ.ਡੀ.ਬੀ., ਮੋਹਾਲੀ ਜੀ ਨੂੰ ਡਿਮਾਂਡ ਡਰਾਫਟ ਨੰ: ਨੰਬਰ 085388 ਰਕਮੀ 1,50,000/- ਮਿਤੀ 14.06.2023, ਡਿਮਾਂਡ ਡਰਾਫਟ ਨੰ: ਨੰਬਰ 085389 ਰਕਮੀ 1,50,000/- ਮਿਤੀ 14.06.2023, ਅਤੇ ਡਿਮਾਂਡ ਡਰਾਫਟ ਨੰ: ਨੰਬਰ 085390 ਰਕਮੀ 10,000/- ਮਿਤੀ 14.06.2023 ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।
2. ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ, ਉਸਾਰੀ ਉਪ ਮੰਡਲ ਨੰ.3, ਲੁਧਿਆਣਾ ਨੂੰ ਉਹਨਾਂ ਦੇ ਪੱਤਰ ਨੰ:118 ਮਿਤੀ 23.06.2023 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਕੀਤੀ ਗਈ ਸਿਫਾਰਸ਼ ਅਨੁਸਾਰ ਸੂਚਨਾਂ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਨੱਥੀ/3 ਨੰਬਰ ਡਰਾਫਟ


ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ,
ਉਸਾਰੀ ਮੰਡਲ ਨੰ.1, ਲੇ.ਨਿ.ਵਿ.,
ਤ ਤੇ ਮ ਸਾਖਾ, ਲੁਧਿਆਣਾ

FORM-‘B’
[see rule 11 (1)(v)]
STRUCTURE SAFETY
CERTIFICATE

Certificate to be submitted along with the building application in Form ‘A’ duly signed by the Architect and the Structural Engineer (whichever is applicable)

Details of the building for which the certificate is issued

PROPOSED MALL FOR VADHERA APPARTMENT PVT. LTD.

Plot/ Site Location - HUMBRAN ROAD

City/Town/Village - AYALI KHURD (HB NO. 153)

District - LUDHIANA

Name of the owner VADHERA APPARTMENT PVT. LTD.

Complete address of the owner - 15- MAJOR SHIV DEV SINGH MARG CIVIL LINES. LUDHIANA- PUNJAB

Building Plan:-

- (i) Name of Architect: PROBIR ARORA for DNA STUDIO
- (ii) Council of Architecture Registration No. CA/2008/41624, valid up to 31/12/29
- (iii) Complete Address: B-14, GROUND FLOOR, KALKAJI, NEW DELHI-110019
- (iv) E-mail id: da.studio1@gmail.com
- (v) Mobile number: 9810569197

Structural Design:

- (i) Name of Engineer: SANJEEV JAIN for CHORDIA ENGINEERING CONSULTANCY SERVICES
- (ii) Qualifications: BE(Civil), MS (Structures) USA
- (iii) Complete Address: I-1738, C.R. PARK, LOWER GROUND FLOOR, NEW DELHI-110019
- (iv) E—mail id: chordiatech@gmail.com
- (v) Mobile number: 9810004329, (011) 41644916, (011) 41603915

Certificate

It is hereby certified that the plans submitted in Form A for the building detailed above, are in accordance with the Punjab Urban Planning and Development Building Rules, 2021 and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code of India, 2016 as amended from time to time and the relevant Indian Standard Code as amended from time to time including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated 23/11/2023

Mobile no. 9872401338

E-mail - krantivadhera2@gmail.com

Signature of Owner



Signature of Architect

Signature of Engineer/Structural Engineer

DNA STUDIO
B-14, Kalkaji
New Delhi-110019

PROBIR ARORA
CA/2008/41624



SANJEEV JAIN
BE (Civil), MS (Structures) USA
CHORDIA ENGINEERING CONSULTANCY SERVICES
1738, Lower Ground Floor
Chittaranjan Park, New Delhi-110019
Phone : (011) 41644915/16, 41603914/15/16



the secured assets.

Description of Property	Date of Possession	Date of Demand Notice	Recoverable amount as per Demand Notice
1. Equitable Mortgage of property area measuring 01 kanal-1/2 share of 02 kanal under khata no. 874/1451, under khasra no 359/1(2-0) area of village Danewala, Tehsil Malout owned by prince Kumar vide transfer deed no. 2020-21/52/1/3320 dated 08.03.2021 in office of S.R Malout vide mutation no.19709 as per jamabandi for the year 2015-16.	09.08.2024	09.04.2024	Rs. 10,47,855.37/- (Rs. Ten Lacs Forty Seventy Thousand Eight Hundred Fifty Five and Thirty Seven Paise only) as on 31.03.2024 plus interest and incidental expenses incurred by bank w.e.f 01-04-2024
2. Marla 15/40 share of 02 kanal under khata no.874/1451, under area of village Danewala, Tehsil Malout owned by Prince Kumar .2020-21/52/1/3319 dated 08.03.2021 in the office of S.R Malout 08 as per Jamabandi for the year 2015-16. Bounded:- On the North the South by: Karam Singh, On the East by: Street, On the West by: GT Road			

