

**Exotica Homez Promoter & Builders**  
S1-S2, Exotica Square, Kharar Banur Road,  
Sector-115, Mohali-140307



Date: 23.04.2022

To  
**The Joint Director,**  
Ministry of Environment, Forest & Climate Change,  
Regional Office (North)  
Government of India  
Bay No. 24-25, Sector-31A  
Chandigarh.

**Subject: Submission of Six monthly compliance report for period ending 31.03.2022 for the Group Housing project namely "Exotica Homez" located at Village Sante Majra, Kharar, Distt. SAS Nagar (Mohali), Punjab by M/s. Exotica Homez Promoters & Builders.**

Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 31.03.2022 for the above said project in soft copy in compact disk (CD) of the compliance report for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely

For M/s. Exotica Homez Promoters & Builders

EXOTICA HOMEZ PROMOTER AND BUILDERS

Name- Gaurav Soni

Designation- Authorized Signatory

Contact No.- 95015-48877

Email ID: [info@exoticahomez.com](mailto:info@exoticahomez.com)

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



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2022

# **SIX MONTHLY COMPLIANCE REPORT**

**(Period ending 31.03.2022)**

**For**

**Exotica Homez  
Village Sante Majra, Kharar, SAS Nagar,  
Mohali, Punjab**

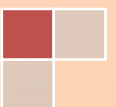
**Project By:**

**M/s. Exotica Homez Promoter and Builders  
SCF-112, Phase 3B2  
Mohali**

**Prepared by:**



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

**DATA SHEET**

1.	<b>Project Type</b>	Group Housing Project
2.	<b>Name of the Project</b>	Exotica Homez
3.	<b>Clearance letter (s)/O.M No. &amp; dates</b>	Environmental Clearance has been granted by SEIAA, Punjab vide Letter No. SEIAA/2018/941 dated 16.07.2018 and the copy of the same is attached along as <b>Annexure 1</b> .
4.	<b>Location</b>	Village Sante Majra, Kharar
	<b>a) District (s)</b>	Distt. SAS Nagar (Mohali)
	<b>b) State (s)</b>	Punjab
	<b>c) Latitudes/ Longitudes</b>	
5.	<b>Address for correspondence</b>	<b>M/s. Exotica Homez Promoters &amp; Builders,</b> SCF-112, Phase 3B2, Mohali.
6.	<b>Salient features</b>	
	<b>a) of the project</b>	As per the Environment Clearance, the total plot area of the project is 30,774.93 sq.m. and net plot area after leaving the road widening is 30,454.41 sq.m. Total built-up area of the project will be 75,931.73 sq.m. The project consists of 465 residential dwelling units. The total cost of the project is Rs. 164.60 Crores.
	<b>b) of the Environmental Management Plans</b>	As per the Environmental Clearance, total domestic water requirement for the project will be 451 KLD, which will be met through ground water; out of which, fresh water requirement will be 348 KLD. The total wastewater generation from the project will be 358 KLD in summer season including 4 KLD wastewater from swimming pool, 354 KLD in winter season and 378 KLD in rainy season including 25 KLD infiltration rate, which will be treated in STP of 400 KLD capacity. The total quantity of solid waste generation from the project will be 930 kg/day. Mechanical composter of capacity 420 kg/day will be provided for Bio-degradable components. Non-



		<p>biodegradable waste and recyclable waste will be send directly to recyclers and remaining waste will be sent to dumping site.</p> <p>The power requirement of the project will be 2,307.73 KVA which will be provided by PSPCL.</p> <p>13 no. of rainwater recharging pits will be provided as per the norms of CGWA.</p>
7.	<b>Break-up of the project area</b>	
	<b>a) Submergence area: Forest and Non-forest</b>	Not applicable
	<b>b) Others</b>	Not applicable
8.	<b>Break-up of project affected population with enumeration of those losing houses/ dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/ artisans.</b>	Not applicable
	<b>a) SC/ST/Adivasis</b>	Not applicable
	<b>b) Others</b> <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.	<b>Financial details:</b>	
	<b>a) Project cost as originally planned and subsequent revised estimates and the year of price reference.</b>	Rs. 164.60 Crores
	<b>b) Allocations made for environmental management plans with item wise and year wise break up.</b>	<p>During construction phase, Rs. 296 lakhs will be incurred as capital cost and Rs. 4.85 lakhs/annum will be incurred as recurring cost.</p> <p>During operational phase, Rs. 9.5 lakhs/annum will be incurred on account of recurring charges.</p>
	<b>c) Benefit cost ratio/internal rate of return and the year of assessment</b>	Will be calculated after the completion of the project and the same will be submitted.
	<b>d) Whether (c) includes the cost of environmental management as shown in b) above.</b>	Yes

	<b>e) Actual expenditure incurred on the project so far.</b>	Rs. 65,75,67,000/- has been spent on the project till 31 <sup>st</sup> March, 2022.
	<b>f) Actual expenditure incurred on the environmental management plans so far.</b>	Rs. 1,04,50,000/- has been spent on the Environmental Management Plan till 31 <sup>st</sup> March, 2022.
10.	<b>Forest land requirement:</b>	
	<b>a) the status of approval for diversion of forest land for non-forestry use</b>	Not Applicable
	<b>b) the status of clear felling, if any</b>	Not Applicable
	<b>c) the status of compensatory afforestation, if any.</b>	Not Applicable
	<b>d) Comments on the viability &amp; sustainability of compensatory Afforestation programme in the light of actual field experience so far.</b>	Not Applicable
11.	<b>The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information</b>	Not Applicable
12.	<b>Status of construction:</b>	
	<b>a) Date of commencement (actual and/or planned)</b>	August, 2018
	<b>b) Date of completion (actual and/or planned)</b>	December, 2027 Construction of 2 & 3 BHK Row-housing having 84 units and Tower 7 comprising of 64 units slab casting work is completed. Green area development and STP has been commissioned. 75% of Road work is completed. Photographs showing construction status are attached along as <b>Annexure 2</b> .
13.	<b>Reasons for the delay, if the project is yet to start</b>	Not applicable

**Compliance report on conditions imposed in Environmental Clearance for Period ending 31.03.2022**

**PART A – Specific Conditions:**

**I. Pre-Construction Phase**

<b>S. No.</b>	<b>EC Conditions</b>	<b>Reply</b>
i.	“Consent to Establish” shall be obtained from Punjab Pollution Control Board under Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment and Forests/ State Level Environment Impact Assessment Authority before the start of any construction work at site.	Extension in Consent to Establish has been obtained from PPCB vide Certificate no. CTE/Ext/SAS/2022/17352681 dated 17.02.2021 valid till 21.08.2023. Copy of grant certificate is attached along as <b>Annexure 3(a)</b> . Consent to Operate has been obtained from PPCB vide Certificate No. CTOW/Fresh/SAS/2022/17413019 dated 17.02.2022 valid till 30.06.2023 under Water Act and Certificate No. CTOA/Fresh/SAS/2022/17413014 dated 17.02.2022 valid till 30.06.2023 under Air Act; copy of same are enclosed as <b>Annexure 3(b)</b> .
ii.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Appropriate sanitary and hygienic conditions have been provided within the project premises and are being maintained throughout the construction phase. Drinking water facility have been provided at the project site.
iii.	The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightning.	Agreed. The building has been designed by Structural Engineer as per NBC norms. The structural safety certificate has been obtained and is attached along as <b>Annexure 4</b> .
iv.	Provisions shall have made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner safe	All the mandatory facilities which include temporary housing, medical examination, separate toilets, etc., have been provided to the workers on construction site. Also, solid waste is being managed and disposed off as per Solid waste Management Rules, 2016.

	drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	
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## II. Construction Phase

S. No.	EC Conditions	Reply
(i)	All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	The top soil excavated during construction activities is stacked and is being used for landscaping and horticulture purpose to the maximum possible extent.
(ii)	Disposal of muck during construction phase should not create any adverse effects on the neighboring communities and disposed off taking the necessary precautions for general safety and health aspects of public, with the approval of competent/ authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris chute shall be installed at the site during construction including plastic/tarpaulin sheet covers for trucks bringing in sand & material at the site.	No major muck generation is there. Further, the same is being used within the project and no muck will be disposed outside. The construction waste is being handled as per Construction & Demolition Waste Rules, 2016. Tarpaulin sheets is being provided to control dust emissions.
(iii)	Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate water courses. The dump sites for such material must be secured, so that they should not leach into the groundwater.	Agreed. Construction spoils including bituminous material and other hazardous materials is not being allowed to contaminate water courses and the dump sites for such material is secured so that they should not leach into the ground water. Materials are being disposed off as per applicable rules and norms.
(iv)	Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should confirm to	Vehicles hired for construction purpose are in good condition and are well maintained. PUC certificates of vehicles used at construction site are enclosed as

	applicable air and noise emission standards.	<b>Annexure 5.</b>
(v)	The Project Proponent shall use only treated sewage/ wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.	Agreed. Treated water from Shivalik Heights is being used for construction activities and no fresh water is being used.
(vi)	Fly ash based construction material shall be used in the construction as per the provisions of Fly Ash Notification of September,1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.	RMC containing fly ash amounting Rs. 15,00,000/- is being used for construction activities.
(vii)	Water demand during construction should be reduced by the use of ready mixed concrete, curing agents and other best practices.	Agreed. RMC is being used in building construction. Curing agents and other best practices are being used in the construction to reduce the water requirements.
(viii)	Adequate treatment facility for drinking water shall be provided, if required.	It is being complied.
(ix)	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.	Agreed. Flow meters have been installed.
(x)	<p>The Project Proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different pipe lines carrying water/ wastewater/ treated wastewater as follows.</p> <p>a. Fresh water : Blue</p> <p>b. Untreated water : Black</p> <p>c. Treated wastewater : Green (for reuse)</p> <p>d. Treated wastewater : Yellow (for discharge)</p> <p>e. Storm water: : Orange</p>	Agreed. Dual plumbing system is being followed for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different pipe lines carrying water/ wastewater/ treated wastewater.
(xi)	Fixtures for showers, toilet flushing and	It is being provided.

