S.A. GLOBAL PRIVATE LIMITED
Regd. Office: Group Housing Site, Sector 77, SAS Nagar, Mohali - 140308, Punjab, India
M: 79863 53802, **E-mail:** saglobal@homelandregalia.com, **CIN:** U51225PB2016PTC052956
Website: www.homelandregalia.com, **SMS:** HOMELAND to 56767

To,
The Additional Director
Ministry of Environment, Forest and Climate Change,
Integrated Regional Office, (North)
Bay No. 24-25, Sector-31A,
Dakshin Marg,
Chandigarh- 160030
(Mail ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in)

Date: 28.05.2026

Subject: Submission of six-monthly compliance report for period ending 31.03.2026 for the Group Housing Project namely "Homeland Regalia" (formally known as Homeland Residences) located at sector 77, Distt. SAS Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.

Respected 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 31.03.2026 for the above said project in soft copy through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you
Sincerely
For M/s S.A. Global Pvt. Ltd.



(Authorized Signatory)

CC: Member Secretary, SEIAA Punjab, Ministry of Environment, Forest and Climate Change GoI, PBTI Complex, Knowledge City, Sector 81, Distt. SAS Nagar (Mohali), Punjab

CC: The Environment Engineer, Regional Office, Pollution Control Board (PPCB), Mohali, Punjab. (through e-mail eenodal@yahoo.co.in)

2026

SIX MONTHLY EC COMPLIANCE REPORT
(Period ending 31.03.2026)

For

"Homeland Regalia"

Sector-77, Distt. SAS Nagar (Mohali), Punjab

Project by:

M/s S.A. GLOBAL PVT. LTD.

Sector-77, Distt. SAS Nagar (Mohali), Punjab

Prepared by:

Eco Paryavaran Laboratories and Consultants Private Limited

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

Technical Support: compliance@ecoparyavaran.org; qms@ecoparyavaran.org

CRM: crmlab@ecoparyavaran.org; bdm@ecoparyavaran.org

Phone: 9888908258; 6283361152; 9888743181

www.ecoparyavaran.org

CONTENT

S. No.	DESCRIPTION	Page No.
1.	Data Sheet	1-4
2.	Compliance of Environmental Clearance conditions (2024)	5-31
	ANNEXURE	
3.	**A-1(a):**Copy of Environment Clearance Letter	32-44
4.	**A-1(b):**Copy of Environment Clearance Letter-Expansion	45-65
5.	**A-1(c):** Copy of Environment Clearance Letter-Expansion	66-87
6.	**A-2:** Site Photographs	88-93
7.	**A-3:** Letter of intent between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. (Waste management)	94-95
8.	**A-4:** PWRDA Permission	96-97
9.	**A-5:** Allotment letter	98-103
10.	**A-6:** Structure Stability Certificate	104
11.	**A-7:** Fire NOC	105-106
12.	**A-8:** CTE Grant Certificate (Extension)	107-110
13.	**A-9:** PSPCL Permission	111-113
14.	**A-10:** AAI NOC	114-115
15.	**A-11:** Test Reports of Ambient Air, Noise, Soil & Water	116-123
16.	**A-12:** Copy of permission obtained from GMADA for water supply, sewerage connection, solid waste	124-125
17.	**A-13(a):** Traffic circulation Plan	126
18.	**A-13(b):** Traffic calming measures	127-131
19.	**A-14:** Environment policy	132
20.	**A-15:**CSR Details	133-138
21.	**A-16(a):** Emergency Preparedness plan	139-146
22.	**A-16(b):** Fire-fighting measures	147-155
23.	**A-17:** Screenshot of company website	156-157
24.	**A-18:** Screenshot of mail regarding submission compliance report for period ending 31.03.2025	158-159

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

DATA SHEET

1.	**Project Type: River valley/Mining/ Industry/ Thermal/Nuclear/Other (Specify)**	Residential Project
2.	**Name of the Project**	Group Housing Project namely "Homeland Regalia"
3.	**Clearance letter (s)/O.M No. & dates**	Environmental Clearance has been granted by MoEF&CC vide F. No. 21-110/2020-IA-III dated 23.02.2021. Copy of Environmental Clearance letter is attached as **Annexure-1(a).** Environmental Clearance has been obtained for expansion of the project from SEIAA, Punjab vide EC Identification No. EC24B038PB169373 and File No. SEIAA/PB/MIS/2023/EC/51 dated 01.01.2024. Copy of the same is attached as **Annexure-1(b).** Environmental Clearance has been obtained for expansion of the project from SEIAA, Punjab vide EC Identification No. EC25C3801PB5319172N and File No. 2025/EC/E/236 dated 12.09.2025. Copy of Environmental Clearance letter is attached as **Annexure-1(c).**
4.	**Location**	Sector 77, District SAS Nagar, Mohali
	a) District	SAS Nagar (Mohali)
	b) State	Punjab
	c) Location: Latitude/ Longitude	30°41'47.59"N 76°42'22.74"E
5.	**Address for correspondence** **a) Address of concerned project chief engineer**	**a) Mr. Gurbhagwant Singh** (Authorized Signatory) M/s S.A. Global Pvt. Ltd. Group Housing Site, Sector -77, SAS Nagar, Mohali -140308, Punjab. saglobal@homelandregalia.com +8437800228
	b) Address of executive project engineer/manager	**b) Mr. Sachin Yadav** Deputy General Manager- Projects M/s S.A. Global Pvt. Ltd.

		Group Housing Site, Sector -77, SAS Nagar, Mohali -140308, Punjab. gurbhagwant@homelandgroup.org +91 98726 82992
6.	**Salient features**	
	a) of the project	As per expansion in Environmental Clearance, total plot area of the project is 18,534.62 sq.m. and total built-up area of the project will be 1,40,995.84 sq.m. The project will comprise of 6 Residential towers (279 flats), 23 shops & 2 Club House.
	b) of the Environmental Management Plan	As per expansion in Environmental Clearance, water requirement will be 331 KLD. Out of which, fresh water requirement will be 203 KLD. About 256 KLD of overall sewage will be generated from the project which will be treated in proposed 2 STPs of 300 KLD capacity (for Residential) & 60 KLD capacity (for Commercial & Club House). The total quantity of solid waste generation will be about 1,550 kg/day, which will be segregated at source as Biodegradable and non-Bio-degradable components as per the Solid Waste Management Rules, 2026. Total power demand after expansion will be 4,112 KW. After expansion, there will be provision of total DG sets (3*1500 KVA & 2*750 KVA) for power backup. 5 Rain Water Recharging pits have been proposed to be constructed in the project after expansion for artificial rain water recharging within the project premises.
7.	**Break-up of the project area**	
	a) Submergence Forest area and Non-forest area	Not applicable
	b) Others	Not applicable
8.	**Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.**	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others	Not applicable
9.	**Financial details:**	

	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	Original planned project cost: Rs. 300 Crores (2021) Revised Estimated project cost: Rs. 320 Crores (Jan, 2024) Revised Estimated project cost: Rs. 332 Crores (2025)
	b) Allocations made for EMP with item wise and year wise break up.	As per EC expansion, Rs. 304 lakhs will be incurred for EMP implementation on account of capital cost and Rs. 15 (in Lakhs per Annum) on account of recurring charges during construction phase and Rs. 45.5 Lakhs lacs/annum will be incurred on account of recurring charges during operational phase. Expenditure on typical Environmental plan with breakup is given below:

Sl. No.	**Title**	**Construction Phase**		**Operational Phase**
		Capital Cost (in Lakhs)	**Recurring Cost (in Lakhs per Annum)**	**Recurring Cost (in Lakhs per Annum)**
1.	Air & Noise Pollution Control (Provision of 2 anti-smog guns, Tarpaulin sheets, Wind breaking curtains in an area of 4.58 acres along periphery @ 1.5 Lacs per acre = Rs. 6.87 Lacs	13	6	-
2.	Water Pollution Control (including installation 2 STPs of 300 KLD & 60 KLD capacity)	130	3	15
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	1	1
4.	Landscaping (361 nos. of trees for green area development including tree guard, Compost etc.)	4.5	-	9
5.	Solid Waste Management (including 2 Composters of 500 kg & 300 capacity)	50	2	8
6.	Rain water Harvesting (5 pits)	15	-	2.5

		<table><tr><td>7.</td><td>Energy Conservation (LED & solar lights in common areas, Solar panels)</td><td>80</td><td>-</td><td>5</td></tr><tr><td>8.</td><td>Miscellaneous (Environment monitoring cost, etc.)</td><td>10</td><td>3</td><td>5</td></tr><tr><td colspan="2">Total</td><td>Rs. 304 Lakhs</td><td>Rs. 15 Lakhs</td><td>Rs. 45.5 Lakhs</td></tr></table>
	c) Benefit cost ratio/ internal rate of return and the year of assessment	It will be calculated and submitted separately.
	d) Whether includes the cost of EMP as shown above.	Yes
	e) Actual expenditure incurred on the project so far.	Approx. Rs. 509.24/- Crores has been spent on the overall project till 31.03.2026.
	f) Actual expenditure incurred on EMP so far.	Approx. Rs. 11,28,992/- has been spent on EMP in overall project till 31.03.2026.
10.	**Forest land requirement:**	No forest land is involved in the project as land has been allotted by GMADA.
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable
	b) the status of clear felling, if any	Not Applicable
	c) the status of compensatory afforestation, if any.	Not Applicable
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable
11.	**The status of clear felling in non-forest areas**	Not Applicable
12.	**Status of construction (Actual and/or Planned)**	The project is in construction phase. Approx. 85% of construction has been completed as per last EC granted till 31.03.2026. Photographs of project showing the current construction status is attached along as **Annexure 2.**
	a) Date of commencement	Actual date of commencement- March, 2022.
	b) Date of completion	Planned date for completion- Dec, 2028.
13.	**Reasons for the delay if the project is yet to start**	Not Applicable

Compliance report on conditions imposed in Environmental Clearance for Period ending 31.03.2026

Specific EC Conditions for (Building / Construction)