PLACE: MALOUT

AUTHORISED OFFICER

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Vihar,Rohini Delh
Sh.Nivedita Chau
Priti Jaiswal . The
money deposit wit
For detailed term
provided in Union
co.in/auction-prop

Date : 09.08.2024

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PUBLIC NOTICE

It is for the information of General Public that "M/s Vadhera Apartments Private Limited" has been granted Environmental Clearance by SEIAA, Punjab for proposed Commercial Project namely "The Wilton" at Hadbast No. 153, Village Ayali Khurd, Tehsil and District Ludhiana vide EC Identification No. EC24C3802PB5781617N & File No. 2024/EC/F/167 dated 09.08.2024 through our Environmental Consultant "M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd., Mohali". Copy of Environmental Clearance along with the conditions to be complied is available with the Project proponent and may also be seen on Parivesh portal (<https://parivesh.nic.in/>). The interested person can contact either of the two.

M/s Vadhera Apartments Private Limited
15, Major Shiv Dev Singh Marg,
Civil Lines, Ludhiana-141001

M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd.
E-207, Industrial Area, Phase VIII-B,
Sector-74, Mohali, Punjab
Contact: - +91-9915946784
www.ecoparyavaran.org

यूनियन बैंक
भारत सरकार का उपक्रम

Union
A Government of India

POSSESSION NOTICE FOR (Under Rule 8(1) Security Interest)

Whereas the Authorised Officer of Union Bank of India has exercised the powers conferred under section 13(12) read with Rules 2002, issued Demand Notices calling upon the borrower(s) mentioned in the demand notices within 60 days from the date of the demand notices to repay the amounts due to the bank. The borrower(s) having failed to repay the amounts, notice is hereby given that the undersigned has taken Symbolic Possession of the property mentioned in the demand notices conferred on him/her under section 13(4) of the said Act read with Rules 2002. The borrower(s) in particular and the public in general are hereby notified that any dealings with the property will be subject to the charge created in favour of the bank as mentioned below. The borrower's attention is invited to the provisions of the said Act and Rules available to redeem the secured assets.

Branch: Malout

Name of the Borrowers/Guarantor	Detail
Borrower- Mr. Arvind Yadav S/o Mr. Jagannath Singh Yadav, Mr. Jagannath Singh Yadav S/o Abhichand Yadav and Mr. Ravikant Yadav S/o Jagannath Yadav, Add- 331/1, Jahar Khana, Sadar Bazar, Tehsil and Distt. Mathura, Guarantor- Mr. Narendra Bhardwaj S/o Ram Bharosi Bhardwaj, Add- 6/75 Ahipara, Opp. Post Office Sadar Bazar, Tehsil and Distt. Mathura and Mr. Deepak Kumar Gupta S/o Devidas Gupta, Add- 1063, Old Cantt. Sadar Bazar, Tehsil and Distt. Mathura	All that part and parcel (old) & 1/344 (new) Area: 116.12 Sq. S/o Abhichand Singh Yadav, Bour Smt. Raj Rani, V Property of Mohan of Gautam Ji
Borrower- Smt. Mundra Devi W/o Mr. Harish Chand, Add- H. no. 38, Ramveer Nagar Khadar, Mathura, Guarantor- Mr. Prashant Singh S/o Mr. Hubbal Singh, Add- H. No. 1 Balrai Barari Mathura	All that part and parcel No. 239 Plot No. 37 Tehsil and Distt. Mathura Smt. Mundra Devi East- Part of Plot No. 30 & 31, South

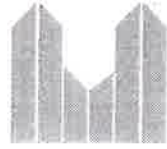
Date 11-08-2024

Asset Management Branch)
Tower, Bhav Bhuti Marg New Delhi-01
0906069@unionbankofindia.bank

SALE
For Sale of

Security Interest Act, 2002 read with Rules 8/9 of the Security Interest Act, 2002

and/or Guarantor(s) that the below described immovable property mortgaged charged to the secured



VADHERA APARTMENTS PVT. LTD.

Reference no- THEWILTON/C/HO/23

To
The Block Development and Panchayat Officer,
PAU Campus, Ludhiana, Punjab-141001

23rd August 2024

Subject- Grant of Environmental Clearance to commercial project namely "(The Wilton) by M/s Vadhera Apartments Pvt Ltd.

Dear Sir/Madam,

Further to the Environmental Clearance granted to commercial project namely " (The Wilton') situated at Hambran Road, Ayali Khurd, (Hadbast No-153), district Ludhiana by M/s Vadhera Apartments Pvt Ltd, please find enclosed copy EC letter issued by State Environment Impact Assessment Authority (SEIAA), Punjab on 9th August 2024 , EC Identification no. EC24C3802PB5781617N.

Kindly display this granted Environment clearance letter on public display as per stipulated time as mentioned in the grant letter.

Thank you for your co-operation.

Kind Regards

For M/s Vadhera Apartments Pvt Ltd.

For VADHERA APARTMENTS PVT. LTD.

Director

Director

Enc:

Environment clearance letter

+91-98724-01338

Corp. Office :- 15, Major Shiv Dev Singh Marg
Civil Lines, Ludhiana (Pb.)