	drinking should be low flow either by use of aerators or pressure reducing devices or sensor based control.	
(xii)	Separation of drinking water supply and treated sewage supply should be done by the use of different colors.	Different colors of pipelines have been provided for drinking water supply and treated sewage supply.
(xiii)	<p>a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code.</p> <p>b) Solar power plant by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulb.</p>	<p>Agreed. Energy conservation measures are being implemented.</p> <p>Agreed. Solar energy will be used to maximum extent.</p>
(xiv)	Diesel generator sets to be used during construction phase should conform to provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.	It is being complied.
(xv)	Chute system, separate wet and dry bins at ground level and common areas for facilitating segregation of waste, collection centre and mechanical composter(within a minimum capacity of 0.3 kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.	The solid waste is being collected, stored and disposed off as per Solid Waste Management Rules, 2016. Mechanical composter of capacity 500 kg has been installed at the project site.
(xvi)	A rainwater harvesting plan shall be designed where the re-charge bores shall be provided. Recharging wells for roof top run-off shall have the provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than	Agreed. 13 rain water recharging pits will be provided within the project premises as per the norms.

	roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil and grease etc. and ensuring that rainwater being discharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizers etc.	
(xvii)	The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.	Agreed and same is being complied.
(xviii)	Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day and night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sq.m of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio 1:3 shall be done with the obligation to continue maintenance.	Agreed. Adequate green area has been provided within the premises. Photographs showing the green area are enclosed as <b>Annexure 2</b> .
xix	The project proponent shall utilize hollow concrete blocks in construction of outer walls.	Agreed.

**III. Operation Phase and Entire Life:** The project is partially operational.

S. No.	EC Conditions	Reply										
i	“Consent to Operate” shall be obtained from Punjab Pollution Control Board under Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment and Forests/ State Level Environment Impact Assessment Authority at the time of start of operation.	Consent to Operate has been obtained from PPCB vide Certificate No. CTOW/Fresh/SAS/2022/17413019 dated 17.02.2022 valid till 30.06.2023 under Water Act and Certificate No. CTOA/Fresh/SAS/2022/17413014 dated 17.02.2022 valid till 30.06.2023 under Air Act; copy of same are enclosed as <b>Annexure 3(b)</b> .										
ii	The total water requirement for the project will be 456 KLD, including 5 KLD makeup water for swimming pool, out of which 353 KLD (fresh water) shall be met through borewell (ground water supply) and remaining 103 KLD through recycling of treated wastewater. The project proponent shall provide a centralized water filtration system followed by chlorination and not the R.O system to treat the drinking water to make it fit for use.	Agreed. Dual plumbing system has been provided for the reuse of treated wastewater for flushing and horticulture purpose onto green area provided within project premises.										
iii	<div>a) The total wastewater generation from the project will be 358 KLD in Summer season including 4 KLD waste water from Swimming Pool, 354 KLD in winter season and 378 KLD in rainy season including 25 KLD infiltration rate, which will be treated in a STP of capacity 400 KLD installed within the premises of the project. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:</div> <table><tr><th>Season</th><th>Reuse for flushing (KLD)</th><th>For irrigation purposes (KLD) in an area on</th><th>Discharge into Sewer (KLD)</th><th>Total quantity of waste water generation</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area on	Discharge into Sewer (KLD)	Total quantity of waste water generation						Agreed. STP of capacity 400 KLD has been installed within the project premises. Treated water from the STP is being reused for flushing and for green area development within the project premises.
Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area on	Discharge into Sewer (KLD)	Total quantity of waste water generation								



			4749.69 sqm			
	Summ	103	26	229	358	
	Winter	103	9	242	354	
	Rainy	103	2	273	378	
	b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.					Agreed.
iv	The project proponent shall ensure safe drinking water supply to the habitants.					Agreed. Adequate safe drinking water facilities have been provided. Individual flat owner have installed their own RO system.
v	The waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.					Agreed.
vi	A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.					Agreed. Records will be maintained properly.
vii	Rain water harvesting /recharging systems (13 nos. recharging pits) shall be operated and maintained properly as per CGWA guidelines.					Agreed. 13 rain water recharging pits will be provided within the project premises as per the norms.
viii	The facilities provided for collection, segregation, handing on site storage & processing of solid waste such as chute system, wet & dry bins, collection center & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie up must be done with authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3 kg/tenement/day and the inert solid waste shall be sent to the concerned collection center of integrated municipal solid waste management facility of the area. A proper					Agreed. Solid waste is being segregated at the source as biodegradable and non-biodegradable components. The recyclable waste is being sold to resellers. Bio-degradable waste is being converted into manure by mechanical composter. Further, inert waste is being dumped to authorized dumping site.

	record in this regard shall be maintained.	
ix	Hazardous waste/ E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.	Since, it is a residential project. Thus, no major hazardous waste is being generated except used oil from DG set which is being sold to authorized vendor. E-waste is being disposed off as per the norms.
x	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Adequate parking space has been provided within the project premises. Thus, no traffic congestion occurs near the entry and the exit point.
xi	The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to SEIAA, Punjab.	Agreed.
xii	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.	Adequate green area has been provided within the project premises. Photographs showing the same are attached along as <b>Annexure 2.</b>
xiii	Solar power plant and other solar energy related equipment shall be operated and maintained properly.	Agreed.
xiv	A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.	Agreed. Various energy conservation measure are being followed within the project. LED lights have been provided within the project premises.

## PART B – General Conditions:

### I. Pre-Construction Phase

S. No.	EC Conditions	Reply
(i)	This Environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.	Environment Clearance has been granted by SEIAA, Punjab vide Letter No. SEIAA/2018/941 dated 16.07.2018 and the copy of the same is attached as <b>Annexure 1</b> . It is valid for seven years i.e. till 15.07.2025 as per the EIA Notification and its amendments.
(ii)	The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forest, Chandigarh and SEIAA, Punjab.	Agreed. Advertisement has already been published in two newspapers and copy of the same has already been submitted.
(iii)	The project proponent shall obtain permission from the CGWA abstraction of groundwater & digging of bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.	Agreed. As per guidelines, CGWA is no more controlling the state of Punjab; thus, permission for groundwater abstraction has been obtained from Punjab Water Regulation and Development Authority. Copy of PWRDA approval is enclosed as <b>Annexure 6</b> .
(iv)	The project proponent shall obtain CLU from the competent authority, if any authority insists.	Agreed. It is being complied.
(v)	A copy of clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions	Agreed. The environment clearance letter has been uploaded on the official website of the Company by the proponent. Copy of the snapshot is enclosed as <b>Annexure 7</b> .

	representation, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
<b>II. Construction Phase</b>		
<b>S. No.</b>	<b>EC Conditions</b>	<b>Reply</b>
(i)	The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend minimum amount of Rs. 296 Lacs towards capital investment, Rs 10.85 lacs towards recurring including monitoring expenditure and Rs. 50 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the companied Act 1956.	Agreed. Rs. 1,04,50,000/- has been spent on the Environmental Management Plan till 31 <sup>st</sup> March, 2022. Rs. 3,50,000 has been spent towards CSR activities.

**III. Operation Phase and Entire Life:** The project is partially operational.

<b>S. No.</b>	<b>EC Conditions</b>	<b>Reply</b>
i	<p>a) The entire cost of the environment management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier / residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount o Frs. 18.5 Lacs towards recurring including monitoring expenditure as proposed in the EMP.</p> <p>b) The project proponent shall adhere to the commitments made in the proposal of CSR activities and shall spend a minimum amount of Rs. 50 lacs towards following CSR activities:</p> <p>i) 15 lakh will be spent for provision of RO drinking water plant &amp; mid-day meals in Govt. School, Sector-116, Mohali.</p> <p>ii) 10 lakh will be spent for tie up with NGO in promoting social awareness like saving and well upbringing of girl child,</p>	<p>a) Agreed. Expenditure done on Environmental Management Plan till 31<sup>st</sup> March, 2022. is Rs. 1,04,50,000/-</p> <p>b) Agreed. Rs. 3,50,000 has been spent towards CSR activities till now.</p>

	girl education, etc.  iii) 25 lacs will be spent provision of medicines, ambulance, wheel chairs for disabled persons, hearing aids in Govt. Dispensary, Sante Majra.	
ii	The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.	Agreed. DG set with adequate stack has been provided within the project premises.