1. Additional/Amended Conditions:

SI. No.	Conditions	Reply
1.1	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF&CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.	Noted and agreed.
1.2	The project proponent shall remain responsible for compliance of all conditions stipulated in the Environmental Clearance and adherence to applicable environmental laws until the Environmental Clearance is transferred in the name of the transferee or the resident welfare association, as applicable. In such case both the parties shall approach the SEIAA with joint consent for transfer of Environmental Clearance.	Agreed. All conditions stipulated in the Environmental Clearance are being adhered with and the same will be followed in future as well. In case of any transfer we will approach the SEIAA for transfer of Environmental Clearance.
1.3	The project proponent shall submit a copy of agreement with authorized recycler for disposal of dry waste as per Solid Waste Management Rules, 2016.	Agreed. The non-biodegradable waste will be sent to authorized recyclers. Letter of Intent has been signed between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. for disposing the Solid Waste, e-Waste and Plastic Waste. Copy of the same is attached as **Annexure 3.**
1.4	The project proponent shall get the design of Rain Water Harvesting System approved/vetted from Central Ground Water Authority (CGWA) accredited design consultants within 02 months.	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting is being followed.
1.5	The project proponent shall obtain NOC/permission from PWRDA for abstraction of ground water, as applicable.	Water requirement will be met through GMADA supply and through borewells. PWRDA for ground water extraction has been obtained for commercial part vide GW/PWRDA/01/2024/L2/7 dated 15.01.2024 and is valid upto 14.01.2027. Copy of PWRDA permission is attached along as **Annexure-4.** Additional volume of Groundwater is exempted for drinking and domestic usage

		under *Para 3.1 (i)* of the Punjab Groundwater Extraction and Conservation Directions, 2023
1.6	The approval is based on the approved plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance.	Noted and Agreed. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent will obtain the revised Environmental Clearance.
1.7	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.	Agreed. It is ensured that no natural drainage is affected during construction or operational phase of the project.
1.8	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed of outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises.	Noted. The solid waste will be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste Management Rules, 2026.
1.9	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through PARIVESH to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.	Agreed and complied.
1.10	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with the EC conditions.	Agreed and complied.
1.11	Concealing factual data or submission of false/fabricated data may result in revocation of	Agreed.

	this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.	
1.12	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.	Agreed and Noted.
1.13	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.	Agreed and Noted.
1.14	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.	Adequate no of indigenous tree species are being planted.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance:

SI. No.	Conditions	Reply
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	All necessary permissions are being obtained simultaneously. The land of 4.58 acres has been allotted by GMADA vide Memo No. 5469 dated 29.01.2021. Copy of allotment letter is attached as **Annexure-5**. Further, construction work is being done in accordance with the local building bye laws. Project photographs are attached as **Annexure-2.**
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to	Noted. The building has been designed by approved Structural engineer as per the NBC

	earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	guidelines and seismic zone IV. Structural safety certificate is enclosed as **Annexure-6.** Provisional Fire NOC copy is enclosed as **Annexure 7.**
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	No forest land is involved as land has been allotted by GMADA.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of any bird or wildlife sanctuary. Thus, NBWL clearance is not required.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Agreed. Consent to Establish (CTE) extension grant certificate has also been obtained from PPCB vide certificate no. CTE/Exp/PBIP/SAS Nagar/2025/2502596840 dated 25.03.2025 and same is valid till 20.02.2026. Copy of granted CTE Extn. grant certificate is attached as **Annexure-8.** Further application for extension in CTE is being filed.
1.6	The project proponent shall obtain the necessary permission for water required for the project from the competent authority.	Water requirement will be met through GMADA supply and through borewells. PWRDA for ground water extraction has been obtained for commercial part vide GW/PWRDA/01/2024/L2/7 dated 15.01.2024 and is valid upto 14.01.2027. Copy of PWRDA permission is attached along as **Annexure-4.** Additional volume of Groundwater is exempted for drinking and domestic usage under *Para 3.1 (i)* of the Punjab Groundwater Extraction and Conservation Directions, 2023.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project	NOC from PSPCL for 5,139 kVA has been obtained and is attached as **Annexure-9.**
1.8	The project proponent shall obtain all statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	The statutory clearances are being obtained as & when required. • The land of 4.58 acres has been allotted by GMADA vide Memo No. 5469 dated 29.01.2021. Copy of allotment letter is attached as **Annexure-5.**

		• Structural safety certificate is enclosed as **Annexure-6.** • Fire NOC Certificate is enclosed as **Annexure-7.** • Permission from PWRDA for ground water extraction has been obtained vide GW/PWRDA/01/2024/L2/7 dated 15.01.2024 and is valid upto 14.01.2027. Copy of PWRDA permission is attached along as **Annexure-4.** • NOC from PSPCL has been obtained and is attached as **Annexure-9.** • NOC has been obtained from Aviation Department; copy of the same is attached along as **Annexure- 10.**
1.9	The project proponent shall follow the provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	The provisions of the Solid Waste Management Rules, 2026, e-Waste Management Rules, 2026 and Plastic Waste Management Rules, 2026, are being complied accordingly. Letter of Intent has been signed between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. for disposing the Solid Waste, e-Waste and Plastic Waste. Copy of the same is attached as **Annexure 3.**
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly	Agreed. Presently, the project is in construction phase. ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power will be followed strictly.
1.11	The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.	The land of 4.58 acres has been allotted by GMADA vide Memo No. 5469 dated 29.01.2021. Copy of allotment letter is attached as **Annexure-5.**
1.12	Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the	Siting criteria guidelines, standard operating practices, code of practice and guidelines if any prescribed by the

	SPCB/CPCB/MoEF&CC for such type of projects.	SPCB/CPCB/MoEF&CC for such type of projects are complied with.
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.	Agreed and the same is being complied.

2. <u>Air quality monitoring and preservation:</u>

2.1	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.	Dust mitigation measures are being implemented like anti-smog guns, water sprinkling is followed so that there is minimum impact on the environment. Tarpaulin sheet covers are provided on top of the trucks carrying raw materials. Adequate barricading has been done around the project site to ensure safety and security. Photographs showing the same is attached as **Annexure-2.**
2.2	The project proponent shall draw up and implement a management plan to contain the current exceedance in ambient air quality at the site.	All necessary steps are being taken to reduce the air pollution and to improve the air quality during construction phase.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PMI_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.	Ambient air quality monitoring has been done. Test reports for ambient air quality monitoring are attached as **Annexure-11.**
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. DG set with adequate stack height conforming to rules made under the Environment (Protection) Act, 1986 will be provided. Low Sulphur diesel will be used.

2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height or 1/3rd of the building height and maximum up to 10m). Plastic/ tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	All necessary and adequate steps are being taken to minimize air pollution during the construction phase. Measures include the use of anti-smog guns, dust suppression around the site. Vehicles transporting sand, cement, murram, and other dust-generating materials are properly covered with plastic/tarpaulin sheets to prevent dispersion. The construction site is also adequately barricaded to control dust and ensure safety. Dust mitigation measures like anti-smog guns, water sprinkling, adequate barricading are being implemented. Photographs showing the same is attached as **Annexure-2.**
2.6	No excavation of soil shall be carried out without adequate dust mitigation measures in place.	Noted and Agreed. No excavation of soil is being carried out without adequate dust mitigation measures in place.
2.7	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. No loose soil or sand or construction waste or any other construction material is left uncovered to prevent air pollution.
2.8	No uncovered vehicles carrying construction material and waste shall be permitted.	Tarpaulin Sheets for covering vehicles carrying construction materials, etc. is being followed to reduce the air pollution during the construction phase.
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Agreed. During construction activities, topsoil excavated is being stored & utilized for use in landscaping within the project premises.
2.10	Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	No grinding or stone cutting is involved in the project.
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed and complied. Regular water sprinkling is being carried out in front of the project site to effectively suppress dust and reduce air pollution. This measure is being implemented consistently during working hours as part of dust mitigation measures.
2.12	All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the	Agreed. Construction waste being produced from the site is being stored at earmarked site and is being used within the project premises for leveling purpose, etc. All the construction and demolition debris is being managed as per

	provision of the construction and Demolition Waste rule 2016.	the provisions of Construction and Demolition Rules, 2016.
2.13	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Agreed. DG set will run with low Sulphur diesel type are used.
2.14	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Agreed and complied. DG set with adequate stack height and low Sulphur diesel will also be provided during operation phase too.
2.15	For indoor air quality the ventilation provisions as per National Building Code of India.	National Building Code is being followed throughout the project during construction phase and in operation phase.
2.16	Roads leading to or at construction site must be paved and blacktopped (i.e., metallic roads should be built and used)	Agreed. The same is being complied. The project is currently in the construction phase. Thus, necessary paving and block topping will be done as the construction progresses.
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed. Dust Mitigation measures are displayed prominently at the construction site for easy public viewing. Photographs of the same is attached as **Annexure-2.**
2.18	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.	All the construction and demolition debris is being managed as per the provisions of Construction and Demolition Rules, 2016 throughout the construction phase of the project.

3. Water quality monitoring and preservation:

3.1	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed and complied. Natural drain system is maintained for ensuring unrestricted flow of water.
3.2	No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage	Agreed. It is being made sure that no natural drainage through the site, on wetland and water bodies is affected during construction or operational phase of the project.

	systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	
3.3	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Minimum cutting and filling is being done and building is being designed so that natural topography is being followed.
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.	Agreed. Total fresh water used will not exceed the proposed requirement as provided in the project details.
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.	Storage tank of adequate capacity will be provided for the storage of treated water to be utilized for construction and plantation purposes.
3.6	During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.	Agreed. During the construction phase, wastewater generated from labour toilets is being treated through a septic tank
3.7	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Safe drinking water facility has been provided to the labors.
3.8	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed. The water meters will be installed for monitoring quantity of fresh water used as well as recycled water during operation phase.
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified	Permission from PWRDA for ground water extraction has been obtained for commercial part vide GW/PWRDA/01/2024/L2/7 dated 15.01.2024 and is valid upto 14.01.2027. Copy of PWRDA permission is attached along as **Annexure-4.** Additional volume of Groundwater is exempted for drinking and domestic usage

	separately for ground water and surface water sources, ensuring that there is no impact on other users.	under *Para 3.1 (i)* of the Punjab Groundwater Extraction and Conservation Direction 2023.
3.10	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed and accepted. The same shall be provided and complied with.
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc.	Agreed. Dual plumbing system for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, etc. will be provided.
3.12	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.	Agreed and complied. Use of RO plants will be discouraged and awareness will spread among residents.
3.13	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.	Agreed. Low flow fixtures & faucets will be provided for showers, toilet flushing and drinking in order to conserve the water.