✉ krantivadhera2@gmail.com

City Office :- 215, Rani Jhansi Road,
Near Khalsa College Road, Ludhiana-141001 (Pb.)



VADHERA APARTMENTS PVT. LTD.

Reference no- THEWILTON/C/HO/24

To
The Chief Administrator ,
Greater Ludhiana Area Development Authority,
Glada Complex, Ferozpur Road,
Ludhiana, Punjab -141001

ਡਾਕ ਪ੍ਰਾਪਤੀ
ਮੁ:ਪ੍ਰ:/ਵ:ਮੁ:ਪ੍ਰ:
ਗਲਾਡਾ, ਕੁਧਿਆਣਾ।
ਤਾਰੀਖ ਨੰ: 2690
ਮਿਤੀ: 29/08/2024

23rd August 2024

Subject- Grant of Environmental Clearance to commercial project namely “(The Wilton) by M/s Vadhera Apartments Pvt Ltd.

Dear Sir/Madam,

Further to the Environmental Clearance granted to commercial project namely “ (The Wilton’)
situated at Hambran Road, Ayali Khurd, (Hadbast No-153), district Ludhiana by M/s Vadhera
Apartments Pvt Ltd, please find enclosed copy EC letter issued by State Environment Impact
Assessment Authority (SEIAA), Punjab on 9th August 2024 , EC Identification no.
EC24C3802PB5781617N.

Kindly display this granted Environment clearance letter on public display as per stipulated time as
mentioned in the grant letter.

Thankyou for your co-operation.

Kind Regards

For M/s Vadhera Apartments Pvt Ltd.

For VADHERA APARTMENTS PVT. LTD.

Director

Director

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+91-98724-01338

Corp. Office :- 15, Major Shiv Dev Singh Marg
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✉ krantivadhera2@gmail.com

City Office :- 215, Rani Jhansi Road,
Near Khalsa College Road, Ludhiana-141001 (Pb.)



VADHERA APARTMENTS PVT. LTD.

1769/PS/K

29/8/24

Reference no- THEWILTON/C/HO/25

To
The Municipal Commissioner,
Municipal corporation, Zone -D, Sarabha Nagar
Ludhiana, Punjab -141001

23rd August 2024

Subject- Grant of Environmental Clearance to commercial project namely "(The Wilton) by M/s Vadhera Apartments Pvt Ltd.

Dear Sir/Madam,

Further to the Environmental Clearance granted to commercial project namely " (The Wilton') situated at Hambran Road, Ayali Khurd, (Hadbast No-153), district Ludhiana by M/s Vadhera Apartments Pvt Ltd, please find enclosed copy EC letter issued by State Environment Impact Assessment Authority (SEIAA), Punjab on 9th August 2024 , EC Identification no. EC24C3802PB5781617N.

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Kind Regards

For M/s Vadhera Apartments Pvt Ltd.

VADHERA APARTMENTS PVT. LTD.

Director

Director

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Environment clearance letter

+ 91-98724-01338

Corp. Office :- 15, Major Shiv Dev Singh Marg
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✉ krantivadhera2@gmail.com

City Office :- 215, Rani Jhansi Road,
Near Khalsa College Road, Ludhiana-141001 (Pb.)

The Wilton – Commercial – RERA APPROVED

The Wilton – Residences – RERA APPROVED

PBRERA-LDH45-PC0225

Environmental Clearance For The Wilton Commercial

6 Monthly Compliance Of The Wilton Commercial 2024

6 Monthly Compliance of The Wilton Commercial 2025



6 Month Compliance of The Wilton Commercial 31.3.25

Mainotra Group PLC (UK) is contracted to complete with NCLT on the Emerald Estate

Your **(Half Yearly Compliance Report)** has been **Submitted** with following details

Proposal No	SIA/PB/INFRA2/473621/2024
Compliance ID	127119543
Compliance Number(For Tracking)	EC/COMPLIANCE/127119543/2025
Reporting Year	2025
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	17-05-2025
RO/SRO Name	Satya Prakash Negi
RO/SRO Email	jhk119@ifs.nic.in
State	PUNJAB
RO/SRO Office Address	Integrated Regional Offices, Chandigarh

Note:- SMS and E-Mail has been sent to Satya Prakash Negi, PUNJAB with Notification to Project Proponent.

Print

Government of Punjab
Department of Forests & Wildlife Preservation
O/o Principal Chief Conservator of Forests (HoFF)
Forest Complex, Sector-68, SAS Nagar

Dated: 21-05-2024

To

Divisional Forest Officer,
Ludhiana.

Sub: Diversion of 0.0128 HA. of Forest Land for construction of approach access to the proposed Commercial Project of M/S Vadhera Apartments Pvt. Ltd. (Project Name – The Wilton), at Village Ayali Khurd, on Humbran Road at RDKM 08.227 (LHS). Tehsil & Distt. Ludhiana, Under Forest Division Ludhiana. (Proposal Number: FP/PB/ROAD/437838/2023)

Ref: DFO compliance report dated 08.05.2024.