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

<b>S. No.</b>	<b>EC Conditions</b>	<b>Reply</b>
(i)	Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act 2010.	Noted.
(ii)	A first aid room will be provided in the project both during the construction and operation phase of the project.	Agreed. First aid kit has been provided at the construction site.
(iii)	Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tube well, Dg sets, Utilities etc. earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/ location of these utilities should be changed later on.	Agreed. STP, borewell, DG sets, Utilities etc. are being provided on the earmarked locations as per the layout plan.
(iv)	The Environmental safeguards contained in the application of the promoter/ mentioned during the presentation before State Level Environment Impact Assessment Authority/ State Expert Appraisal Committee should be implemented in	Agreed. Environmental safeguards are being implemented in true letter and spirit.

	letter and spirit.	
(v)	Ambient air and noise levels should confirm to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during the construction phase as well as operation and entire life phases as per MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards. and noise quality should be closely monitored during construction phase.	Agreed. Monitoring is being done on six monthly basis. Recent monitoring has been done and test reports are attached along as <b>Annexure 8.</b>
(vi)	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NWBL, if applicable.	<p>Agreed. All the approvals are being obtained as &amp; when required.</p> <ul style="list-style-type: none"> <li>• Extension in Consent to Establish has been obtained from PPCB vide Certificate no. CTE/Ext/SAS/2022/17352681 dated 17.02.2021 valid till 21.08.2023. Copy of grant certificate is attached along as <b>Annexure 3(a).</b></li> <li>• Consent to Operate has been obtained from PPCB vide Certificate No. CTOW/Fresh/SAS/2022/17413019 dated 17.02.2022 valid till 30.06.2023 under Water Act and Certificate No. CTOA/Fresh/SAS/2022/17413014 dated 17.02.2022 valid till 30.06.2023 under Air Act; copy of same are enclosed as <b>Annexure 3(b).</b></li> <li>• Permission from Airport Authority of India is attached as <b>Annexure 9.</b></li> <li>• NOC from Fire Department is attached as <b>Annexure 10.</b></li> </ul>
(vii)	The State Level Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance	Agreed.

	under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.	
(viii)	A proper record showing compliances of all conditions of environmental clearance shall be maintained and made available at site at all the times.	Proper records showing compliances of all conditions of environmental clearance are being maintained and made available as and when required.
(ix)	The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearances both terms and condition including results of monitored data to the respective Provisional office of MoEF, the Zonal office of CPCB, the SPCB and SEIAA, Punjab on 1 <sup>st</sup> June and 1 <sup>st</sup> December of each calendar year.	Agreed. Six monthly compliance reports are being regularly submitted to Regional Office, MoEF, Chandigarh and SEIAA, Punjab. Acknowledgment of previous submitted compliance report for period ending 30.09.2021 along with compliance uploaded on Environmental Clearance portal is attached along as <b>Annexure 11</b> .
(x)	Officials from the regional office of Ministry and Environment & Forests, Chandigarh/ State Level Environment Impact Assessment Authority/ State Level Expert Appraisal Committee/ Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to State Level Environment Impact Assessment Authority should be forwarded to CCF, Regional Office of Ministry of Environment & Forests, Chandigarh and State Level Environment Impact Assessment Authority, Punjab.	Agreed. Full cooperation, facilities and documents/ data will be given by the project proponent to officials from the regional office of Ministry and Environment & Forests, Chandigarh/ State Level Environment Impact Assessment Authority/ State Level Expert Appraisal Committee/ Punjab Pollution Control Board during their inspection.
(xi)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Level	In case any changes will be made, then fresh appraisal will be obtained from SEIAA, Punjab.

	Environment Impact Assessment Authority, Punjab.	
(xii)	Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition No. 460 of 2004 as may be applicable to this project and decision of any Competent Court, to the extent applicable.	Agreed.
(xiii)	The proponent shall upload the status of compliance of the stipulated EC condition, including result of the monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domains.	Agreed. Previous compliance of the stipulated EC condition, including result of the monitored data has been uploaded on the website. Copy of the screenshot showing the same is attached along as <b>Annexure 7</b> . Environment data board has been displayed near the front gate of project.
(xiv)	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.	The same is being complied.
(xv)	Environmental Management Cell shall be formed during operational phases which will supervise and monitor the environment related aspects of the project.	Environmental management Cell will be formed to monitor the environment related aspects of the project.
(xvi)	The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF &CC, New Delhi.	It is being complied.
(xvii)	The project proponent shall not use any	It is being complied. Only organic/ herbal



	chemical fertilizer/ pesticides/ insecticides and shall use only Herbal/Insecticides and organic manure in the green area.	manure is being used.
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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**  
**Ministry of Environment, Forest & Climate Change, New Delhi**

O/O Punjab Pollution Control Board,  
 Vatavaran Bhawan, Nabha Road,  
 Patiala – 147 001  
 Telefax:- 0175-2215636

No. SEIAA/2018/ 941

**REGISTERED**

Dated 16.7.18

To

M/s Exotica Homez Promoter & Builders,  
 SCF-112, Phase 3B2,  
 Mohali.

**Subject: Environmental clearance under EIA notification dated 14.09.2006 for establishment of a group housing project namely "Exotica Homez" at Village Sante Majra, Kharar, S.A.S Nagar, Mohali, Punjab by M/s. Exotica Homez Promoter & Builders. (Proposal no SIA/PB/NCP/ 73106/2018)**

This has reference to your online Proposal No. SIA/PB/NCP/ 73106/2018 submitted to the SEIAA for grant of Environmental Clearance for the above project under EIA notification dated 14.09.2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

**Brief details of the project**

1.	Category/Item No. (in schedule)	8(a): Building & Construction project		
2.	Name and Location of the project	" Exotica Homez " in the revenue estate of Village Sante Majra, Kharar, S.A.S Nagar		
3.	Project Cost	Rs 164.60 Crores.		
3.	Total Plot area, Built-up Area and Green area	Plot area (Sqm)	30774.93	

		Net plot area after leaving area for road widening (sqm)	30454.41	
		Built up area (Sqm)	75931.73	
		Green area (Sqm)	4749.66	
		Residential dwelling units	465	
4.	Population	2452 persons		
5.	Water Requirements & source	<b>Break up of water requirement</b> Total: 456 KLD  Domestic:451 KLD  Make up water for swimming pool in summer season : 5 KLD  Fresh:348 KLD Flushing: 103 KLD  Green Area: 9 KLD to 26 KLD	<b>Source</b>       Ground Water  Ground water Reuse after treatment  Reuse after treatment in an area of 4749.66 sqm	

6.	Treatment & disposal Arrangement of Waste water	<p>The total wastewater generation from the project will be 358 KLD in Summer season including 4KLD waste water from Swimming Pool, 354 KLD in winter season and 378 KLD in rainy season including 25 KLD infiltration rate, which will be treated in a STP of capacity 400 KLD installed within the premises of the project. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:</p> <table><tr><th>Season</th><th>Reuse for flushing</th><th>For irrigation purposes</th><th>Discharge into sewer</th></tr><tr><td>Summer</td><td>103</td><td>26</td><td>229</td></tr><tr><td>Winter</td><td>103</td><td>9</td><td>242</td></tr><tr><td>Rainy</td><td>103</td><td>2</td><td>273</td></tr></table>	Season	Reuse for flushing	For irrigation purposes	Discharge into sewer	Summer	103	26	229	Winter	103	9	242	Rainy	103	2	273
Season	Reuse for flushing	For irrigation purposes	Discharge into sewer															
Summer	103	26	229															
Winter	103	9	242															
Rainy	103	2	273															
7.	Rain water harvesting detail	13 no. of rainwater recharging pits will be provided as per the norms of CGWA.																
8.	Solid waste generation and its disposal	<p>a) 930 kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source by providing bins) into Bio-degradable and Non-Bio-degradable components. Garbage chute will be provided to collect the waste.</p> <p>c) Mechanical composter of capacity 420 kg/day will be provided for the Bio-degradable Components.</p> <p>d) Non Bio-degradable &amp; recyclable waste will be send directly to recyclers and remaining waste will be sent to the dumping site.</p> <p>e) Waste construction material will be handled as per the Construction and Demolition Waste Management Rules,2016</p>																

9	Hazardous Waste	<p>a) Used oil from DG sets will be sold to registered recyclers.</p> <p>b) E-waste will be disposed off as per the E-waste (Management) Amendment Rules,</p>									
10.	Energy Requirements & Saving	<p>a) 2307.73 KVA from PSPCL.</p> <p>b) DG Sets 1 x 180, 1 x 125 &amp; 2 x 250 KVA.</p> <p>c) Solar lights will be provided for landscaping area. LEDs Lamps are proposed in all common area. Total 160 KW solar power will be generated by utilizing 31% (1914.46 sqm) of the roof area.</p>									
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>Environment Management Cell (EMC) will be responsible for implementation of the Environment Management Plan and thereafter, welfare society of the project will be responsible for the implementation of EMP. The detail of the budgetary break up phase wise is as under:-</p> <table border="1"> <thead> <tr> <th>Description</th><th>Capital Cost in lacs</th><th>Recurring Cost in lacs</th></tr> </thead> <tbody> <tr> <td>Construction</td><td>296 lacs</td><td>4.85 lacs</td></tr> <tr> <td>Operation</td><td>-</td><td>9.5 lacs</td></tr> </tbody> </table>	Description	Capital Cost in lacs	Recurring Cost in lacs	Construction	296 lacs	4.85 lacs	Operation	-	9.5 lacs
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Monitoring of Air, Noise water in both phases	Rs. 6.0 lacs.	Rs. 9.0 lacs									

12.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Rs. 50 Lacs shall be spent on the following CSR activity: -</p> <ul style="list-style-type: none"> <li>a) 15 Lakh will be spent for provision of RO drinking water plant &amp; mid-day meals in Govt. School, Sector 116, Mohali</li> <li>b) 10 Lakh will be spent for tie-up with NGO in promoting social awareness like saving and well-upbringing of girl child, girl education, etc</li> <li>c) 25.0 Lacs will be spent provision of medicines, ambulance, wheel chairs for disabled persons, hearing aids in Govt. Dispensary, Sante Majra.</li> </ul> <p>Mr. Jagdish Singh Saini (Proprietor) of M/s. Exotica Homez Promoter &amp; Builders will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years and after that the welfare society of "Exotica Homez" along with Environment Management Cell will be responsible for same.</p>
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The SEAC, Punjab in its 167th meeting held on 26.05.2018 after due considerations of the relevant documents submitted, presentation given and additional clarifications / documents furnished by the project proponent to it has recommended the case for environmental clearance with certain stipulations. The SEIAA, Punjab after considering the proposal and recommendations of the SEAC Punjab in its 134th meeting held on 09.07.2018, hereby accord Environmental Clearance to the project as per the provisions of Environment Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows: -

**PART-A – Specific Conditions:**

**I. Pre-Construction Phase**

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire-fighting equipment etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

## **II. Construction Phase:**

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.

- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
  - a. Fresh water : Blue
  - b. Untreated wastewater : Black
  - c. Treated wastewater : Green  
(for reuse)
  - d. Treated wastewater : Yellow  
(for discharge)
  - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) (a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
- (b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.



- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- (xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.
- (xix) The project proponent shall utilize hollow concrete blocks in construction of outer walls.

### **III. Operation Phase and Entire Life**

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 456 KLD including 5 KLD makeup water for swimming pool, out of which 353 KLD (fresh water) shall be met through borewell (ground water supply) and remaining 103 KLD through recycling of treated wastewater. The

project proponent shall provide a centralized water filtration system followed by chlorination and not the R.O System to treat the drinking water to make it fit for use.

- iii) a) The total wastewater generation from the project will be 358 KLD in Summer season including 4KLD waste water from Swimming Pool, 354 KLD in winter season and 378 KLD in rainy season including 25 KLD infiltration rate, which will be treated in a STP of capacity 400 KLD installed within the premises of the project. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

<b>Season</b>	<b>Reuse for flushing (KLD)</b>	<b>For irrigation purposes (KLD) in an area on 4749.6 6 sqm</b>	<b>Discharge into sewer (KLD)</b>	<b>Total quantity of waste water generation</b>
Summer	103	26	229	358
Winter	103	9	242	354
Rainy	103	2	273	378

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems (13 nos recharging pits) shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly

maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.

- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipment shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.

## **PART B – General Conditions :**

### **I. Pre-Construction Phase**

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to

the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.

- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell (s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority if applicable.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

## **II. Construction Phase**

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 296 Lacs towards capital investment, Rs. 10.85 Lacs towards recurring including monitoring expenditure and Rs. 50 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

## **III. Operation Phase and Entire Life**

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 18.5 Lacs towards recurring including monitoring expenditure as proposed in the EMP.  
**b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 50 Lacs towards following CSR activities:
  - (i) 15 Lakh will be spent for provision of RO drinking water plant & mid- day meals in Govt. School, Sector 116, Mohali
  - (ii) 10 Lakh will be spent for tie-up with NGO in promoting social awareness like saving and well-upbringing of girl child, girl education, etc

- (iii) 25.0 Lacs will be spent provision of medicines, ambulance, wheel chairs for disabled persons, hearing aids in Govt. Dispensary, Sante Majra.
- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

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

- (i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc., earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.

- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The

unpaved area shall be more than or equal to 20% of the recreational open spaces.

- (xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

  
**Member Secretary**

**Endst. No. SEIAA/Pb/2018/\_\_\_\_\_**

**Dated \_\_\_\_\_**

A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110 003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
5. The Deputy Commissioner, SAS Nagar (Mohali).
6. The Advisor, Ministry of Environment, Forest & Climate Change, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
  - a) Name of the applicant : Sh. Gaurav Soni, Authorised Signatory
  - b) Contact no. : 9501548877
7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali
8. The Monitoring Cell, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

  
**Member Secretary**



## PROJECT PHOTOGRAPHS



ENTRANCE OF PROJECT



GREEN AREA





UNDER CONSTRUCTION BLOCK



OPERATIONAL BLOCKS



**PUNJAB POLLUTION CONTROL BOARD**  
**Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala**  
 Website:- [www.ppcb.gov.in](http://www.ppcb.gov.in)

<b>Office Dispatch No :</b>	<b>Registered/Speed Post</b>	<b>Date:</b>
<b>Industry Registration ID:</b> R18SAS676285		<b>Application No :</b> 17352681

To,

**Jagdish Singh Saini**  
**S1-s2, Exotica Square, Kharar-landran Road, Sector 115, Distt. Sas Nagar (mohali), Punjab**  
**Mohali, Mohali-140307**

**Subject: Extension in validity of consent to establish (NOC) under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.**

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

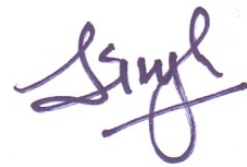
<b>Certificate No.</b>	CTE/Ext/SAS/2022/17352681
<b>Date of issue :</b>	17/02/2022
<b>Date of expiry :</b>	21/08/2023
<b>Certificate Type :</b>	Extension
<b>Previous CTE/CTO No. &amp; Validity :</b>	CTE/Ext/SAS/2019/10895475 From:28/11/2019 To:21/08/2021

**2. Particulars of the Industry**

<b>Name &amp; Designation of the Applicant</b>	Gaurav Soni, (Authorized Signatory)
<b>Address of Industrial premises</b>	"exotica Homez" By M/s Exotica Homez Promoter & Builders, Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab , Kharar, Sas Nagar-140307
<b>Category of Industry</b>	Red
<b>Type of Industry</b>	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
<b>Scale of the Industry</b>	Small
<b>Office District</b>	Sas Nagar

All the term and conditions same as mentioned in the consent to establish (NOC) no. CTE/Ext/SAS/2019/10895475 dated 28/11/2019, valid upto 21/8/2021 issued to the project proponent. This extension in validity of consent to establish (NOC) letter may be appended with the original NOC letter issued to the project proponent and subsequent extensions letters with an additional condition as under:

1. The project proponent shall obtain permission from the CGWA/ PWRDA for the abstraction of ground water.
2. The project proponent shall obtain the permission from the Airports Authority regarding allowable height of the building.
3. The promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste (Management and Handling) Rules 2000.
4. The project proponent shall install water meters at all different as proposed for treated wastewater and maintain records on a daily basis.
5. The project proponent, alongwith mechanical composter, may also develop the manual composting / vermicomposting to manage organic wastes.



17/02/2022

**( Kuldeep Singh )**  
**Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**

**Endst. No.:**

**Dated:**

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. It is requested to visit the site to monitor the STP, to verify mode of disposal, to verify the record maintained by Project Proponent (operation of STP as well as meter installed on all mode of disposal), to verify environmental law and send the report along with the recommendation, please.



17/02/2022

**( Kuldeep Singh )**  
**Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**

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*"exotica Homez" By M/s Exotica Homez Promoter & Builders, Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab ,Kharar,Sas Nagar,140307*



# PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: R18SAS676285

Application No : 17413019

To,

**Jagdish Singh Saini**  
S1-s2, Exotica Square, Kharar-landran Road, Sector 115, Distt. Sas Nagar (mohali), Punjab  
Mohali, Mohali-140307

**Subject:** Grant of 'Consent to Operate' an outlet u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974 for discharge of effluent.

With reference to your application for obtaining 'Consent to Operate' an outlet for discharge of the effluent u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974, you are, hereby, authorized to operate an industrial unit for discharge of the effluent(s) arising out of your premises subject to the Terms and Conditions as mentioned in this Certificate.

## 1. Particulars of Consent to Operate under Water Act, 1974 granted to the industry

Consent to Operate Certificate No.	CTOW/Fresh/SAS/2022/17413019
Date of issue :	17/02/2022
Date of expiry :	30/06/2023
Certificate Type :	Fresh

## 2. Particulars of the Industry

Name & Designation of the Applicant	Gaurav Soni, (Authorized Signatory)
Address of Industrial premises	"exotica Homez" By M/s Exotica Homez Promoter & Builders, Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab , Kharar, Sas Nagar-140307
Capital Investment of the Industry	5970.0 lakhs
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Small
Office District	Sas Nagar
Consent Fee Details	Rs.1,89,500/- vide UTR No. BARBW21321071475 dated 17.11.2021 and Rs.1,91,500/- vide UTR No. BARBW21321016586 dated 17.11.2021
Raw Materials(Name with quantity per day)	N.A. being construction project.

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"exotica Homez" By M/s Exotica Homez Promoter & Builders, Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab , Kharar, Sas Nagar, 140307

<b>Products (Name with quantity per day)</b>	<i>Residential Group Housing Project having 84 Flats namely "Exotica Homez" in the area of 30774.93 sq.mtr., having built up area of 75931.73 sq.mtr., in the revenue estate of Village Sante Majra, Tehsil Kharar, District SAS Nagar.</i>
<b>By-Products, if any,(Name with quantity per day)</b>	--
<b>Details of the machinery and processes</b>	<i>As per application no.17413019</i>
<b>Details of the Effluent Treatment Plant</b>	<i>STP of capacity 400 KLD followed by ultra filtration plant of capacity 200 KLD.</i>
<b>Mode of Disposal</b>	<i>Domestic Effluent @ 45 KLD - After treatment with STP 26 KLD uses onto land for plantation and 19 reused in flushing purpose</i>
<b>Standards to be achieved under Water(Prevention &amp; Control of Pollution) Act, 1974</b>	<i>As per effluent standards prescribed by the PPCB/ MoEF&amp;CC from time to time.</i>



17/02/2022

**( Kuldeep Singh )  
Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**

**Endst. No.:**

**Dated:**

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. It is requested to visit the site to monitor the STP, to verify mode of disposal, to verify the record maintained by project proponent (operation of STP as well as meter installed on all mode of disposal), to verify environmental law and send the report along with the recommendation, please.