<table>
<tr>
<td>3.14</td>
<td>The project proponent will provide plumbing system for reuse of treated wastewater for flushing/HVAC/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:
<table>
<tr><th>Sr, No</th><th>Nature of the Stream</th><th>Color code</th></tr>
<tr><td>a)</td><td>Fresh water</td><td>Blue</td></tr>
<tr><td>b)</td><td>Untreated wastewater from Toilets/ urinal & from Kitchen</td><td>Black</td></tr>
<tr><td>c)</td><td>Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing</td><td>Grey</td></tr>
<tr><td>d)</td><td>Reject water streams from RO plants & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible</td><td>White</td></tr>
<tr><td>e)
–</td><td>Treated wastewater (for reuse only for plantation purposes) from the STP treating black water
Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from</td><td>Green
Green with strips</td></tr>
<tr><td>g)</td><td>Storm water</td><td>Orange</td></tr>
</table>
</td>
<td>Agreed. Also, color coding of different pipelines carrying fresh water/wastewater/ treated wastewater will be done.</td>
</tr>
<tr>
<td>3.15</td>
<td>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</td>
<td>Agreed, Curing agents as well as other best practices are being adopted during construction work for reducing water demand.</td>
</tr>
<tr>
<td>3.16</td>
<td>The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be</td>
<td>Agreed. Presently, the project is in the construction phase.5 nos. of rain water harvesting pits have been proposed to recharge the ground water.</td>
</tr>
</table>

	provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.	
3.17	All recharge should be limited to shallow aquifer.	Agreed. All recharge will be limited to shallow aquifer.
3.18	No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record should be maintained & available at site.	Agreed. No ground water is being used for construction. Only treated water is being used for construction activities.
3.19	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Ground water dewatering is not involved in the project.
3.20	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling, rainwater harvesting will be monitored once the project will be operational. The record of the same will be submitted to the Regional Office, MoEF&CC along with six monthly reports of monitoring.
3.21	Sewage shall be treated in the STP with tertiary treatment, STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain	Sewage Treatment Plant (STP) will be installed within the project premises. Treated water will be utilized within the project for flushing & landscaping purposes. And only excess will be discharge into GMADA sewer. GMADA Approval for Sewerage, Storm water and solid waste is enclosed as **Annexure-12.**

3.22	No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed. No sewage will be discharged through storm water drains. Approval from GMADA for Sewerage, Storm water and solid waste is enclosed as **Annexure-12.**
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. Treated sewage will be regularly monitored. The same will be complied once the project is fully operational.
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed and noted.

4. Noise monitoring and prevention:

4.1	Ambient noise levels shall conform to residential area/ commercial area/ industrial area/ silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise levels are being regularly monitored and maintained regularly. Recent test report is enclosed as **Annexure-11.**

4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Ambient noise levels are being regularly monitored and maintained regularly. Recent test report is enclosed as **Annexure-11.**
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure for DG set will be provided. The noise levels is being maintained by providing ear plugs construction labors.

5. Energy Conservation measures:

5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted, ECBC guidelines will be followed in the project so as to comply with the bureau of energy efficiency.
5.2	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided within the project. Energy efficient measures in the form of LEDs instead of CFLs have also been proposed in the common areas.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	The passive solar design has been developed to minimize energy consumption by incorporating key elements such as optimal building orientation to maximize solar gain in winter and minimize heat gain in summer, strategic landscaping for shading and wind control, etc. Additionally, window placement and glazing have been optimized to enhance natural daylighting and ventilation, further improving energy efficiency.
5.4	Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. Adequate energy conservation measures will be followed in the project to conserve energy.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per	Agreed. The same will be complied. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent t

	the state level/ local building bye-law's requirement, whichever is higher.	
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Agreed. The same will be complied

6. Waste Management:

6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Solid waste will be collected, stored and disposed off as per Solid Waste Management Rules, 2026. Letter of Intent has been signed between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. for disposing the Solid Waste, e-Waste and Plastic Waste. Copy of the same is attached as **Annexure 3.**
6.2	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.	Composter will be installed for composting biodegradable waste within the project premises.
6.3	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The muck generated during construction phase is being used for leveling and filling purpose within the project. No muck is being disposed outside the premises.
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Separate wet and dry bins will be provided for segregation of solid waste into wet materials and inert materials.
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical	A separate area will be earmarked for segregation of solid waste. There will be provision of separate

	Composter within the premises must be installed for treatment and disposal of the solid waste.	wet and dry bins at ground level and common areas for facilitating segregation. Letter of Intent has been signed between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. for disposing the Solid Waste, e-Waste and Plastic Waste. Copy of the same is attached as **Annexure 3.**
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	The non-biodegradable waste will be sent to authorized recyclers. Letter of Intent has been signed between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. for disposing the Solid Waste, e-Waste and Plastic Waste. Copy of the same is attached as **Annexure 3.**
6.7	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed. Letter of Intent has been signed between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. for disposing the Solid Waste, e-Waste and Plastic Waste. Copy of the same is attached as **Annexure 3.**
6.8	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Fly ash bricks and fly ash based cement is being used in the construction of the project. Approx. 8400 m^3 of fly ash has been utilized till 31.03.2026.
6.9	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Ready Mix Concrete (RMC) containing fly ash is being used for construction purpose to the maximum extent possible. Agreed. Portland Pozzolana Cement (PPC) is being be utilized for the construction which is constituted of Fly Ash.
6.10	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction waste is being managed to strictly conform to the Construction and Demolition Rules, 2016. All the necessary measures are being incorporated.
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/	Agreed. No CFLs and TFLs are being used in the project. Thus, this point is not applicable.

	rules of the regulatory authority to avoid mercury contamination.	
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.	Solid waste will be segregated at the source as Biodegradable and non-biodegradable components. The recyclable waste will be sold to resellers. Bio-degradable waste will be converted into manure by composter. Solid waste will be handled and managed as per Solid Waste Management Rules, 2026. Letter of Intent has been signed between M/s S.A. Global Pvt. Ltd. and M/s S.S.H Trading Co. for disposing the Solid Waste, e-Waste and Plastic Waste. Copy of the same is attached as **Annexure 3.**

7. Green Cover:

7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting will be done from the project premises.
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter,	Adequate green area will be developed within the project premises. The tree species have been approved by SEAC/SEIAA, Punjab as per region. Accordingly, tree species such as *Schleichera oleosa (*Kusum Tree*), Cassia fistula (*Amaltas*), Delonix regia (*Gulmohar Tree*)* etc will be planted within the project.

	protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.	
7.3	The Project Proponent will plant 361 saplings of indigenous tree species. The plantation of saplings shall be carried out in the green belt area as a part of the tree plantation campaign "Ek Ped Ma Ke Naam" and the detail of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in) as an assurance to the MoEF&CC Office Memorandum dated 24.07.2024	Adequate green area will be developed within premises. 361 Trees will be planted within the project premises. The tree species have been approved by SEAC/SEIAA, Punjab as per region. Accordingly, tree species such as Schleichera oleosa (Kusum Tree), Cassia fistula (Amaltas), Delonix regia (Gulmohar Tree) etc will be planted within the project.
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.	Adequate green area will be developed within the premises. Trees will be planted within the project premises.
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained, Plantations to be ensured species (cut) to species (planted), Area for green belt development shall be provided as per the details provided in the project document.	No tree cutting will be done from the project premises.
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Yes, top soil excavated during construction activities has been stored and will be used for landscaping within the project premises to the maximum possible extent.

7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.	Noted.
7.8	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Noted.
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Adequate green area will be developed within the project premises. Evergreen tall and ornamental trees will be planted inside the premises such as *Schleichera oleosa* (Kusum Tree), *Cassia fistula* (Amaltas), *Delonix regia* (Gulmohar Tree) etc will be planted within the project.

8. Transport:

8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.	Noted. Mobility plan will be prepared to include motorized, non-motorized, public, and private networks. Roads have been designed considering the environment and safety of users. Traffic circulation Plan along with traffic calming measures is enclosed as **Annexure 13(a) & 13(b)** respectively.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles hired for bringing construction material to the site are in a good condition and have a pollution check certificate.

8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Noted. Detailed traffic management and traffic decongestion plan is being drawn to ensure that current level of service of roads within a 5 kms radius of the project is maintained and improved when the project is implemented.
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Adequate space for parking will be provided within project, so there cannot be any traffic congestion within the project.