Kindly refer to the subject cited above and letter under reference for seeking prior approval in accordance with sub-section (3) of section 1A of the Adhinyam of Chapter 4 of the Consolidated Guidelines and Clarifications issued under Van(Sanrakshan Evam Samvardhan)Adhinyam, 1980 and Van(Sanrakshan Evam Samvardhan) Rules, 2023 for diversion of **0.0128 ha.** of forest land for non-forestry purpose. In this proposal, **In-principle approval** was granted by Government of Punjab vide letter dated 27.04.2024. The compliance report of the User Agency was received through Conservator of Forest online on **08.05.2024.**

State Government vide letter No.45/67/2023-Forest-2/312 dated 09.01.2024 and letter No.E-659247/Forest-FCA00THS/9/2024-FCA dated 11.03.2024 has authorized the Nodal Officer (FCA) to grant **Stage-II approval** of cases upto 0.1 ha.of forest land. After careful examination of the received compliance, I am directed to convey Final Approval for the above-mentioned project, subject to the following conditions:

1. General Conditions:

1. Legal status of the forest land shall remain unchanged.
2. The number of trees/plants to be felled shall not in any way exceed the number indicated in the proposal and no harm shall be done to the wildlife during felling of trees. The felling of trees/plants will be carried out under the strict supervision of the State Forest Department and the amount spent on felling of trees/plants will be deposited by the user agency to the State Forest Department.
3. As per the proposed CA Scheme, Compensatory afforestation (CA) shall be taken up by the State Forest Department over degraded forest land in **MAND CHOUNTA FOREST C No.6**, by planting plants at the cost of the user agency. The Plantation shall be done within one year from the date of issue of approval. As far as possible, a mixture of local indigenous species shall be planted and monoculture of any species shall strictly be avoided.
4. The compensatory plantation should be done within one year from the date of issue of this letter.
5. The Divisional Forest Officer shall ensure that the approved CA/ACA site (s) will not be changed without the approval of Competent Authority.
6. The Nodal Officer (State CAMPA) Authority shall ensure that the funds under State CAMPA will be released to Divisional Forest Officer as per approved CA scheme.
7. The Divisional Forest Officer shall upload the KML files of the degraded forest area accepted for raising compensatory afforestation in the E-Green watch portal of FSI, before handing over of forest land to the user agency.
8. The initial permission will be given to this proposal for 99 years. After that the permission shall again be obtained from the State Government. The period of diversion under this approval shall be co-terminus with the period of lease to be granted in favor of the user agency or the project life, whichever is less.
9. The forest land shall not be used for any purpose other than that specified in the proposal.
10. The user agency shall pay additional amount of NPV as and when increased by the order of Hon'ble Supreme Court and the State Government will ensure that the increased amount is deposited.
11. No kind of damage will be done to the adjoining forest land. Simultaneously, all efforts will be made to save adjoining forest and forest land.

12. The forest land proposed to be diverted shall, under no circumstances, be transferred to any other agency, department, or person without approval of the Government of Punjab.
13. The layout plan of the proposal shall not be changed without prior approval of State Government.
14. The user agency shall carry out muck disposal at pre-designated sites as per the scheme approved.
15. Any other condition may be stipulated by this State Government from time to time, in the interest of conservation, protection and development of forests & wildlife.
16. User Agency shall obtain Environmental Clearance as per the provisions of the Environmental (Protection) Act, 1986, if applicable.
17. Violation of any of these conditions will amount to violation of Van (Sanrankshan Evam Samvardhan) Adhinyam, 1980 and action would be taken as para 1.16 of the consolidated guidelines and clarification on Van (Sanrankshan Evam Samvardhan) Adhinyam, 1980 and Van (Sanrankshan Evam Samvardhan) Rules, 2023, MoEF&CC.
18. It will be the responsibility of the Divisional Forest Officer/User Agency to obtain all other prior approvals/clearances under all other relevant Acts/Rules/ Court's Rulings/instructions, etc., including environmental clearance, as applicable to this proposal.

2. Specific Conditions

1. The State Government may suspend/cancel this approval if the implementation of any of the above conditions is not satisfactory. The Divisional Forest Officer will ensure compliance of these conditions.

BASANTA RAJ KUMAR
NODAL OFFICER (FCA)
21-05-2024

CC:-

1. Financial Commissioner (Forests), Government of Punjab, Department of Forests & Wildlife Preservation, Punjab.
2. Conservator of Forests, South Circle, Patiala.
3. VADHERA APARTMENTS PRIVATE LIMITED, 15, MAJOR SHIV DEV SINGH MARG CIVIL LINES .LUDHIANA.



Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TEST REPORT



ULR No : NA		Test Report No : NAAL011125NA001	
Type of Sample # : Ambient Air		Date of reporting : 06/11/2025	
Reference Type : Email		Reference No : Dt.: 28/10/2025	
Customer #	Commercial Project namely " The Wilton" by M/s Vadhera Apartments Private Limited, At Hadbast No. 153,Village Ayali Khurd ,Tehsil and District Ludhiana		
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Vishal Kumar
Period of Sampling	31/10/2025 - 01/11/2025	Date of Receipt of Sample	01/11/2025
Sampling Location	Near Main Gate (At Project Site)	Period of Analysis	01/11/2025 - 06/11/2025
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/90/PCI-L dated 18 Nov, 2009	Environmental Condition	Clear sky
Testing Location	On Site & Permanent Facility		

RESULTS

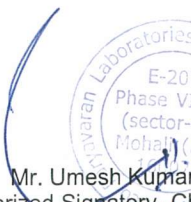
1. Chemical Testing

I. Atmospheric Pollution (Ambient Air)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter (PM10)	µg/m ³	91	100(max.)	IS 5182 (Part 23)
2	Particulate Matter (PM2.5)	µg/m ³	48	60(max.)	IS 5182 (Part 24)
3	Sulphur Dioxide as SO ₂	µg/m ³	26	80(max.)	IS 5182 (Part 2)
4	Nitrogen Dioxide (NO ₂)	µg/m ³	24	80(max.)	IS 5182 (Part 6)
5	Ammonia as NH ₃	µg/m ³	23	400(max.)	IS 5182 (Part 25)
6	Ozone as O ₃	µg/m ³	17	180(max.)	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m ³	0.71	4(max.)	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report


 Mr. Umesh Kumar
 Authorized Signatory-Chemical

EL-FMT-7.8.2 -AA

Page No.1/2

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

TEST REPORT



ULR No : NA

Test Report No : NAAL011125NA001

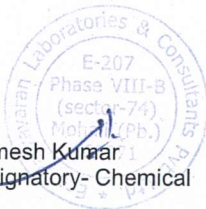
Type of Sample # : Ambient Air

Date of reporting : 06/11/2025

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable
Terms & Conditions :

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



Mr. Umesh Kumar
Authorized Signatory- Chemical

TEST REPORT



ULR No : NA		Test Report No : NANL011125NA002	
Type of Sample # : Ambient Noise		Date of reporting : 06/11/2025	
Reference Type : Email		Reference No : Dt.: 28/10/2025	
Customer Name #	Commercial Project namely " The Wilton" by M/s Vadhera Apartments Private Limited		
Address #	At Hadbast No. 153,Village Ayali Khurd ,Tehsil and District Ludhiana		
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Vishal Kumar
Period of Sampling	31/10/2025 - 31/10/2025	Date of Receipt of Sample	01/11/2025
Sampling Location	Refer below	Period of Analysis	03/11/2025 - 04/11/2025
Standard/Specifications	EPA 1986 Schedule-III	Environmental Condition	--
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

Sr.No	Location	Unit	Result (Day)	Test Method
1	Near Main Gate (At Project Site)	dB(A)	52.6	EL-QTM-11

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

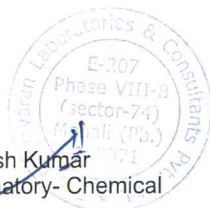
Area Code	Category of Area/Zone	Limits in dB(A) Leq* Day Time	Limits in dB(A) Leq* Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean from 10.00 p.m. to 6.00 a.m., Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority, Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority. *dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale 'A' which is relatable to human hearing

Remarks : NA

End of Report

Mr. Umesh Kumar
Authorized Signatory- Chemical



EL-FMT-7.8.2-AN

Page No.1/2

TEST REPORT



ULR No : NA

Test Report No : NANL011125NA002

Type of Sample # : Ambient Noise

Date of reporting : 06/11/2025

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

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6. All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr. Umesh Kumar
Authorized Signatory- Chemical

TEST REPORT



ULR No : NA		Test Report No : NGWL011125NA003	
Type of Sample # : Ground Water			
Reference Type : Email		Reference No : Dt.: 28/10/2025	
Customer Name #	Commercial Project namely " The Wilton" by M/s Vadhera Apartments Private Limited		
Address #	At Hadbast No. 153,Village Ayali Khurd ,Tehsil and District Ludhiana	Period of Sampling	31/10/2025 - 31/10/2025
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Receipt of Sample	01/11/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Vishal Kumar	Period of Analysis	01/11/2025 - 06/11/2025
Testing Location	On Site & Permanent Facility	Date of reporting	06/11/2025
Sampling Location	From Borewell (At Project Site)		
Sample Description	Clear,colourless liquid.		
Standard/Specifications	IS 10500 : 2021		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (R/31/01A), Glass Bottle-1litre (R/31/01B), Glass Bottle-500ml (R/31/01C) & PE Bottle-500ml (R/31/01D)		

RESULTS

1. Chemical Testing

I. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5(Max.)	15(Max.)	IS 3025 Part-4 Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 5
3	pH @ 25°C	-	7.32	6.5-8.5	No relaxation	IS 3025 Part 11
4	Taste	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 8
5	Turbidity	NTU	BDL (0.1)	1	5	IS 3025 Part 10
6	Chloride as Cl	mg/l	15	250(Max.)	1000(Max.)	IS 3025 (Part 32)
7	Total Hardness as CaCO ₃	mg/l	174	200(Max.)	600(Max.)	IS 3025 (Part 21)

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-W

Ms. Lata Thakur
Authorized Signatory - Biological

Page No.1/2

TEST REPORT



ULR No : NA	Test Report No : NGWL011125NA003
Type of Sample # : Ground Water	

2. Residue & Contaminants in Water

II. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Iron as Fe	mg/l	0.014	1.0(Max.)	No Relaxation	USEPA 3015A

3. Biological Testing

III. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total Coliform	MPN/100ml	<2	-	-	IS 1622 (3.3.1)
2	E.coli.	MPN/100ml	<2	-	-	IS 1622 (3.3.4)

Remarks : <2 is equal to absent (Total Coliform & E.coli.)