17/02/2022

**( Kuldeep Singh )  
Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**

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*"exotica Homez" By M/s Exotica Homez Promoter & Builders,Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab ,Kharar,Sas Nagar,140307*



## TERMS AND CONDITIONS

### A. GENERAL CONDITIONS

1. This consent is not valid for getting power load from the Punjab State Power Corporation Limited or for getting loan from the financial institutions.
2. The industry shall apply for renewal/further extension in validity of consent atleast two months before expiry of the consent.
3. The industry shall ensure that the effluent discharging through the authorized outlet shall confirm to the prescribed standards as applicable from time to time.
4. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.
5. The achievement of the adequacy and efficiency of the effluent treatment plant/pollution control devices/re-circulation system installed shall be the entire responsibility of the industry.
6. The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Wastes(Management, Handling and Trans boundary Movement) Rules, 2008 as amended time to time , without any adverse effect on the environment, in any manner
7. The responsibility to monitor the effluent discharged from the authorized outlet and to maintain a record of the same rests with the industry. The Board shall only test check the accuracy of these reports for which the industry shall deposit the samples collection and testing fee with the Board as and when required.
8. The industry shall submit balance sheet of every financial year to the concerned Regional Office by 30th June of every year.
9. The industry shall submit a yearly certificate to the effect that no addition/up-gradation/ modification/ modernization has been carried out during the previous year otherwise the industry shall apply for the varied consent.
10. During the period beginning from the date of issuance and the date of expiration of this consent, the applicant shall not discharge floating solids or visible foam.
11. Any amendments/revisions made by the Board in the tolerance limits for discharges shall be applicable to the industry from the date of such amendments/revisions.
12. The industry shall not change or alter the manufacturing process(es) so as to change the quality and/or quantity of the effluents generated without the written permission of the Board.
13. Any upset conditions in the plant/plants of the factory, which is likely to result in increased effluent and/or result in violation of the standards lay down by the Board shall be reported to the Environmental Engineer, Punjab Pollution Control Board of concerned Regional Office immediately failing which any stoppage and upset conditions that come to the notice of the Board/its officers, will be deemed to be intentional violation of the conditions of consent.
14. The industry shall provide terminal manhole(s) at the end of each collection system and a manhole upstream of final outlet (s) out of the premises of the industry for measurement of flow and for taking samples.
15. The industry shall for the purpose of measuring and recording the quantity of water consumed and effluent discharged, affix meters of such standards and at such places as approved by the Environmental Engineer, Punjab Pollution Control Board of the concerned Regional Office.
16. The industry shall maintain record regarding the operation of effluent treatment plant i.e. record of quantity of chemicals and energy utilized for treatment and sludge generated from treatment so as to satisfy the Board regarding regular and proper operation of pollution control equipment.
17. The industry shall provide online monitoring equipment<sup>1/2</sup>s for the parameters as decided by concerned Regional Office with the effluent treatment plant/air pollution control devices installed, if applicable.
18. The pollution control devices shall be interlocked with the manufacturing process of the industry.
19. The authorized outlet and mode of disposal shall not be changed without the prior written permission of the Board.
20. The industry shall comply with the conditions imposed by the SEIAA / MOEF in the environmental clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
21. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
22. The industry shall not use any unauthorized out-let(s) for discharging effluents from its premises. All unauthorized outlets, if any, shall be connected to the authorized outlet within one month from the date of issue of this consent.

23. The industry shall make necessary arrangements for the monitoring of effluent being discharged by the industry and shall monitor its effluents:-
- (i) Once in Year for Small Scale Industries.
  - (ii) Four in a Year for Large/Medium Scale Industries.
  - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
24. The industry shall provide electromagnetic flow meters at the source of water supply, at inlet/outlet of effluent treatment plant within one month and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th of the following month.
25. The Board reserves the right to revoke this consent at any time in case the industry is found violating any of the conditions of this consent and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 as amended from time to time.
26. 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.
27. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
28. Nothing in this consent 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.
29. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of septic tank.
30. 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.
31. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
32. 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.
33. 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 to prevent any pollutants from such materials from entering into natural water.
34. The industry shall re-circulate the entire cooling water and shall also re-circulate/reuse to the maximum extent the treated effluent in processes
35. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of re-circulation system/ effluent treatment plant.
36. The industry shall make proper disposal of the effluent so as to ensure that no stagnation occurs inside and outside the industrial premises during rainy season and no demand period.
37. Where excessive storm water 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.
38. The industry shall submit a detailed plan showing therein the distribution system for conveying waste-water for application on land for irrigation along with the crop pattern for the year.
39. The industry shall ensure that the effluent discharged by it is toxicity free.
40. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
41. Drains causing oil & grease contamination shall will be segregated. Oil & grease trap shall be provided to recover oil & grease from the effluent.

42. 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, and the monitoring shall be submitted to the Environmental Engineer of the concerned Regional Office by the 5th of every month.
43. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the consent and shall not carry out any expansion without the prior permission/NOC of the Board.

**B. SPECIAL CONDITIONS**

1. The promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste (Management and Handling) Rules, 2000.
2. The project proponent shall bound to comply with the Environmental Clearance granted to it by the competent authority.
3. The project proponent shall not discharge its untreated effluent outside the premises in any case.
4. The project proponent shall spent the amount of Rs. 50 lacs under CSR activities as per the Environment Clearance condition.
5. The project proponent shall install water meters at all different modes of disposal as used for treated wastewater and maintain the record on a daily basis
6. The project proponent, alongwith mechanical composter, may also develop the manual composting / vermicomposting to manage organic wastes.



17/02/2022

**( Kuldeep Singh )**  
**Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**





## PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: R18SAS676285

Application No : 17413014

To,

**Gaurav Soni**  
S1-s2, Exotica Square, Kharar-landran Road, Sector 115, Distt. Sas Nagar (mohali), Punjab  
Mohali, Mohali-140307

**Subject:** Grant of 'Consent to Operate' u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 for discharge of emissions arising out of premises.

With reference to your application for obtaining 'Consent to Operate' u/s 21 of Air (Prevention & Control of Pollution) Act, 1981, you are hereby, authorized to operate an industrial unit for discharge of the emission(s) arising out of your premises subject to the Terms and Conditions as mentioned in this Certificate.

### 1. Particulars of Consent to Operate under Air Act, 1981 granted to the industry

Consent to Operate Certificate No.	CTOA/Fresh/SAS/2022/17413014
Date of issue :	17/02/2022
Date of expiry :	30/06/2023
Certificate Type :	Fresh

### 2. Particulars of the Industry

Name & Designation of the Applicant	Gaurav Soni, (Authorized Signatory)
Address of Industrial premises	"exotica Homez" By M/s Exotica Homez Promoter & Builders, Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab , Kharar, Sas Nagar-140307
Capital Investment of the Industry	5970.0 lakhs
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Small
Office District	Sas Nagar
Consent Fee Details	Rs.1,89,500/- vide UTR No. BARBW21321071475 dated 17.11.2021 and Rs.1,91,500/- vide UTR No. BARBW21321016586 dated 17.11.2021
Raw Materials (Name with Quantity per day)	N.A. being construction project.

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"exotica Homez" By M/s Exotica Homez Promoter & Builders, Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab, Kharar, Sas Nagar, 140307

<b>Products (Name with Quantity per day)</b>	<i>Residential Group Housing Project having 84 Flats namely "Exotica Homez" in the area of 30774.93 sq.mtr., having built up area of 75931.73 sq.mtr., in the revenue estate of Village Sante Majra, Tehsil Kharar, District SAS Nagar.</i>
<b>By-products, if any, (Name with Quantity per day)</b>	--
<b>Details of the machinery and process</b>	<i>As per application no.17413014</i>
<b>Quantity of fuel required (in TPD) and capacity of boilers/ Furnace/Thermo heater etc.</b>	<i>One DG Set of capacity 125 KVA - Fuel HSD @ 11 Lit/day - Canopy and stack of 3 mt. above roof provided.</i>
<b>Type of Air Pollution Control Devices to be installed</b>	<i>One DG Set of capacity 125 KVA - Canopy and stack of 3 mt. above roof provided.</i>
<b>Stack height provided with each boiler/thermo heater/Furnace etc.</b>	<i>One DG Set of capacity 125 KVA - Canopy and stack of 3 mt. above roof provided.</i>
<b>Sources of emissions and type of pollutants</b>	<i>DG Set - SO<sub>x</sub>, NO<sub>x</sub> &amp; SPM</i>
<b>Standards to be achieved under Air(Prevention &amp; Control of Pollution) Act, 1981</b>	<i>As per emission standards prescribed by the PPCB/ MoEF&amp;CC from time to time.</i>



*Singh*

17/02/2022

**( Kuldeep Singh )  
Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**

**Endst. No.:**

**Dated:**

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

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

*Singh*

17/02/2022

**( Kuldeep Singh )  
Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**

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*"exotica Homez" By M/s Exotica Homez Promoter & Builders, Village Sante Majra, Tehsil Kharar, Distt. Sas Nagar (mohali), Punjab ,Kharar,Sas Nagar,140307*

## TERMS AND CONDITIONS

### A. GENERAL CONDITIONS

1. This consent is not valid for getting power load from the Punjab State Power Corporation Ltd. or for getting loan from the financial institutions.
2. The industry shall apply for renewal /extension of consent at least two months before expiry of the consent.
3. The industry shall not violate any of the norms prescribed under the Air (Prevention & Control of Pollution) Act, 1981, failing which, the consent shall be cancelled / revoked.
4. The achievement of adequacy and efficiency of the air pollution control devices installed shall be the entire responsibility of the industry
5. The authorized fuel being used shall not be changed without the prior written permission of the Board.
6. The industry shall not discharge any fugitive emissions. All gases shall be emitted through a stack of suitable height, as per the norms fixed by the Board from time to time.
7. 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
8. The industry shall put display Board indicating environmental data in the prescribed format at the main entrance gate.
  9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

#### (i) Stack height for boiler plants

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

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

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

**(iii) Stack height for diesel generating sets:**

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

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

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

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

10. The pollution control devices shall be interlocked with the manufacturing process of the industry to ensure its regular operation.
11. The existing pollution control equipment shall be altered or replaced in accordance with the directions of the Board, and no pollution control equipment or chimney shall be altered or as the case may be erected or re-erected except with the prior approval of the Board.
12. The industry will provide canopy and adequate stack with the D.G sets so as to comply with the provision of notification No GSR-371 E dated 17-5-2002(amended from time to time) issued by MOEF under Environment (Protection) Act, 1986.
13. The Govt. of Punjab, Department of Science, Technology & Environment vide its notification no.4/46/92-3ST/2839 dt. 29/12/1993 has put prohibition on the use of rice husk as fuel after 1.4.1995 except the following:-  
**In the form of briquettes and use of rice husk in fluidized bed combustion. So the industry shall make the necessary arrangement to comply with the above notification.**
14. The industry shall submit balance sheet of every financial year to the concerned Regional Office by 30th June of every year
15. That the industry shall submit a yearly certificate to the effect that no addition / up-gradation/ modification/ modernization has been carried out during the previous year otherwise the industry shall apply for the varied consent.
16.
  - a) The industry shall ensure that at any time the emission do not exceed the prescribed emissions standards laid down by the Board from time to time for such type of industry /emissions.
  - b) The industry shall ensure that the emissions from each stack shall conform to the following emission standards laid down by the Board in respect of the Industrial Boilers.