9. Environment Management Plan:

9.1	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Agreed. Environment policy has been laid down by the board of directors prescribing standard operating procedures to have proper checks and balances. Environment policy duly signed by board of directors is attached as **Annexure-14.**

<table>
<tr>
<td>9.2</td>
<td>A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization</td>
<td>Noted and Agreed.
Environmental Monitoring Cell has been constituted for the project and names of persons involved are given below:
1. Mr. Gurbhagwant Singh
2. Mr. Sachin Yadav
3. Mr. Suresh Kumar Aneja</td>
</tr>
<tr>
<td>9.3</td>
<td>Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:

<u>Table-I Environment Management Plan:</u>

<table>
<tr><th rowspan="2">SI. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operational Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Air & Noise Pollution Control (Provision of 2 anti-smog guns, Tarpaulin sheets, Wind breaking curtains in an area of 4.58 acres along periphery @ 1.5 Lacs per acre = Rs. 6.87 Lacs</td><td>13</td><td>6</td><td>-</td></tr>
<tr><td>2.</td><td>Water Pollution Control (including installation 2 STPs of 300 KLD & 60 KLD capacity)</td><td>130</td><td>3</td><td>15</td></tr>
<tr><td>3.</td><td>Noise Pollution Control (Maintenance of</td><td>2</td><td>1</td><td>1</td></tr>
</table>
</td>
<td>Approx. Rs. 11,28,992/- have been spent on Environment Management Plan (EMP) till 31.03.2026.
Rs. 53.92 lakh has been spent under CSR/AEA till 31.03.2026. Further, Photographs and Proof regarding the same is attached as Annexure-15.</td>
</tr>
</table>

	machinery & PPE's)			
4.	Landscaping (361 nos. of trees for green area development including tree guard, Compost etc.)	4.5	-	9
5.	Solid Waste Management (including 2 Composters of 500 kg & 300 capacity)	50	2	8
6.	Rain water Harvesting (5 pits)	15	-	2.5
7.	Energy Conservation (LED & solar lights in common areas, Solar panels)	80	-	5
8.	Miscellaneous (Environment monitoring cost, etc.)	10	3	5
Total		**Rs. 304 Lakhs**	**Rs. 15 Lakhs**	**Rs. 45.5 Lakhs**

Table-II Additional Environment Activities proposed:

Activities	Amount (in lakhs)
Adoption of Gaushala located at Mohali and activities to be undertaken:	**Rs. 90 lakhs**
• Renovation of the existing shed and its further expansion (if feasible).	Rs. 20 lakhs
• Provision of 2 animal catcher vehicles to MC, Mohali.	Rs. 10 lakhs
• Provision of Solar panels on rooftop and solar lights in common areas.	Rs. 10 lakhs Rs. 15 lakhs

• Tree plantation along with provision of tree guard and equipment's • Laying of pavers in the shed area. • Installation of biogas plant to ensure complete utilization of cow dung (gobar) for renewable energy generation.	Rs. 10 lakhs Rs. 25 lakhs
Adoption of Gaushala located at Jagraon Mandi, Ludhiana & activities to be undertaken: • Provision of Solar lights in common areas. • Laying of pavers in the shed area. • Installation of biogas plant to ensure complete utilization of cow dung (gobar) for renewable energy generation.	**Rs. 27 lakhs** Rs. 5 lakhs Rs. 12 lakhs Rs. 10 lakhs
Total	**117 Lakhs**

The project proponent shall undertake revised AEA as per Table no. 2 above. The AEA plan shall be implemented within 24 months from date of issuance of Environmental Clearance.

The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

The amount allocated for EMP and AEA activities shall be maintained in a separate bank account by the project proponent. The project proponent shall submit periodic audited financial reports and outcomes achieved by utilization of funds reserved for implementation of EMP and AEA activities.

	The project proponent shall submit a detailed Additional Environmental Activities (AEA) plan for an amount of Rs. 35.12 lakhs (1% of the project cost), within 03 months' period, which shall be implemented within 24 months from the date of submission of the AEA plan. The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.	

10. Human Health Issues:

10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipment (PPE) kits & dust mask are being provided to workers for safety who are involved in loading, unloading, carriage of construction material, construction debris etc.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India should be followed.	Agreed. The ventilation provisions as per National Building Code is being followed for indoor air quality.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. All necessary facilities like housing, fuel for cooking, medical checkup, mobile toilets etc. are being provided to the construction labors at project site. Emergency preparedness plan based on the Hazard Identification and Risk Provision has been prepared and is enclosed as **Annexure 16(a).** Fire-fighting measures have been proposed in the project which includes fire-fighting equipment i.e. fire extinguishers, fire alarms, fire hydrants, sprinkler systems, etc. Fire-fighting measures is attached as **Annexure-16(b).**
10.4	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. All the necessary facilities such as safe drinking water, medical health care, etc.

		has been provided to the laborers at construction site.
10.5	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid room is available at the construction site during the construction phase and same will be maintained during operational phase also. Photographs showing the same is attached as **Annexure-2.**

11. Miscellaneous:

11.1	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.	Agreed. Completion and occupancy certificate from the Competent Authority will be obtained prior to occupancy.
11.2	The project proponent shall comply with the conditions of CLU, if obtained.	Land has been allotted by GMADA. Thus, CLU is not applicable.
11.3	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/ SEIAA website where it is displayed.	Noted.
11.4	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Agreed.
11.5	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Agreed. Status of compliance of the stipulated environment clearance conditions, including results of monitored data is being uploaded on the company's website. Screenshot of the same is attached as **Annexure-17**.
11.6	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental	Noted. Six monthly compliance reports of the stipulated EC conditions including results of monitored data are being regularly submitted

	conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	to the respective offices. Screenshot of the mail showing the submission of compliance to MoEF&CC is attached as **Annexure-18.**
11.7	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Agreed. Copy of Form V for financial year 2025-26 will be submitted.
11.8	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation.	Agreed. Same is being submitted in datasheet attached along.
11.9	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Agreed. Stipulations made by the State Pollution Control Board and the State Government is being strictly followed.
11.10	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	The commitments made during the time of EC are being followed.
11.11	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.	Noted. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC) and SEIAA.
11.12	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB

	extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/ monitoring reports.	by furnishing the requisite data/ information/ monitoring reports during their visit.
11.3	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project.	Noted.

F. No. 21-110/2020-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

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

Date: 23rd February, 2021

To,

Director
M/s S.A. Global Pvt. Ltd.
Unit No. 14, Plot No. 31,
Lower Ground Floor, Road No. 44,
Vikas Tower Building, Rani Bagh,
Community Center, Pitampura, New Delhi,
Saraswati Vihar, North West Delhi-110034
Email: homelandresidences123@gmail.com

Subject: **Environmental Clearance for Development of Group Housing Project namely "Homeland Residences" with built-up area of 1,00,287.509 sqm at Sector 77 (opposite Gurudwara Mata Sundar Kaur), Distt. SAS Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.-regarding.**

Sir,

This has reference to your Application/ Proposal No. IA/PB/MIS/189419/2020; received on 23rd December, 2020 through Parivesh Portal for grant of Environmental Clearance (EC) Environmental Clearance for Development of Group Housing Project namely "Homeland Residences" with built-up area of 1,00,287.509 sqm at Sector 77 (opposite Gurudwara Mata Sundar Kaur), Distt. SAS Nagar (Mohali), Punjab, by M/s S.A. Global Pvt. Ltd.

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

3. Accordingly, the above mentioned proposal for grant of Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) its 59th meeting held on 8th January, 2021.

4. The details of the project, as per the Application and documents submitted by the project proponent, and also as informed during the above-mentioned

meetings of EAC (Infra-2) are as under: -

i. The project is located at Sector 77 (opposite Gurudwara Mata Sundar Kaur), Distt. SAS Nagar (Mohali), Punjab with the coordinates - 30°41'47.96"N Latitude and 76°42'19.16"E Longitude.

ii. The project is new. The details of building are as follows:

S. No.	Tower details	Storey	Ground coverage (in sq.m.)	FAR (in sq.m.)	Non-FAR except Balcony (in sq.m.)	Service FAR (in sq.m.)	No. of Dwelling units
1.	Tower T1	S+24	755	9,008.005	533.110	1,182.379	48
2.	Tower T2	S+24	755	9,008.004	533.110	1,182.379	48
3.	Tower T3	S+23	755	8,639.942	533.110	1,182.379	69
4.	Tower T4	S+23	755	8,639.942	533.110	1,182.379	46
5.	Tower T5	S+23	755	8,639.942	533.110	1,182.379	46
6.	Tower T6	S+23	755	8,639.943	533.110	1,182.379	46
7.	Booth Site	B+G	725	8,39.916	399.767	131.385	18 shops
8.	Guard Room (2 Nos.)	G	-	-	-	18	-
9.	Basement - 1 Area	-	-	-	14,055.020	-	-
10.	Basement - 2 Area	-	-	-	15,284.850	-	-
Total		**-**	**5,255**	**53,415.69**	**32,938.29**	**7,243.65**	**303 DU + 18 Shops**

iii. The total plot area is 18,536.082 sqm., FSI area is 53,415.692 sqm and total proposed construction (Built-up) area of project is 1,00,287.509 sqm. The project will comprise of six (06) residential towers (303 residential flats) and 18 shops. Maximum height of building will be 60 m.

iv. During construction phase, total water requirement is expected to be 14 KLD; which will be met by treated water from STP of PP's existing project situated opposite to this proposed project; namely, Homeland Heights. During the construction phase, septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

v. During operational phase, total water requirement of project is expected to be 122 KLD and same will be met by 92 KLD of fresh water from Greater Mohali Area Development Authority (GMADA) supply and 30 KLD of recycled water. Wastewater generated (98 KLD) will be treated

in a STP of capacity 150 KLD. 46 KLD of treated wastewater will be recycled and re-used for flushing (30 KLD) and gardening (16 KLD). About 50 KLD will be disposed to GMADA sewer / nearby construction activities / water body within the project.

vi. About 0.58 TPD of solid waste will be generated in the project. The biodegradable waste (0.26 TPD) will be processed in one Mechanical Composter of 300 kg and the non-biodegradable waste and domestic hazardous waste generated (0.32 TPD) will be handed over to authorized local vendor.

vii. The total power requirement during construction phase and operation phase will be 99 KW and 2089 KW respectively. It will be met from Punjab State Power Corporation Limited (PSPCL).

viii. Five rain water recharging pits have been proposed.

ix. Green area proposed will be 2,855.16 sqm. 240 trees are to be planted. Transplantation of two trees is required and these are proposed to be transplanted within the premises only.

x. Parking facility for 703 ECS is proposed against the requirement of 694 ECS (according to local norms).

xi. Proposed energy saving measures would save about 13.56% of power.

xii. The project is not located in Critically Polluted area.

xiii. The project is situated at a distance of approx. 8 km from City Bird Sanctuary. However, the project is located outside the eco-sensitive zone of the sanctuary as notified in final notification dated 4th January, 2017. Therefore, NBWL Clearance is not required as project is located outside eco-sensitive zone of the City Bird Sanctuary.

xiv. Forest Clearance is not required.

xv. No Court case is pending against the project.

xvi. No activity on the project site has since been taken up.

xvii. Expected timeline for completion of the project: December, 2024.

xviii. Investment/Cost of the project is Rs 300 Crores.

xix. Employment potential: 100 persons during construction phase and 100 persons during operation phase.

xx. Benefits of the project: Providing comfortable and luxurious living facility along with beautifully designed green spaces and commercial space having 18 shops.