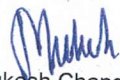
End of Report


OTHER INFORMATION

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7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.


Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical


Ms. Lata Thakur
Authorized Signatory - Biological

TEST REPORT



ULR No : NA		Test Report No : NSL011125NA004	
Type of Sample # : Soil/Sediments			
Reference Type : Email		Reference No : Dt.: 28/10/2025	
Customer Name #	Commercial Project namely " The Wilton" by M/s Vadhera Apartments Private Limited		
Address #	At Hadbast No. 153,Village Ayali Khurd ,Tehsil and District Ludhiana	Period of Sampling	31/10/2025 - 31/10/2025
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	01/11/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Vishal Kumar	Period of Analysis	01/11/2025 - 06/11/2025
Testing Location	Permanent Facility	Date of reporting	06/11/2025
Sampling Location	From Project Site		
Sample Description	Brownish coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (Gol); 2011		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked (R/31/02)		

RESULTS


1. Chemical Testing

I. Pollution & Environment (Soil/Sediments)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity @25°C	ms/m	0.196	IS 14767
2	Organic Matter	%	1.65	IS 2720 (Part 22)
3	pH	-	8.09	IS 2720 (Part 26)
4	Moisture Content	%	7.6	IS 2720 (Part 2)-Sec 1
5	Texture	-	Sandy Loam	IS 2720 (Part 4) Cl 2.4 IS 1498
6	Bulk Density	g/cc	1.57	IS 2720 (Part 28)
7	Sand	%	77	EL-QTM-12
8	Silt	%	10	EL-QTM-12
9	Clay	%	13	EL-QTM-12

Remarks : NA

End of Report


 Mr. Mukesh Chand Agarwal
 Authorized Signatory- Chemical

EL-FMT-7.8.2-S

Page No.1/2

TEST REPORT



ULR No : NA

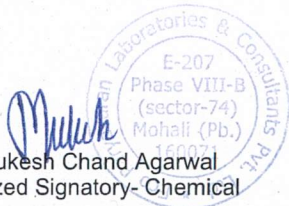
Test Report No : NSL011125NA004

Type of Sample # : Soil/Sediments

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



GREATER LUDHIANA AREA DEVELOPMENT AUTHORITY.
NEAR RAJGURU NAGAR, FERZOPUR ROAD, LUDHIANA.

To

**M/S Vadhera Apartments Pvt. Ltd.,
215, Rani Jhansi Road, Near Khalsa College Road,
LUDHIANA-141001.**

Memo No. CA/GLADA/LDH/ **7266**

Date : **08/11/2024**


**SUB: ISSUANCE OF NOC FOR SOLID WASTE DISPOSAL/TREATED SEWERAGE WATER
IN RESPECT TO COMMERCIAL PROJECT "THE WILTON" SITUATED AT VILLAGE
AYALI KHURD (H.B NO. 153), HAMBRA ROAD, DISTT. LUDHIANA. LICENSE NO.
12/2024 DATED 28-03-2024.**

REF : Your Letter diary no. 3613 DATED 06.11.2024.

Pertaining to the above subject it is intimated that GLADA has issued license to develop a commercial colony to you namely "**THE WILTON**" area 03 acre, Village Ayali Khurd, Hambra Road, Distt. Ludhiana vide License No. 12/2024 dated 28.03.2024.

It is intimated that you shall make own arrangements to manage solid waste disposal/treated sewerage water as per condition of License and approval plans.

This is for your information please.


Superintendent (Licensing)
GLADA, Ludhiana

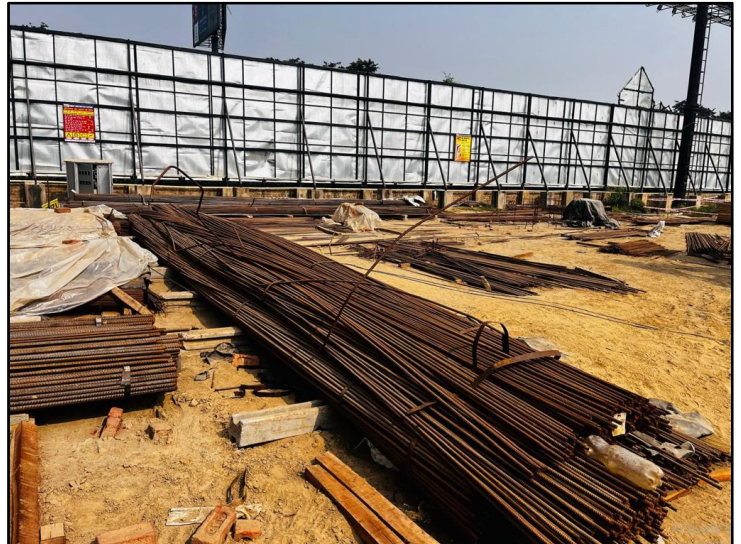
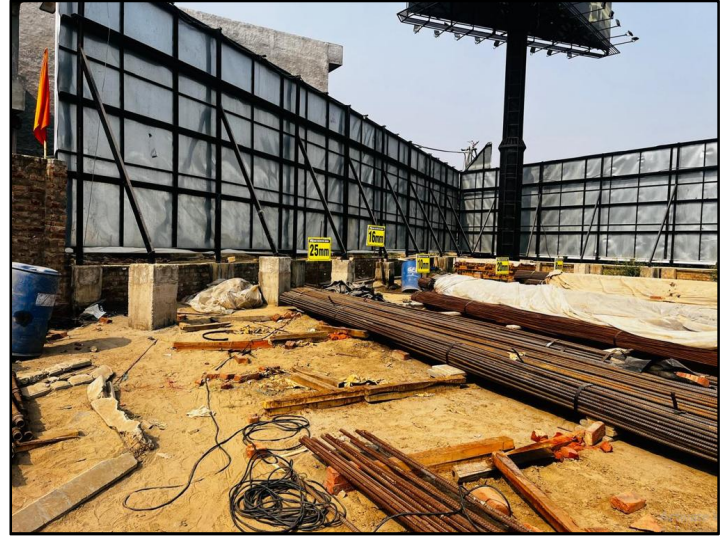
Endst No./CA/GLADA/LDH/