Steam Generating capacity A.	Required particulate matter B.	
Area upto 5 Km from Other than 'A' class Other than the periphery of I and Class-II town		
Less than 2 ton/hr.	800 mg/NM3	1200 mg/NM3
2 ton to 10 ton/hr.	500 mg/NM3	1000 mg/NM3
Above 10 ton to 15 ton/hr	350 mg/NM3	500 mg/NM3
Above 15 ton/hr	150 mg/NM3	150 mg/NM3

All emissions normalized to 12% carbon dioxide.

17. The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008, without any adverse effect on the environment, in any manner.
18. The air pollution control equipments shall be kept at all time in good running condition and;

- (i) All failures of control equipments.
  - (ii) The emissions of any air pollutant into the atmosphere in excess of the standards lay down by the Board occurring or being apprehended to occur due to accident or other unforeseen act or event. 'Shall be intimated through fax to the concerned Regional Office as well as to the Director of Factories, Punjab, Chandigarh as required under rule 10 of the Punjab State Board for the Prevention and Control of Air Pollution Rules, 1983'.
19. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.
  20. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
  21. The industry shall comply with the conditions imposed by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
  22. 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.
  23. 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.
  24. The industry will install the separate energy meter for running pollution control devices and shall maintain record with respect to operation of air pollution control device so as to satisfy the Board regarding the regular operation of air pollution control device and monthly reading / record may be sent to the Board by the fifth of the following month.
  25. The industry shall provide online monitoring system as applicable, for in stack emission and shall maintain the record of the same for inspection of the Board Officers.
  26. The Board reserves the right to revoke the consent granted to the industry at any time, in case the industry is found violating the provisions of Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time.
  27. The industry shall comply with any other conditions laid down or directions issued in due course by the Board under the provisions of the Air (Prevention & Control of Pollution) Act, 1981.
  28. Nothing in this consent 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 to under this or any other Act.
  29. Any amendments/revisions made by the Board/CPCB/MOEF in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
  30. The industry shall dispose off its solid waste generated by the burning of fuel in an Environmentally Sound Manner within the premises/outside as approved by the Board, to avoid public nuisance and air pollution problem in the area.
  31. The industry shall ensure that no air pollution problem or public nuisance is created in the area due to the discharge of emissions from the industry.
  32. The industry shall provide adequate arrangement for fighting the accidental leakage/discharge of any air pollutant/gas/ liquids from the vessels, mechanical equipment's etc, which are likely to cause environmental pollution.
  33. The industry shall not change or alter the manufacturing process(es) and fuel so as to change the quality/quantity of emissions generated without the prior permission of the Board.
  34. 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.
  35. The industry shall obtain and submit Insurance cover under the Public Liability Insurance Act, 1991.
  36. The industry shall provide proper and adequate air pollution control arrangements for control emission from its fuel handling area, if applicable.

37. 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.
38. The industry shall not cause any nuisance/traffic hazard in vicinity of the area
39. The industry shall ensure that the noise & air emission from D.G. sets do not exceed the standards prescribed for D.G. sets by the Ministry of Environment & Forests, New Delhi.
40. The industry shall ensure that there will not be significant visible dust emissions beyond the property line
41. 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.
42. The Industry shall ensure that its production capacity does not exceed the capacity mentioned in the consent and shall not carry out any expansion without the prior permission / NOC of the Board.

**B. SPECIAL CONDITIONS**

1. The promoter company shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste (Management and Handling) Rules 2000.
2. The project proponent shall bound to comply with the Environmental Clearance granted to it by the competent authority.
3. The project proponent shall spent the amount of Rs. 50 lacs under CSR activities as per the Environment Clearance condition.
4. The project proponent, alongwith mechanical composter, may also develop the manual composting / vermicomposting to manage organic wastes.




17/02/2022

**( Kuldeep Singh )  
Environmental Engineer**

*For & on behalf  
of*

**(Punjab Pollution Control Board)**





# CHAUHAN & ASSOCIATES

ENGINEERS & STRUCTURAL CONSULTANTS  
B.C.O. 291, 2ND FLOOR, SECTOR 35-D,  
CHANDIGARH 160036, PHONE: 0-9417023041

## TO WHOM IT MAY CONCERN

Certified that undersigned has designed the structure of **Exotica Homez** situated at Village Santemajra, Kharar Landran road Sector 115 Mohali (Punjab) for **Exotica Homez promoters & builders**.

The structural system of buildings consist moment resisting frame and analysis / design of buildings have been done by using standard software Staad Pro. and designed to cater worst load combinations as per the norms laid down by Bureau of Indian Standard codes.

It is further certified that the buildings are safe as per the structural calculations.

### References:

- 1) IS: 875 –1987 code of practice for design loads of buildings and structures.
  - Part I dead loads
  - Part II imposed loads
  - Part III wind loads
  - Part V load combinations
- 2) IS: 456-2000 plain & reinforced concrete code of practice.
- 3) IS: 1893-2016 criteria for earthquake resistant design of structures.
- 4) IS: 13920-12016 ductile detailing of reinforced concrete structures subjected to seismic forces.
- 5) IS: 4326-2013 earthquake resistant design & construction of buildings code of practice.
- 6) Design aids for reinforced concrete to IS:456

for CHAUHAN & ASSOCIATES

**M.C. S. CHAUHAN**  
M.E. (Hons), M.I.C  
Structural Consultant

11/6/2018



## Form 59

[See rules 115 (2)]

**Pollution Under Control Certificate**

Authorised By :  
TRANSPORT DEPARTMENT

**Date** : 12/01/2022  
**Time** : 12:22:25 PM  
**Validity upto** : 11/07/2022



Certificate SL. No. : CH00100840036481  
Registration No. : CH01BS4579  
Date of Registration : 28/May/2018  
Month & Year of Manufacturing : April-2018  
Valid Mobile Number : \*\*\*\*\*9995  
Emission Norms : BHARAT STAGE IV  
Fuel : DIESEL  
PUC Code : CH0010084  
GSTIN :  
Fees : Rs.50.00(GST as applicable)  
MIL observation : No

Vehicle Photo with Registration plate  
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.1

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

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

Authorised Signature with stamp of PUC operator  
60mm x 20 mm  
KARAM POLLUTION CHECK CENTER  
BPCL, SECTOR-41, CHANDIGARH



[See rules 115 (2)]

**Pollution Under Control Certificate**

Authorised By :  
Government of Haryana

Date : 07/01/2022  
Time : 13:16:51 PM  
Validity upto : 06/01/2023



Certificate SL. No. : HR06800460007683  
Registration No. : CH01BB5714  
Date of Registration : 09/Apr/2015  
Month & Year of Manufacturing : January-2015  
Valid Mobile Number : \*\*\*\*\*6141  
Emission Norms : BHARAT STAGE IV  
Fuel : PETROL  
PUC Code : HR0680046  
GSTIN :  
Fees : Rs.100.00(GST as applicable)  
MIL observation : No

Vehicle Photo with Registration plate  
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)	0.3	0.3
	Hydrocarbon, (THC/HC)	ppm	200.0	177.0
High idling emissions	CO	percentage (%)	0.2	0.2
	RPM	RPM	2500 ± 200	2352.0
	Lambda	-	1 ± 0.03	1.01
Smoke Density	Light absorption coefficient	1/metre		

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

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

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



## Form 59

[See rules 115 (2)]

**Pollution Under Control Certificate**

Authorised By :  
Government of Punjab

Date : 24/11/2021  
Time : 14:13:36 PM  
Validity upto : 23/05/2022



Certificate SL. No. : PB06500240012428  
Registration No. : PB65M0174  
Date of Registration : 10/Jan/2011  
Month & Year of Manufacturing : November-2010  
Valid Mobile Number : \*\*\*\*\*6039  
Emission Norms : BHARAT STAGE III  
Fuel : PETROL  
PUC Code : PB0650024  
GSTIN :  
Fees : Rs.80.00(GST as applicable)  
MIL observation : No

Vehicle Photo with Registration plate  
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)	0.5	0.14
	Hydrocarbon, (THC/HC)	ppm	750.0	124.0
High idling emissions	CO	percentage (%)	0.0	0.0
	RPM	RPM	2500 ± 200	0.0
	Lambda	-	1 ± 0.03	0.0
Smoke Density	Light absorption coefficient	1/metre		

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

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

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





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

*ad interim* PERMISSION FOR EXTRACTION OF GROUNDWATER

Name of Unit	"Exotica Homez" by M/s Exotica Homez Promoter and Builders		
Activity of Unit:	Infrastructure		
Address of Unit:	Project namely "Exotica Homez" by M/s Exotica Homez Promoter and Builders located at village Sante Majra, Tehsil Kharar, District SAS Nagar		PIN Code: 140307
Assessment Unit (Block):	Kharar	Category: Yellow	
District:	SAS Nagar		
Correspondence Address:	S1-S2, Exotica Square, Kharar Landran Road, Sector 115, District SAS Nagar	PIN Code: 140307	
Unit ID	0940500172		
Permission Number	PWRDA/07/2021/L2/130		Dated: 12.07.2021
Project Status:	New Unit		
Permission Type:	ad-interim Permission		
Validity Period:	For a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this <i>ad interim</i> permission, whichever is earlier.		
Ground Water Extraction Permitted: 353 m <sup>3</sup> /day			
Fresh Water		Saline Water	
m <sup>3</sup> /day	m <sup>3</sup> /month*	m <sup>3</sup> /day	m <sup>3</sup> /month*
353	10,590	-	-