5. The EAC, based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended granting environmental clearance to the project. The aforesaid recommendation of EAC (Infra-2) is subject to certain specific conditions, as stipulated during its 59th meeting held on 8th January, 2021 and the standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

6. Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project for 'Environmental Clearance for Development of Group Housing Project namely "Homeland Residences" with built-up area of 1,00,287.509 sqm at Sector 77 (opposite Gurudwara Mata Sundar Kaur), Distt. SAS Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.', under the provisions of the EIA

Notification, 2006 and amendments/circulars issued thereon, and subject to the following specific and standard conditions:

A. Specific Conditions:

i. Explore the possibility of 100% utilization of excess of treated water. The PP should consider diverting the excess treated water for use in nearby construction sites. The PP should approach GMADA for the purpose.
ii. PP should explore enhancing energy conservation up to at least 5%.
iii. As committed, no groundwater abstraction shall be done during construction as well as operation phase of the project.
iv. Fresh water requirement from local authority shall not exceed 92 KLD during operational phase.
v. Trees cutting/ transplantation shall be subject to prior permission from the concerned local Authority. Compensatory plantation in the ratio of 1:10 (i.e., planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted).
vi. Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 2,855.16 sqm. As proposed, at least 240 trees to be maintained during the operation phase of the project. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
vii. As proposed, waste water shall be treated in an onsite STP of total 150 KLD capacity. The treated water from the STP shall be recycled and re-used for flushing (at least 30 KLD) and for gardening (at least 16 KLD).
viii. The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
ix. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, five RWH pits shall be provided for rain water harvesting after filtration.
x. The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste. As committed, biodegradable waste shall be composted by use of Composter. Inert waste shall be dumped to authorized site. The recyclable waste shall be sold to resellers.
xi. The PP shall also provide electric charging points in the parking areas

for e-vehicles as committed.

xii. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.

B. Standard Conditions:

I. Statutory compliance:

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

ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

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

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation:

i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban

drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter.

Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention:

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

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures:

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

VI. Waste Management:

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow

bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover:

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

ii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b. Traffic calming measures.
   c. Proper design of entry and exit points.
   d. Parking norms as per local regulation.

ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified

by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues:

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

X. Miscellaneous:

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
v. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The

company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

vi. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

vii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

viii. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

ix. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

xi. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

xii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

xiii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiv. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xv. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xvi. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvii. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability

Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

xviii. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

7. The Environmental Clearance is being granted to M/s. S.A. Global Pvt. Ltd for Development of Group Housing Project namely "Homeland Residences" with built-up area of 1,00,287.509 sqm at Sector 77 (opposite Gurudwara Mata Sundar Kaur), Distt. SAS Nagar (Mohali), Punjab

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

(Lalit Bokolia)
Director(S)

Copy to:

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

(Lalit Bokolia)
Director(S)

ENVIRONMENTAL CLEARANCE

PARIVESH

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

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

To,

The Director

M/S S.A. GLOBAL PVT. LTD.

Unit No. 14, Plot No. 31, Lower Ground Floor, Road No. 44, Vikas Tower Building, Rani Bagh, Community Center, Pitampura, New Delhi. -110034

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/PB/INFRA2/438919/2023 dated 27 Oct 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B038PB169373**
2.	**File No.**	SEIAA/PB/MIS/2023/EC/51
3.	**Project Type**	Expansion
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Expansion of Group Housing Project "Homeland Regalia" by M/s S.A. GLOBAL PVT. LTD.
7.	**Name of Company/Organization**	M/S S.A. GLOBAL PVT. LTD.
8.	**Location of Project**	PUNJAB
9.	**TOR Date**	N/A

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

Date: 01/01/2024

(e-signed)
Harjeet Singh Sandhu, PCS
Member Secretary
SEIAA - (PUNJAB)

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

This is a computer generated cover page.

This has reference to your online proposal no. SIA/PB/INFRA2/438919/2023 dated 27.10.2023 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for expansion of group housing project namely "Homeland Regalia" at Sector 77, District SAS Nagar, Punjab. The total land area of the project is 18,534.62 sqm having built up area increased from 1,00,287.509 sqm to 1,33,113.924 sqm. The project is covered under category 'B2' of activity 8(a); 'Building & Construction" projects as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

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

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

<table>
<tr><th>Sr. No.</th><th>Item</th><th>Details</th></tr>
<tr><td rowspan="3">1.</td><td>Name and Location of the project</td><td>Expansion of group housing project namely "Homeland Regalia" by M/s S.A Global Pvt. Ltd. at Sector 77, District SAS Nagar, Punjab</td></tr>
<tr><td>Project/ activity</td><td>8 (a)</td></tr>
<tr><td>Category as per EIA Notification, 2006</td><td>Category B2</td></tr>
<tr><td>2.</td><td>Nature of project</td><td>Expansion</td></tr>
<tr><td>3.</td><td>Latitude & Longitude</td><td>
<table>
<tr><th>Sr No.</th><th>Latitude</th><th>Longitude</th></tr>
<tr><td>1</td><td>30°41'48.15"N</td><td>76°42'19.62"E</td></tr>
<tr><td>2</td><td>30°41'47.59"N</td><td>76°42'22.74"E</td></tr>
<tr><td>3</td><td>30°41'44.77"N</td><td>76°42'25.10"E</td></tr>
<tr><td>4</td><td>30°41'42.51"N</td><td>76°42'21.46"E</td></tr>
<tr><td>5</td><td>30°41'46.90"N</td><td>76°42'17.78"E</td></tr>
</table>
</td></tr>
<tr><td>4.</td><td>Change of Land Use</td><td>The land has been allotted vide memo No. 5469 dated 29.01.2021 by GMADA in the name of M/s S.A Global Private Limited for land</td></tr>
</table>

<table>
<tr><td></td><td></td><td>area measuring 4.58 acres for group housing project. The project falls in Residential zone as per Master Plan of SAS Nagar.</td></tr>
<tr><td>5.</td><td>Cost of the project</td><td>
<table>
<tr><td>Existing</td><td>Proposed</td><td>Total (after expansion)</td></tr>
<tr><td>300 Crores</td><td>20 Crores.</td><td>320 Crores</td></tr>
</table>
</td></tr>
<tr><td>6.</td><td>Parking</td><td>
<table>
<tr><td>Description</td><td>As per EC</td><td>Proposed</td><td>After expansion</td></tr>
<tr><td>Proposed Parking</td><td>703 ECS</td><td>59 ECS</td><td>762 ECS</td></tr>
</table>
</td></tr>
<tr><td>7.</td><td>Total Plot Area, Built-up Area, and Green area</td><td>
<table>
<tr><td>Description</td><td>As per EC</td><td>Proposed</td><td>After expansion</td></tr>
<tr><td>Land Area</td><td>18534.62 sqm</td><td>Nil</td><td>18534.62 sqm</td></tr>
<tr><td>Built Up Area</td><td>1,00,287.509 sqm</td><td>32,826.415 sqm</td><td>1,33,113.924 sqm</td></tr>
<tr><td>Green Area</td><td>2855.16 sqm</td><td>1816.74 sqm</td><td>4671.9 sqm</td></tr>
</table>
</td></tr>
<tr><td>8.</td><td>Estimated Population</td><td>
<table>
<tr><td>Sl. No.</td><td>Description</td><td>As per EC</td><td>Proposed</td><td>Total (After Expansion)</td></tr>
<tr><td>1.</td><td>Population</td><td>1,536 persons</td><td>2,725 Persons</td><td>4,261 persons</td></tr>
</table>
</td></tr>
<tr><td>9.</td><td>Area Configuration Details</td><td>
<table>
<tr><td>Sl. No.</td><td>Description</td><td>As per EC</td><td>Proposed</td><td>Total (After Expansion)</td></tr>
<tr><td>1.</td><td>Components</td><td>6 Residential Towers & 18 Shops</td><td>5 Shops & 2 Club House</td><td>6 Residential towers, 23 shops & 2 Club House.</td></tr>
<tr><td>2.</td><td>No. of Dwelling Units</td><td>303 Flats</td><td>-24 Flats</td><td>279 Flats</td></tr>
</table>
</td></tr>
<tr><td>10.</td><td>Water Requirements & source during Operation Phase</td><td>
<table>
<tr><td>Sr. No.</td><td>Description</td><td>EC Accorded</td><td>Proposed</td><td>Total (After Expansion)</td></tr>
<tr><td>1.</td><td>Total Water Demand</td><td>122 KLD</td><td>182 KLD</td><td>304 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Demand</td><td>92 KLD</td><td>102 KLD</td><td>194 KLD</td></tr>
<tr><td>3.</td><td>Wastewater generated</td><td>98 KLD</td><td>137 KLD</td><td>235 KLD</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>4.</td><td>STP capacity</td><td>150 KLD capacity</td><td>Separate STP for Residential (300 KLD) & Commercial (60 KLD)</td><td>Proposed 2 no. STP of capacity
• 300 KLD (for Residential)
• 60 KLD (for Commercial & Club House)</td></tr>
</table>
</td></tr>
<tr><td>11.</td><td>Disposal Arrangement of Wastewater</td><td>A total of 235 KLD (203 KLD from Residential and 32 KLD from Commercial) wastewater will be generated which will be treated in proposed STP of capacity 300 KLD (for Residential Component) & 60 KLD (for Commercial Component including Club House) based on MBR Technology followed by ultra-filtration. The details of the disposal arrangement of treated wastewater @230 KLD available at the outlet of STPs are given as under:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Flushing (KLD)</th><th>Horticulture demand (KLD) (4671.9 sqm)</th><th>Into GMADA Sewer</th></tr>
<tr><td>1.</td><td>Summer</td><td>110</td><td>26</td><td>94</td></tr>
<tr><td>2.</td><td>Winter</td><td>110</td><td>8</td><td>112</td></tr>
<tr><td>3.</td><td>Rainy</td><td>110</td><td>2</td><td>118</td></tr>
</table>
</td></tr>
<tr><td>12.</td><td>Rainwater recharging detail</td><td>Rainwater will be recharged by providing 5 recharge pits by developer.</td></tr>
<tr><td>13.</td><td>Solid waste generation and its disposal</td><td>a) 1217 kg/day
b) Solid waste management area has been provided and marked in conceptual layout submitted. Biodegradable waste will be composted by use of Mechanical Composter of 500 kg/day capacity. STP sludge shall be used in horticulture
c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</td></tr>
<tr><td>14.</td><td>Hazardous Waste & E-waste</td><td>Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments</td></tr>
<tr><td>15.</td><td>Energy Requirements & Saving</td><td>a) 2089 KW connected power load will be required which will be met from PSPCL.
b) 3 X 500 KVA, 1 x 380 KVA DG sets will be installed.
c) Energy will be saved by use of LEDs in common areas and solar street lights for outer lightning and solar panel on roof top.</td></tr>
</table>