Date:

Copy of the above is forwarded to Real Estate Regulatory Authority, Punjab, Section 18-A, Chandigarh for information and necessary action please.


Superintendent (Licensing)
GLADA, Ludhiana

Photographs showing Construction Status & Other Facilities Provided











13

Punjab Fire Services
(Ludhiana MC)



APPROVAL OF FIRE SAFETY ARRANGEMENTS
ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. 1211-67071-Fire/50948

Dated 24-Apr-2023

Certified that the VADHERA APARTMENT PVT LTD at AT VILLAGE AYALI KHURD, HADBAST NO.153, TEHSIL AND DISTRICT LUDHIANA, has been inspected by the fire officer. This site is vacant/under-construction and is accessible to fire brigade. As per proposed drawing, building is to be constructed with 2 basements and 11 (Upper floor). Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group F subdivision F2 (as per National Building Code of India/ Building bye Laws).

Issued on 24-Apr-2023 at Ludhiana MC

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ VADHERA APARTMENT PVT LTD ਪਤਾ AT VILLAGE AYALI KHURD, HADBAST NO.153, TEHSIL AND DISTRICT LUDHIANA, ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗ੍ਹਾ ਖਾਲੀ/ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬਿਭਾਗ ਦੀ ਪਹੁੰਚ ਸਕਦੀ ਹੈ। ਲੇ-ਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਮੁਤਾਬਿਕ 2 ਬੇਸਮੈਂਟ ਅਤੇ 11 ਮੰਜਿਲ ਹਨ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੈਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇ-ਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਖੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ F ਸਬਡੀਵੀਜ਼ਨ F2 ਵਿੱਚ ਪੈਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ 24-Apr-2023 ਕਿੱਥੇ Ludhiana MC .

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

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

1. Occupant/Owner must install/provide fire safety arrangements as per submitted fire layout plan/drawing during construction.

ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਜਮਾ ਕਰਵਾਏ ਗਏ ਲੇ-ਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਲਾਜ਼ਮੀ ਹੋਣਗੇ।

2. Occupant/Owner must obtain the final NOC from fire department on completion of building construction before occupancy.

ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਇਸ ਪ੍ਰੋਜੈਕਟ ਦੀ ਉਸਾਰੀ ਉਪਰੰਤ ਫਾਇਰ ਸੇਫਟੀ ਸਬੰਧੀ ਫਾਇਰ ਐਨ.ਓ.ਸੀ ਲੈਣਾ ਹੋਵੇਗਾ।

3. Fire department may ask for additional arrangements (if necessary) after the completion of construction of building.

ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਮੁਕੰਮਲ ਹੋਣ ਤੇ ਫਾਇਰ ਸੇਫਟੀ ਦਾ ਵਾਧੂ ਪ੍ਰਬੰਧ (ਜੇਕਰ ਲੋੜ ਹੋਵੇ) ਕਰਨ ਲਈ ਕਿਹਾ ਜਾ ਸਕਦਾ ਹੈ।

4. During construction, fire safety arrangements should be provided as per requirements of NBC and concerned fire officer can check the site any time.

ਐਨ.ਬੀ.ਸੀ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਲੋੜੀਂਦੇ ਪ੍ਰਬੰਧ ਕਰਨ ਜ਼ਰੂਰੀ ਹੋਵੇਗਾ।

5. In case of any change/alteration in the building plan, owner/occupant must re-apply for the provisional certificate.

ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਕੋਈ ਵੀ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਦੁਬਾਰਾ ਤੇ ਪ੍ਰੋਵੀਜ਼ਨਲ ਐਨ.ਓ.ਸੀ ਲਈ ਅਪਲਾਈ ਕਰਨਾ ਪਵੇਗਾ।

6. Fire department reserves the right to withdraw this issued certificate, if any change in fire/building layout plan is made without notice to fire department.

ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਬਿਨਾਂ ਫਾਇਰ ਵਿਭਾਗ ਦੀ ਮੰਨਜ਼ੂਰੀ ਤੋਂ ਲੇ-ਆਊਟ ਪਲਾਨ ਵਿੱਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਵਾਪਸ ਲੈਣ ਦਾ ਹੱਕ ਰਾਖਵਾਂ ਹੋਵੇਗਾ।

* Above Details cannot be used as ownership proof.

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

* This is digitaly created certificate, no signatue are needed

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

Inspection Report by Fire Officer

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Haryana

Date : **22/02/2025**
Time : **14:05:40 PM**
Validity upto : **21/02/2026**



Certificate SL. No. : HR05501570013027
Registration No. : HR55AV0842
Date of Registration : 21/Jan/2025
Month & Year of Manufacturing : September-2024
Valid Mobile Number : *****5001
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : HR0550157
GSTIN :
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	0.46

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

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

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



ENVIRONMENT POLICY OF THE COMPANY

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

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

For M/s Vadhera Apartments Pvt. Ltd.

(Authorized Signatory)

Date: 07.05.2025


VADHERA
 APARTMENTS PVT. LTD.

Reference No-MRPL/LDH/H.O./C/35

The Chief Administrator
 Greater Ludhiana Area Development Authority (GLADA)
 GLADA Complex, Ferozpur Road,
 Ludhiana-141001



ਭਾਗ ਪ੍ਰਾਪਤੀ
 ਮੁ:ਪ:ਵ:ਮੁ:ਪ:
 ਗਲਾਡਾ ਲੁਧਿਆਣਾ।

ਡਾਇਰੀ ਨੰ: 4783
 ਮਿਤੀ: 09/10/2025

9th October 2025

Subject: Receipt for submitted cheque of ₹10,00,000/- for Punjab Flood Relief Fund as part of CSR activity under Environmental Clearance for Commercial project- "The Wilton", at Ayali Khurd, Hambran Road Ludhiana, H.B No-153.

Dear Sir,

We wish to inform you that as part of our Corporate Social Responsibility (CSR) commitment in compliance with the conditions stipulated under the Environmental Clearance granted for our commercial project- "The Wilton", situated at Ayali Khurd, Hambran Road, Ludhiana, we have deposited a cheque amounting to ₹10,00,000/- (Rupees Ten Lakhs only) towards the Punjab Flood Relief Fund on 24th Sep 2025.

This contribution has been made in accordance with the environmental obligations and social welfare measures outlined in the clearance, with the intent to support the ongoing rehabilitation and relief efforts in flood-affected areas of Punjab.

We request you to acknowledge the receipt of the cheque and confirm the same for our records.

Thank you for your co-operation.

Yours Sincerely

For M/s Vadhera Apartments Pvt Ltd

(Authorized Signatory)

Encl:

1. Cheque No. 000041 dated 20th September 2025 for ₹10,00,000/- towards Punjab Flood Relief Fund

+0161-277138 | +91 98724-01338

Reg. Office :- 15, Major Shiv Dev Singh Marg
 Civil Lines, Ludhiana (Pb.) CIN :- U70109PB2020PTC051346

krantivadhera2@gmail.com

Corp. Office :- 215, Rani Jhansi Road,
 Near Khalsa College Road, Ludhiana-141001



30090410192306202500000000004595000000000001

Demand Note for New Connection Order Non-Domestic

M/s VADHERA APARTMENTS PVT.LTD
HBST-153, THE WILTON
, AYALI KHURD

Date of Print : 21.03.2025
Demand Note No:9716630
Valid Up to: 23.06.2025

LUDHIANA, 141001

Application And GST Details

Application No:	100028363232	Contract Account:	3009041019
Application Date:	21.03.2025		
Sub-Division:	W.CTY-LUDH.AGAR SPL DIV.LUDSUB-DV.(T)/U1		
Consumer GST No.:		Place Of Supply:	PB
State:	Punjab	Reverse Charge:	N
		Code:	03

Connection Details

Applied Load(KW): 20.000
Applied Category: Non Residential
Applied Contract Demand(KVA): 20.000
Applied BHP: NA

Payment Details

	Amount	Document Number
Meter security deposit	3,800.00	70004117663
Initial security deposit	42,000.00	70004120593

Description	HSN	Quantity	Taxable Amount	CGST0%	SGST0%	Total
Processing fee	998631		150.00	0.00	0.00	150.00

Total Amount + GST : 45950.00

Amount In words : FORTY FIVE THOUSAND NINE HUNDRED FIFTY Rupees ONLY.

Rounded amount : 0.00

* Amount is calculated as per the details provided by the applicant, and is subject to change. Any outstanding dues against these premises will be adjusted as arrears in subsequent bills. Payment of this demand note is require to be made within due date 23.06.2025 failing which your application for New Connection Order shall be cancelled Please make payment only through Cash/Draft/Pay order at authorized collection centers of PSPCL'. Your Application has been accepted subject to the testing of your installation being found satisfactory.

*GST rates are subject to change, Kindly verify before payment.

Note: This is a computer generated document and hence requires no signature

* Payment through Cheque /DD/Pay Order should not be less than 100