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

**Fees and Charges Paid:**

**A. Application Fees for Groundwater Extraction:**

Volume of Groundwater Extraction Applied For per day (in m <sup>3</sup> /day)	Fees Deposited (in Rs.)
353	16,000/- (20% Covid-19 rebate applied)

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

Category of Area	Extraction Permitted: (m <sup>3</sup> /day)	353	Amount Deposited (Rs.)
Yellow	Charges for two months		2,81,952/- (20% Covid-19 rebate applied)
	<10 m <sup>3</sup> /day	10-100 m <sup>3</sup> /day	
	3,600	75,600	
		>100 m <sup>3</sup> /day	2,73,240

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

No. of existing tube-wells	No. of Proposed tube-wells	No. of total tube-wells	Registration Fee applicable per tube-well	Total Registration Fee Paid (Rs.)
Nil	01	01	10,000/-	8,000/- (20% Covid-19 rebate applied)

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

Application Fee	Advance Deposit	Tube-well Registration Fee	Total (Rs.)
16,000/-	2,81,952/-	8,000/-	3,05,952/-

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

Dated: 12<sup>th</sup> July, 2021  
Place: CHANDIGARH



*J. Singh*  
12.07.2021  
Signature  
Jobanpreet Singh, A.O.L-2



### *ad interim* PERMISSION CONDITIONS

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

X-----X

← → ↻ 🔒 exotichomez.com ☆ S ⋮

Exotica HOMEZ THE MAKERS OF PARADISE

HOME ABOUT US WHY BUY LOCATION AMENITIES FLOOR PLANS GALLERY CONTACT US 🔍


# ABOUT US

Exotica Homez (RERA Reg. No. : PBRERA-SAS80-PR0285), ideally located in a nature friendly ambience on KhararBanur Road (NH-205A), spread over 7.525 acres of land with 68% open space, beautifully designed by experienced group ARKIZINE. Having lush green park, children play ground, clubbed with all amenities Viz Club House, Swimming Pool, Health Club, Shopping Arcade at par with international standards.

Exotica is a new venture of an established Real Estate Company with an unblemished track record of 25 years. We always believe in providing excellent construction quality and total commitment. Exotica Homez always value commitment and deliver on time.

The Company carries a vision to create edifices of magnificence through the art of architecture and science of construction complementing a modern and convenient lifestyle. Latest innovations, Enhanced technology and upgraded materials are incorporated to create the best.

The in-house expertise provides clients with the peace of mind that all technical and administrative issues are properly managed on each project. From initial planning through final completion, our professionals work toward a single goal-satisfaction of our clients/project needs.



GOVERNMENT OF INDIA  
MINISTRY OF ENVIRONMENT & FORESTS  
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[Six Monthly Compliance Report Sept 2020](#)

[Six Monthly Compliance Report March 2021](#)

Activate Windows  
Go to Settings to activate Windows.

<https://exotichomez.com/wp-content/uploads/2021/06/ec-letter.pdf>





# Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

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

## TEST REPORT



TC-7477

ULR No. : TC747722000002646F		Test Report No. : EL260422NS005	
Type of Sample : Soil		Date of Reporting : 02/05/2022	
Customer	Group Housing Project "Exotica Homez" Located at Santemajra. Kharar, SAS Nagar, Mohali Punjab By M/s Exotica Homez Promoters & Builders	Work Order No. & Date	EL/EHPB/EMAIL/3207 Dt.: 12/04/2022
		Customer reference No. (If any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	26/04/2022	Date of Receipt of Sample	26/04/2022
Sampling Location	From Park Near STP	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	26/04/2022 To 02/05/2022
Sample Description Brown coloured soil.			
Packing, Markings, Seal & Qty.		5Kg Poly Bga Marked 'R/26/S3'	

## RESULTS

### I. Chemical Testing

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

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	8.02	IS:2720 (Part-26) Cl-2,
2	Conductivity	mmhos/cm	0.297	IS:14767
3	Moisture Content	%	4.6	IS:2720 (Part-II) Sec-1
4	Organic Matter	%	1.22	IS: 2720 (Part XXII) Sec-1,
5	Texture	--	Sandy loam	IS:2720 (Part-4) Cl 2,4,
6	Bulk Density	gm/cc	1.53	IS: 2720 (Part-7)

Remarks : NA

### OTHER INFORMATION

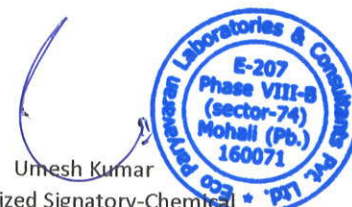
#### Abbreviation :

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

#### Terms & Conditions :

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

\*\*End of Report\*\*



Authorized Signatory-Chemical

## TEST REPORT



TC-7477

ULR No. : TC747722000002685F		Test Report No. : EL270422NN002	
Type of Sample : Ambient Noise		Date of Reporting : 02/05/2022	
Customer	Group Housing Project "Exotica Homez" Located at Santemajra. Kharar, SAS Nagar, Mohali Punjab By M/s Exotica Homez Promoters & Builders	Work Order No. & Date	EL/EHPB/EMAIL/3207 Dt.: 12/04/2022
		Customer reference No. (If any)	NA
Sampling Protocol	IS 9989-1989, RA 2008	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	26/04/2022	Date of Receipt of Sample	27/04/2022
Sampling Location	At Project Site	Period of Analysis	27/04/2022 To 27/04/2022
Testing Protocol	IS 9989-1989, RA 2008.		
Testing Location	On Site & Permanent Facility		

## RESULTS

### I- Chemical Testing

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

S.No.	Test Parameters	Units	Results	Method
1	Ambient Day Time Noise Levels	dB(A)	53.2	LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10

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

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

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

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

Remarks : NA

### OTHER INFORMATION

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

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

\*\*End of Report\*\*

Umesh Kumar  
Authorized Signatory-Chemical



Format No.: F/7.8.2-AN-01-26.11.19 Rev04

Page No. 1/1



## TEST REPORT



TC-7477

ULR No. : TC747722000002667F		Test Report No. : EL270422NA002	
Type of Sample : Ambient Air Quality		Date of Reporting : 02/05/2022	
Customer	Group Housing Project "Exotica Homez" Located at Santemajra. Kharar, SAS Nagar, Mohali Punjab By M/s Exotica Homez Promoters & Builders	Work Order No. & Date	EL/EHPB/EMAIL/3207 Dt.: 12/04/2022
		Customer reference No. (If any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	26/04/2022	Date of Receipt of Sample	27/04/2022
Sampling Location	At Park Near Main Gate	Period of Analysis	27/04/2022 To 02/05/2022
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Clear Sky
Testing Location	On Site & Permanent Facility		

## RESULTS

### I-Chemical Testing

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

S.No.	Test Parameter	Unit	Result	Standard	Method
1	Respirable Suspended Particulate Matter (as PM10)	µg/m <sup>3</sup>	91	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	µg/m <sup>3</sup>	50	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO <sub>2</sub> )	µg/m <sup>3</sup>	14	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO <sub>2</sub> )	µg/m <sup>3</sup>	27	80	IS: 5182 (Part-6)
5	Ammonia (as NH <sub>3</sub> )	µg/m <sup>3</sup>	15	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O <sub>3</sub> )	µg/m <sup>3</sup>	36	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO),	mg/m <sup>3</sup>	0.69	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

### OTHER INFORMATION

#### Abbreviation :

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

#### Terms & Conditions :

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

\*\*End of Report\*\*





## TEST REPORT



TC-7477

ULR No. : TC747722000002656F		Test Report No. : EL260422NW008	
Type of Sample : Water (Ground Water)		Date of Reporting : 02/05/2022	
Customer	Group Housing Project "Exotica Homez" Located at Santemajra. Kharar, SAS Nagar, Mohali Punjab By M/s Exotica Homez Promoters & Builders	Work Order No. & Date	EL/EHPB/EMAIL/3207 Dt.: 12/04/2022
		Customer reference No. (If any)	NA
Sampling Protocol	IS:3025(P-1) 1987 RA2019	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	26/04/2022	Date of Receipt of Sample	26/04/2022
Sampling Location	Borewell Near STP	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	26/04/2022 To 02/05/2022
Sample Description	Clear colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 250ml Glass Bottle Marked 'R/26/03'		

## RESULTS

### I -Chemical Testing

#### 1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL(DL5)	5	15	IS: 3025 (Part-4)CI 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.38	6.5-8.5	No relaxation	IS:3025 (Part-11)
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL(DL1)	1	5	IS 3025 (Part-10)
6	Chloride as Cl	mg/l	21	250	250	IS: 3025 (Part-32)
7	Iron as Fe	mg/l	0.24	1.0	No relaxation	APHA-23rd Ed -3500Fe-B Phenanthroline Method
8	Total hardness as CaCO3	mg/l	104	200	600	IS :3025 (Part-21)

### II -Biological Testing

#### 1. Water (Ground Water)

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

Simranjit Kaur  
Authorized Signatory-Biological

Umesh Kumar  
Authorized Signatory-Chemical

Format No. F/7.8.2-W-01-18.06.20 Rev 05

Page No. 1/2



TC-7477

ULR No. :	TC747722000002656F	Test Report No. :	EL260422NW008
Type of Sample :	Water (Ground Water)	Date of Reporting :	02/05/2022

Remarks : NA

#### OTHER INFORMATION

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

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

**\*\*End of Report\*\***

  
Simranjit Kaur

Authorized Signatory-Biological

  
Umesh Kumar

Authorized Signatory-Chemical



By Regd Post

Tele: 011-25687194/ 5315

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

WAC/S 6369/1/12W/ATS (17/18)

13 April 2018

**M/s Exotica Homez Promoter & Builders,  
S1-S2, Exotica Square,  
Vill- Sante Majra, PO- Landran,  
Landran Road, Sector-115, Mohali,  
Dist- SAS Nagar (Mohali),  
Punjab-140307**

**NOC FOR CONSTRUCTION OF BUILDING**

Sir,

1. Please refer your application on the subject.
2. The application has been examined under Gazette of India GSR 751 (E), Works of Defence Act 1903 and other relevant orders on the subject. This HQ has no objection for construction of **49.99 m** high building(s) for group housing project "EXOTICA HOMEZ" at Khasra No's (mentioned in submitted proposal), Vill- Sante Majra, Sector-115, Mohali, Dist- SAS Nagar (Mohali) Punjab **subject to following conditions:-**
  - (a) The NOC with respect to Air Force Station Chandigarh is for construction of the subject building and cannot be used as document for any other purpose/ claim whatsoever including ownership of land.
  - (b) The applicant is responsible to obtain NOC/ all statutory clearance from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
  - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. However, at any stage, if it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
  - (d) The issue of the NOC is further subject to the provisions of Section 5(2) of GSR 751 (E) read in conjunction with sub section (1) and clause (O) & clause (R) of sub section 2 of section 5 read with section 9 (A) of Aircraft Act 1934.
  - (e) Vertical extent (highest point) of the building(s) proposed at coordinates mentioned overleaf **shall not exceed 355.99 m AMSL or 49.99 m AGL**. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.