5) As per the undertaking submitted by Project Proponent, the proposal does not require approval/clearance under the Forest (Conservation) Act, 1980. Also, no litigation is pending in respect of the land on which the project is to be developed.

6) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of experts members/domain experts in various fields, has examined the proposal

submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) NABET on behalf of the project proponent in its 267th meeting held on 21.11.2023. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

7) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for expansion of Group Housing Project namely "Homeland Regalia" at Sector 77, District SAS Nagar, Punjab for an increase in the built up area from 1,00,287.509 sqm to 1,33,113.924 sqm, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

8) The case was considered by SEIAA in its 270th meeting held on 07.12.2023 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the expansion of Group Housing Project for an increase in the built up area from 1,00,287.509 sqm to 1,33,113.924 sqm at Sector 77, District SAS Nagar, Punjab as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

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

I. Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The project proponent shall obtain the approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.

viii) The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities.

ix) The project proponent shall follow the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016.

x) The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for

Construction and Demolition Activities for projects requiring Environmental Clearance.

ii) The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) 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.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

xiv) The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey

d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

xvi) The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

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

xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks,

fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

xi) Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

xii) The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

VII. Green Cover

i) The PP will commence the tree plantation work within the project premises at the earliest and complete the same within 1 year. 8 ft tall plants of indigenous tree species should be used for plantation. The pp will ensure plantation of 330 trees within the project area.

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

iii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iv) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit

provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

v) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

vi) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vii) 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.

viii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

ix) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

i) A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with the following criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other

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

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

IX. Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided at the project site both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection

measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:

Table-1

Sl. No.	Title	Construction Phase		Operational Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	12	1	0.5
2.	Water Pollution Control (including installation 2 STPs of 300 KLD & 60 KLD capacity)	130	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (330 nos. of trees and green area development)	17	-	7
5.	Solid Waste Management (including 1 Composter of 500 kg capacity)	20	2.5	2
6.	Rain water Harvesting (5 pits)	15	1	1.5
7.	Energy Conservation (LED & solar lights in common areas, Solar panels)	35	2.5	1
8.	Miscellaneous (Environment monitoring cost, etc.)	7.5	2	2
Total		**Rs. 238.5 Lakhs**	**Rs. 11.5 Lakhs**	**Rs. 19.5 Lakhs**

Additional Environment Activities:

Table-2

S.no	Activities	Amount (in Lakhs)
1.	Provision of LED bulbs & solar panel at Pingalwara	40
2.	Provision of Cow Ambulance for Gaushala	10
3.	Adoption of land for Nanak Bagichi (2 acres)	45
4.	Distribution of jute bags to villagers through PPCB	15
5.	Provision for Cleaning Village Pond of Nearby Village	60
	Total	**Rs. 170 Lakhs**

The project proponent shall undertake revised EMP & AEA activities as per Table 1 & 2 above. Specific locations for implementation of the proposed AEA activities would be submitted within 3 weeks along with NOC's from the respective owners. Implementation of the AEA Plan would be completed within 24 months of the grant of EC.

(iv) The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

(v) The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

XI. Validity

This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

XII. Miscellaneous

i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation.

ix) The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

xiii) This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project.

XII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance.

ii) The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises.

v) In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

ix) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other

wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

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

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

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

(Harjeet Singh Sandhu, PCS)
Member Secretary, SEIAA

Through Parivesh Portal

Copy to: -

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.The detail of the authorized officer of the project proponent is as under:
    a) Name of the applicant : Sh. Abhey Jindal, Director
    b) Mobile No. : 8437800228
    c) Email Id : saglobal@homelandregalia.com
    d) Email ID of Env. Consultant : md@ecoparyavaran.org
4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.

9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.

(Harjeet Singh Sandhu, PCS)
Member Secretary, SEIAA
E-mail: seiaapb2017@gmail.com

सत्यमेव जयते

File No: 2025/EC/E/236

Government of India

Ministry of Environment, Forest and Climate Change

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

***

Dated **12/09/2025**

To,

Mr. Abhey Jindal,
M/s S.A. Global Pvt. Ltd
Unit No. 14, Plot No. 31, Lower Ground Floor, Road No. 44, Vikas Tower Building, Rani Bagh, Community Center, Pitampura, New Delhi -110034
homelandresidences123@gmail.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Expansion of Group Housing Project namely "Homeland Regalia" by M/s S.A. Global Pvt. Ltd. submitted to SEIAA, Punjab vide proposal number SIA/PB/INFRA2/523679/2025 dated 12/02/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3801PB5319172N
(ii) File No.	2025/EC/E/236
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	"Homeland Regalia"
(viii) Name of Company/Organization	M/s S.A. Global Pvt. Ltd.
(ix) Location of Project (District, State)	Sector 77, Distt. S.A.S. Nagar (Mohali), Punjab
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

3) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for expansion of Group Housing project namely "Homeland Regalia" at Sector 77, Distt. S.A.S. Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd for total land area of 18,534.60 sqm (4.58 acres) and built-up area of 140995.84 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 and its subsequent amendments and

requires appraisal at the State Level.

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

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

Sr. No.	Item	Details
	Name and Location of the project	Expansion of Group Housing project namely “Homeland Regalia” at Sector 77, Distt. S.A.S. Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd
1.	Project/ activity	8 (a)
	Category as per EIA Notification, 2006	Category B2
2.	Nature of project	Expansion
3.	Latitude & Longitude	Sr. No. Latitude Longitude 1. 30°41'48.15"N 76°42'19.62"E 2. 30°41'47.59"N 76°42'22.74"E 3. 30°41'44.77"N 76°42'25.10"E 4. 30°41'42.51"N 76°42'21.46"E 5. 30°41'46.90"N 76°42'17.78"E
4.	Change of Land Use	The project falls in Residential zone as per Master Plan of SAS Nagar. The project land of 4.58 acres has been allotted by GMADA vide Memo No. 5469 dated 29.01.2021.
5.	Cost of the project	Rs. 332 Crores (Total project cost after expansion) Comparison of Project cost details w.r.t EC accorded, proposed & Total (after expansion) Project Cost: EC Accorded Rs. 320 Crores; Proposed Rs. 12 crores; Total (after Expansion) Rs. 332 Crores
6.	Total Plot Area, Built-up Area, and Green area	The details of the total area is as under: S. NO. DESCRIPTION TOTAL AREA (IN SQM) A Total Land Area 18,534.60 B Built-up area 1,40,995.84 C Green Area 4,695.7
7.	Estimated Population	Total Population: Sr. No. Details Population (in no.) 1. Residential Part 2,177 2. Commercial Part (including Club House) 3,770 Total Population 5,947 persons Residential Population:

SI. No.	Components	EC Accorded			Total (After Expansion)		
		No. of units	Criteria	Population	No. of units	Criteria	Population
Residential Population							
1.	Residential population	2 BHK (1 no.)	@ 5 persons per flat	5	2 BHK (1 no.)	@ 5 persons per flat	5
2.		3 BHK (128 no.)	@ 6 persons per flat	768	3 BHK (138 no.)	@ 6 persons per flat	828
3.		4 BHK and above including Duplex (150 no.)	@ 7 persons per flat	1,050	4 BHK and above including Duplex (139 no.)	@ 7 persons per flat	973
				1,823 persons			1806 persons
4.	Maintenance Staff /Drivers		Lumpsum	100		Lumpsum	100
5.	Visitors		@10% of residential population	182		@15% of residential population	271
	Total Estimated population			2,105 persons			2,177 persons

Commercial Population:

SI. No.	Components	EC Accorded			Total (After Expansion)		
		No. of units/ area	Criteria	Population	No. of unit/ area	Criteria	Population
1.	Commercial population	23 Shops (1,378.113 sq.m.)	@ 3 sq.m. per person Staff @10% Visitors @90%	459 46 no. 413 no.	23 shops (1,389.342 sq.m.)	@ 3 sq.m. per person • Staff @ 10% • Visitors @ 90%	463 46 no. 417 no.
2.	Maintenance Staff /Drivers		*LS	25 no.		*LS	25 nos.
3.	Clubhouse	2 No. (3009.96 sq.m.)	@1.8 sq.m. per person Staff @10% Visitors @90%	1,672 167 no. 1505 no.	2 No. (5,908.49 sq.m.)	@1.8 sq.m. per person Staff: @10% Visitors:@90%	3,282 328 2954
Total Estimated population				2,156 Persons			3,770 Persons

The details of the area as per the revised plan are as under:

Description	EC Accorded (in sq.m.)	Proposed (in sq.m.)	Total (after Expansion) (in sq.m.)
Total Site Area	4.58 acres		
Green Area	4,671.9	23.80	4,695.7
Ground Coverage	5,543.135	16.245	5,559.380
Built-up Area	1,33,113.924	7,881.916	1,40,995.84

Description	Area (in sq.m.)
Total Plot area	18,534.60 sq.m. (or 4.58 acres)
Permissible Ground Coverage (@ 30%)	5,560.38
Proposed Ground Coverage (@ 29.995%)	5,559.380
Permissible FAR (Beyond 2.5 purchasable) (@ 250%)	46,336.50
Purchasable FAR (@ 185%)	34,318.88
Achieved FAR (@ 435.16%)	80,655.38
Non FAR	60,340.46
*Built-up Area	1,40,995.84
Green Area Requirement (@ 25%)	4,633.65
Proposed Green Area (@ 25.335%)	4,695.7
• Organized Green Area (@ 15.078%)	• 2,794.61
• Un-organized Green Area (@ 10.257%)	• 1,901.10

8. Area Configuration Details

Built-up Area Details:

Description	FAR (in sq.m.)	Non - FAR (in sq.m.)	Built-up Area (in sq.m.)
Area of Tower 1 (including Club-2 area)	15,333.548	4,495.170	19,828.72
Area of Tower 2	14,001.536	4,279.805	18,281.341
Area of Tower 3	10,774.133	4,699.892	15,474.025
Area of Tower 4	8,814.005	3,966.637	12,780.64
Area of Tower 5	10,284.185	4,188.345	14,472.53
Area of Tower 6	13,357.450	4,927.490	18,284.94
Area of Club House-1	5,373.225	1,252.860	6,626.09
Area of Club-2 under block Stilt	535.266	0.000	535.27
Stilt Floor area (excluding Club-2 area and guard room)	783.956	2,452.891	3,236.85
Area of Commercial Shops	1,389.342	1,781.003	3,170.345
Area of Basement (2 nos.)		28,296.367	
Upper basement (excluding commercial) - Lower basement (excluding club)	-	14,291.307 14,005.060	28,296.367
Area of Gate Post	8.732	-	8.732
Total	80,655.38	60,340.46	1,40,995.84

9. Water Requirements & source during

Sr. No.	Description	EC Accorded	Proposed	Total (After

Operation Phase				Expansion)
1.	Total Water Demand	304 KLD	27 KLD	331 KLD
2.	Total Fresh Water Demand	194 KLD	9 KLD	203 KLD
3.	Flushing Water Requirement	110 KLD	18 KLD	128 KLD
4.	Wastewater generation	235 KLD	21 KLD	256 KLD
5.	STP capacity	2 STPs of capacity: 300 KLD (Residential component) 60 KLD (Commercial component including Club)		

Total Water demand and Wastewater generation details:

Water Demand and wastewater generation (Residential)

Sr. No.	Details	Population	Norms (lpcd)	Water requirement (in KLD)
1.	Residential Flats	1,806	135	244
2.	Visitors (Residential)	271	15	4
3.	Maintenance Staff /Drivers	100	45	5
4.	Total Water Requirement			253 KLD
5.	Flushing Water Demand (@ 45 lpcd for Residential Flats, @ 10 lpcd for Visitors & @ 20 lpcd for staff)			86 KLD (81 + 3 + 2)
6.	Total Fresh water demand (Water demand – Flushing Water)			167 KLD (253 KLD – 86 KLD)
7.	Waste water generation (@ 80% of Water Requirement i.e. 80% of 253 KLD)			202 KLD
8.	Proposed STP capacity			300 KLD
9.	Treated water from STP (@ 98%)			198 KLD
10.	Green Area Water Req. (4,695.7 sq.m.) • Summer (@ 5.5 lt./m2/day) • Winter (@ 1.8 lt./m2/day) • Monsoon (@ 0.5 lt./m2/day)			26 KLD 8 KLD 2 KLD

Water Demand and wastewater generation (Commercial)

Sr. No.	Details	Population (in numbers)	Norms (lpcd)	Water Requirement (in KLD)
1.	Commercial • Staff • Visitors	46 417	45 15	8 2 6
2.	Maintenance Staff	25	45	1
3.	Club House (2 no.)	328 2,954	45 15	59 15

		• Staff (10%) • Visitors (90%)	44
	4.	Water Requirement	68 KLD
	5.	Make-up water for swimming pool	10 KLD
	6.	Total Water Requirement	78 KLD
	7.	Flushing Water Demand (@ 20 lpcd for staff & @10 lpcd for visitors)	42 KLD (8+34)
	8.	Net Fresh Water Demand (Total Water Demand - Flushing water)	36 KLD (78 KLD-42KLD)
	9.	Wastewater generation (@ 80% of water requirement)	54 KLD
	10.	Proposed STP capacity	60 KLD
	11.	Treated water from STP (@ 98%)	53 KLD

10. Disposal Arrangement of Wastewater

A total of 256 KLD domestic wastewater will be generated which will be treated in the STPs of capacity 300 KLD (for Residential Component) & 60 KLD (for Commercial Component (including Club House) based on MBR technology with in-built ultrafiltration. The details of the disposal arrangement of treated wastewater @ 256 KLD available at the outlet of STP are given as under:

For Residential:

Sr. No.	Season	Flushing (KLD)	Horticulture demand in an area of 4,695.7 sqm. (KLD)	Into GMADA sewer
1.	Summer	86	26	86
2.	Winter	86	8	104
3.	Rainy	86	2	110

For Commercial including Club:

Sr. No.	Season	Flushing (KLD)	Into GMADA sewer
1.	Summer	42	11
2.	Winter	42	11
3.	Rainy	42	11

11. Rainwater recharging detail

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

Comparison of Rain Water Recharging Pits from EC Accorded and Total (After Expansion)

Rain water Recharging Pits	EC Accorded	Proposed	Total After Expansion)
	5 Nos.	-	5 Nos.

Rain water recharging calculations

Sr. No.	Type of structure	Area (in m2)	Co-efficient of Runoff	Rainfall (in m)	Quantity of Rainwater (in m3)
1.	Roof top area	4,672.07	0.8	0.025	93.4404
					93.4404 say 93 m3

/hr

a) 1,550 Kg/day

Comparison of Solid waste as per EC accorded and Total (After Expansion)

Sr. No.	Description	EC Accorded	Proposed	Total after EC Expansion
1.	Solid waste generation	1,217 kg/day	333 kg/day	1,550 kg/day

12.	Solid waste generation and its disposal	During Construction phase, solid waste comprises of excavated materials, empty cement bags, bricks, concrete, etc. • Excavated materials is being stacked and reuse in later stages of construction. • Excavated top soil is being stored and will be used for landscaping purposes. • Remaining soil is being used for refilling, road work, rising of site, etc. • The construction debris shall be recycled within the project including use in roads, flooring, etc. • Construction waste will be managed as per Construction and Demolition Waste Management Rules, 2016 & its amendments During Operation phase, about 1,550 kg/day (@ 0.4 kg/capita/day for residential and @ 0.2 kg/capita/day for floating including visitors) of solid waste will be generated after full occupancy • The solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area of 200 sq.m. has been earmarked for segregation of solid waste. • All-weather MRF (Material Recovery Facility) shall be provided at solid waste management area proposed within project premises to prevent moisture intrusion, odour control and ensure efficient waste processing. • Biodegradable waste shall be managed by installation of 2 Composters of 500 kg and 300 kg and manure generated will be utilized within the project for landscaping. • Horticulture waste generated shall be managed in-situ through compost pits in parks and organic manure produced will be used within project for landscaping. While, recyclable waste will be recycled through authorized recyclers. Inert waste generated from project will be stored within project; till the operation of Sanitary landfill site developed by GMADA. • Hazardous waste generated from the project (used oil from DG sets under category 5.1) will be handed over to authorized vendors approved by PPCB as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments. • E-Waste such as TVs, Computers, Laptops and other Electronic items (discarded) will be disposed off as per E- Waste Management Rules, 2016 and its amendments.
13.	Hazardous Waste & E-waste	Hazardous Waste will be managed & disposed of through authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and E-Waste shall be managed and disposed of as per E-Waste (Management) Rules 2022 and amendments thereof.
14.	Energy Requirements & Saving	Total Power Requirement: a)

Sr. No	Description	EC Accorded	Proposed	Total (After Expansion)
1.	Power Requirement	2,089 KW Total 4 DG sets	2,023 KW	4,112 KW Total 5 DG sets
2.	Power Backup	• For Residential 3 DG sets of 500 KVA	DG set no. & capacity revised	• For Residential

	capacity each & • For Commercial 1 DG of 380 KVA capacity	2 DG Sets of 1500 KVA each and 1 DG set of 750 KVA capacity. • For Commercial 1 DG Set of 1500 KVA and 1 DG set of 750 KVA capacity.

b) LEDs instead of CFLs: About 24 KW energy will be saved by providing LED's in Residential, commercial and in common areas.
c) Solar Panel System: Also, 115 KW of power will be generated by providing Solar panels on roof top of the towers.
d) Net Energy Saved = 24 + 115 = 139 KW.

6) As per the submissions by Project Proponent, the proposal does not require approval/clearance under the Forest (Conservation) Act, 1980 and no wildlife sanctuary is located in the vicinity of the project and as such, no NBWL permission is required. Further, no litigation is pending in respect of the land on which the project is to be developed.
7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) on behalf of the project proponent in its 310th meeting held on 06.03.2025, 313th meeting held on 16.04.2025 & 319th meeting held on 09.07.2025.
8) The Committee after detailed deliberations decided to forward the case to SEIAA with the recommendation to grant Environmental Clearance for expansion of Group Housing project namely "Homeland Regalia" at Sector 77, Distt. S.A.S. Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd for total land area of 4.58 acres and built-up area of 140995.84 sqm.
9) The case was considered by SEIAA in its 316th meeting held on 13.08.2025 & 317th meeting held on 03.09.2025 wherein SEIAA observed that the case stands recommended by SEAC. After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and to grant Environmental Clearance to M/s S.A. Global Pvt. Ltd for expansion of Group Housing project namely "Homeland Regalia" at Sector 77, Distt. S.A.S. Nagar (Mohali), Punjab for total land area of 18,534.60 sqm (4.58 acres) and built-up area of 140995.84 sqm, subject to the standard conditions as proposed by SEAC and additional / amended conditions.
10) Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance with terms and conditions as per Annexure 1.
11) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.
12) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13) This issues as per the decision taken by the Competent Authority.