Corners	Latitude	Longitude	Site Elevation
A	30 <sup>0</sup> 43' 40" N	76 <sup>0</sup> 38' 48" E	304 m AMSL
B	30 <sup>0</sup> 43' 40" N	76 <sup>0</sup> 38' 59" E	306 m AMSL
C	30 <sup>0</sup> 43' 38" N	76 <sup>0</sup> 39' 00" E	306 m AMSL
D	30 <sup>0</sup> 43' 35" N	76 <sup>0</sup> 38' 43" E	303 m AMSL

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A garbage treatment plant shall be installed prior to the construction of buildings for the purpose of avoiding bird activity. The plant shall be shown to the Air Officer Commanding or his nominated representative at AF Station Chandigarh on installation.

(h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the airport shall be installed at the site at any time during or after the construction of the building.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to Air Officer Commanding, AF Station Chandigarh. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for **Five years** from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh/ extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

Yours sincerely,



(KS Shekhawat)  
Group Captain  
Command ATC Officer

**Copy to:**

Air HQ (VB) {JD Ops (ATS)}

AF Stn Chandigarh (SATCO)

**Internal:**

C Nav O



ਫੋਨ ਨੰ 0172-2225902(101)

# ਦਫਤਰ ਫਾਇਰ ਬਿਗੋਡ ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਪੱਤਰ ਨੰ: F.B-18/686

ਮਿਤੀ 12/1/18

Exotica Homez Promoter & Builders,  
Exotica Homez, Kharar Landran Road,  
Sector-115 Mohali

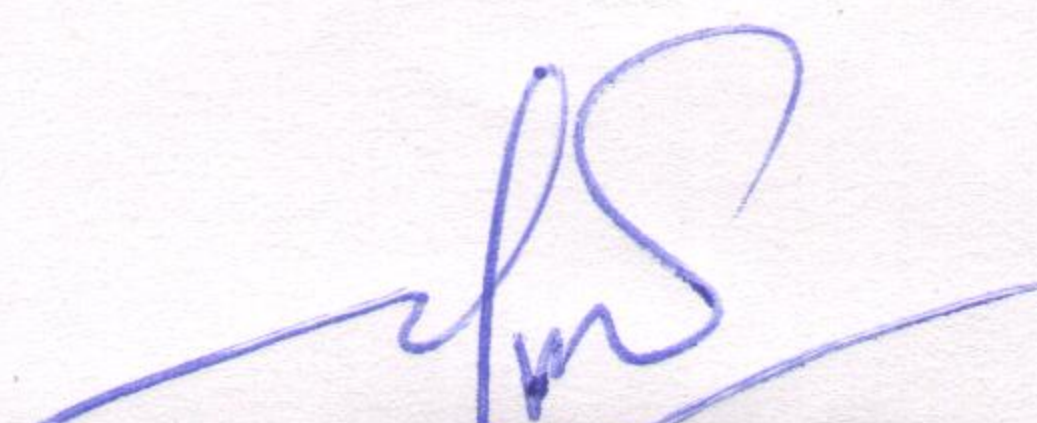
ਵਿਸਾ:-

ਪ੍ਰੋਵੀਜਨਲ ਫਾਇਰ ਸੇਫਟੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਹਵਾਲਾ:-

ਪੱਤਰ ਨੰ: Nil ਮਿਤੀ 08/01/18 ਅਤੇ ਸੁਵਿਧਾ ਸੈਂਟਰ ਦੇ ਪੱਤਰ ਨੰ:  
1077 ਮਿਤੀ 09/01/18

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਦੇ Exotica Homez , Kharar Landran Road, Sector-115 Mohali ਵਾਲੀ ਜਗ੍ਹਾ ਦਾ ਇਸ ਵਿਭਾਗ ਵੱਲੋਂ ਮੌਕਾ ਦੇਖਿਆ ਗਿਆ। Exotica Homez, Project ਵਾਲੀ ਥਾਂ ਇਸ ਸਮੇਂ ਖਾਲੀ ਹੈ ਅਤੇ ਫਾਇਰ ਟੈਂਡਰ ਦੀ ਪਹੁੰਚ ਦੇ ਅੰਦਰ ਹੈ। ਜੇਕਰ ਆਪ ਵੱਲੋਂ ਬਿਲਡਿੰਗ ਬਣਾਉਣ ਤੋਂ ਪਹਿਲਾਂ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ 2016 ਦੇ ਪਾਰਟ-4 ਅਨੁਸਾਰ ਅੱਗ ਬੁਝਾਊ ਪ੍ਰਬੰਧ ਅਤੇ ਰਸਤਿਆਂ ਦੀ ਸਹੀ ਵਿਵਸਥਾ ਕਰਕੇ ਫਾਇਰ ਵਿਭਾਗ ਪਾਸੋਂ ਚੈੱਕ ਕਰਵਾ ਕੇ ਬਿਲਡਿੰਗ ਨੂੰ ਚਾਲੂ ਕਰਦੇ ਹਨ ਤਾਂ ਇਸ ਵਿਭਾਗ ਨੂੰ ਪ੍ਰੋਵੀਜਨਲ ਫਾਇਰ ਸੇਫਟੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਵਿੱਚ ਕੋਈ ਇਤਰਾਜ਼ ਨਹੀਂ ਹੈ। ਜੇਕਰ ਇਹ ਵਿਭਾਗ ਜਨਸੁਰੱਖਿਆ ਵਿੱਚ ਹੋਰ ਮਸੀਨਰੀ/ਇਕਊਪਮੈਂਟ ਮੁਹੱਈਆ ਕਰਵਾਉਣਾ ਜ਼ਰੂਰੀ ਸਮਝੇਗਾ ਤਾਂ ਪ੍ਰਬੰਧਕ ਹੋਰ ਮਸੀਨਰੀ /ਇਕਊਪਮੈਂਟ ਲਗਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਣਗੇ।

  
ਸਬ: ਫਾਇਰ ਅਫਸਰ,  
ਫਾਇਰ ਬਿਗੋਡ,  
ਐਸ.ਏ.ਐਸ.ਨਗਰ।



Exotica Homez Promoter & Builders  
S1-S2, Exotica Square, Kharar Banur Road,  
Sector-115, Mohali-140307



Date: 27.11.2021

✓ To

The Joint Director,  
Ministry of Environment, Forest & Climate Change,  
Regional Office (North)  
Government of India  
Bay No. 24-25, Sector-31A  
Chandigarh.

**Subject: Submission of Six monthly compliance report for period ending 30.09.2021 for the Group Housing project namely "Exotica Homez" located at Village Sante Majra, Kharar, Distt. SAS Nagar (Mohali), Punjab by M/s. Exotica Homez Promoters & Builders.**

Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2021 for the above said project in soft copy in compact disk (CD) of the compliance report for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely

For M/s. Exotica Homez Promoters & Builders

EXOTICA HOMEZ PROMOTER AND BUILDERS


(Authorized Signatory)

Name-

Contact No.-

Designation-

CC: Member Secretary, SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector 26- Chandigarh-160019.


**PARIVESH**  
परिवेश

State Environment Impact Assessment Authority  
UserID: [gaurav.shivalk@gmail.com]  
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[Wildlife Reference](#)

Please do not enter any special character like < > : " ' \ | ? \* etc. in the form fields

**Form for Uploading Compliance Report**

Proposal No.: SIA/PB/NCP/73106/2018

Category: INFRA-1

Proposal Name: Group Housing Project namely "Exotica Homez" at Village Santa Majra, Kharar, S.A.S Nagar, Mohali, Punjab

Notif File No.: SEIAA/PB/NCP/EC/2018/04

Compliance Letter/Report

Year of Compliance: -All Years-

Date of Compliance \*: Select

Remarks:

Upload Compliance Letter/Report \*: Choose File No file chosen (.pdf only)

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/NCP/73106/2018	073020030UPQEVCCcompliance.pdf	Exotica homez six monthly compliance for period ending 31.03.2020 is enclosed	30/07/2020	
2	SIA/PB/NCP/73106/2018	060850010HRQ20VUExoticaHomez.pdf	Exotica Homez six monthly compliance for period ending 31.03.2021 is enclosed	28/06/2021	
3	SIA/PB/NCP/73106/2018	0631200197871261ExoticaHomez.pdf	Six monthly compliance report of period ending 30.09.2020	31/08/2021	
4	SIA/PB/NCP/73106/2018	113020015010021289AC.pdf	Exotica Homez six monthly compliance for period ending 30.09.2021 is enclosed	30/11/2021	