Copy To

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
4. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.The detail of the authorized officer of the project proponent is as under:

a)	Name of the applicant	:	Mr. Gurbhagwant Singh (Authorized Signatory)
b)	Mobile No.	:	84378-00228
c)	Email Id	:	saglobal@homelandregalia.com
d)	Email ID of Env. Consultant	:	md@ecoparyavaran.org

5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi.
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001.
7. The Deputy Commissioner, SAS Nagar.
8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Additional / Amended Conditions

S. No	EC Conditions
1.1	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF&CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier
1.2	The project proponent shall remain responsible for compliance of all conditions stipulated in the Environmental Clearance and adherence to applicable environmental laws until the Environmental Clearance is transferred in the name of the transferee or the resident welfare association, as applicable. In such case both the parties shall approach the SEIAA with joint consent for transfer of Environmental Clearance
1.3	The project proponent shall submit a copy of agreement with authorized recycler for disposal of dry waste as per Solid Waste Management Rules, 2016
1.4	The project proponent shall get the design of Rain Water Harvesting System approved/vetted from Central Ground Water Authority (CGWA) accredited design consultants within 02 months
1.5	The project proponent shall obtain NOC/permission from PWRDA for abstraction of ground water, as applicable
1.6	The approval is based on the approved plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance
1.7	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner
1.8	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed of outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to

S. No	EC Conditions
	prevent any odour in and around the project premises
1.9	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through PARIVESH to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB
1.10	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with the EC conditions
1.11	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986
1.12	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions
1.13	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter
1.14	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws
1.2	The project proponent shall obtain the approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc
1.3	The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable

S. No	EC Conditions
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board
1.6	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority
1.7	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project
1.8	The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities
1.9	The project proponent shall follow the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016
1.10	The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly
1.11	The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance
2.2	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site
2.3	The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5)

S. No	EC Conditions
	covering upwind and downwind directions during the construction period
2.4	Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site
2.6	No excavation of soil shall be carried out without adequate dust mitigation measures in place
2.7	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered
2.8	No uncovered vehicles carrying construction material and waste shall be permitted
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site
2.10	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
2.12	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016
2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms
2.15	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with
2.16	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used)

S. No	EC Conditions
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing
2.18	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water
3.2	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation
3.7	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required
3.8	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users
3.10	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface

S. No	EC Conditions
3.11	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc
3.12	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises
3.13	The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction
3.14	The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows: Sr. No — Nature of the Stream — Color code a) Fresh water — Blue b) Untreated wastewater from Toilets/ urinal and from Kitchen — Black c) Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing — Grey d) Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible. — White e) Treated wastewater (for reuse only for plantation purposes) from the STP treating black water — Green f) Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater — Green with strips g) Stormwater — Orange
3.15	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices
3.16	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority
3.17	All recharge should be limited to shallow aquifers
3.18	No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site

S. No	EC Conditions
3.19	Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering
3.20	The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain
3.22	No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

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

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained
6.2	The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste
6.3	Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste
6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers

S. No	EC Conditions
6.7	Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board
6.8	Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials
6.9	Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction
6.10	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016

7. Green Cover

S. No	EC Conditions
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines
7.3	The Project Proponent will plant 361 saplings of indigenous tree species. The plantation of saplings shall be carried out in the green belt area as a part of the tree plantation campaign “Ek Ped Ma Ke Naam” and the detail of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in) as an assurance to the MoEF&CC Office Memorandum dated 24.07.2024
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt

S. No	EC Conditions
	shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area
7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report

8. Transport

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

S. No	EC Conditions
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized

9.

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

		Construction Phase		Operation Phase
Sr. No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air & Noise Pollution Control (Provision of 2 anti-smog guns, Tarpaulin sheets, Wind breaking curtains in an area of 4.58 acres along periphery @ 1.5 Lacs per acre = Rs. 6.87 Lacs)	13	6	-
2.	Water Pollution Control (including installation 2 no. STP of Capacity 300 KLD & 60 KLD)	130	3	15
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	1	1
4.	Landscaping (361 nos. of trees for green area development including tree guard, Compost etc.)	4.5	-	9
5.	Solid Waste Management	50	2	8

S. No	EC Conditions

	(Including proposed 2 composters of 500 kg & 300 kg			
6.	Rain water Harvesting (5 pits)	15	-	2.5
7.	Energy Conservation (LED lights in common areas, Solar panels, etc.)	80	-	5
8.	Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	10	3	5
Total		Rs. 304 Lakhs	Rs. 15 Lakhs	Rs. 45.5 Lakhs

Table-2

Sr. No.	Additional Environment Activities Proposed	Amount Allocated (in Lakhs)
1.	Adoption of Gaushala located at Mohali and activities to be undertaken:	
	• Renovation of the existing shed and its further expansion (if feasible)	90
	• Provision of 2 animal catcher vehicles to MC, Mohali	20
	• Provision of Solar panels on rooftop and solar lights in common areas	10
	• Tree plantation along with provision of tree guard and equipments	10
	• Laying of pavers in the shed area	15
	• Installation of biogas plant to ensure complete utilization of cow dung (gobar) for renewable energy generation	10
2.	Adoption of Gaushala located at Jagraon Mandi, Ludhiana & activities to be undertaken:	25
	• Provision of Solar lights in common areas	27
	• Laying of pavers in the shed area	5
	• Installation of biogas plant to ensure complete utilization of cow dung (gobar) for renewable energy generation	12
Total		10
		Rs. 117 Lakhs

The project proponent shall undertake revised AEA as per Table no. 2 above. The AEA plan shall be implemented within 24 months from date of issuance of Environmental Clearance.

The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

The amount allocated for EMP and AEA activities shall be maintained in a separate bank account by the project proponent. The project proponent shall submit periodic audited financial reports and outcomes achieved by utilization of funds reserved for implementation of EMP and AEA activities.

The project proponent shall submit a detailed Additional Environmental Activities (AEA) plan for an amount of Rs. 35.12 lakhs (1% of the project cost), within 03 months' period, which shall be implemented within 24 months from the date of submission of the AEA plan.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

10. Human Health Issues

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

11. Miscellaneous

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

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

Project photographs



























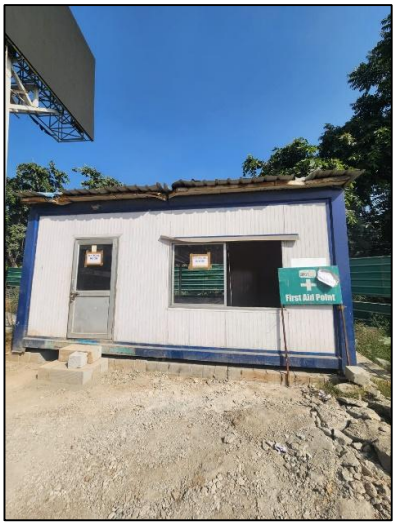




MOBILE TOILETS



FIRST AID ROOM











DUST MITIGATION MEASURES



WATER SPRINKLING







Annexure -3

S.S.H TRADING CO.

Plot no. 26, Vill. Makhanmajra, Kabadi Market, Near Govt. School & Gurudwara (Chandigarh)

Letter of Intent

Date – 10-02-2025

SERIAL NO.	Particulars	Details
1	Location and address	Homeland Regalia, Group Housing Site, Sector-77, SAS Nagar, Mohali 140301
2	Parties to the transaction	S.A. Global Private Limited and S.S.H Trading Co.
3	Scope of Services	1. Collection and Disposal of Non-Biodegradable Waste and Inert waste, Plastic Waste and Hazardous waste from the site 2. Waste Segregation - The Vendor shall ensure waste is separated into categories (e.g., recyclables, non-recyclables, and organic waste) as per local laws and regulations. 3. Collection Schedule: Garbage collection will occur daily at times mutually agreed upon by both parties. 4. Disposal and Recycling: The Vendor is responsible for the disposal of all waste in accordance with all applicable local laws and regulations, Vendor shall promote environmentally responsible disposal practices, including recycling where applicable. 5. E waste Collection - The vendor is liable for collection of all types of e-waste (e.g monitors, printers, phones, cables, etc.) 6. Hazardous Waste - The Vendor

FOR S.A. GLOBAL PVT. LTD. Authorised Signatory

S.S.H. TRADING CO.

Prop.

S.S.H TRADING CO.

Plot no. 26, Vill. Makhanmajra, Kabadi Market, Near Govt. School & Gurudwara (Chandigarh)

		will transport the hazardous waste to a facility properly licensed to handle and dispose of such materials
4	Term of the LOI	The LOI shall be valid for a period of 6 months from the date of execution and a formal agreement will be signed before its termination.
5	Indemnification	The vendor shall be liable to indemnify the owner in case of any damage or default caused by the vendor at the site.
6	Termination	Either party shall have the right to terminate the agreement by issuing a notice period of 30 days to the other party.

For S.A. Global Private Limited

(Owner)

S.A. GLOBAL PVT. LTD. Authorised Signatory

Authorised Signatory

For S.S.H Trading Co.

(Vendor)

S.S.H. TRADING CO

Authorised Signatory

Prop.

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

PERMISSION FOR EXTRACTION OF GROUNDWATER

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

Unit ID	Permission Number	Date of Grant of Permission	Valid up to
20230400286	GW/PWRDA/01/2024/L2/7	15-Jan-2024	14-Jan-2027

1	Name of Unit	Homeland Regalia (earlier Homeland Residencies)	
2	Activity of Unit	Housing Infrastructure	
3	Address/Location of Unit	Sector 77, Mohali, Distt. S.A.S Nagar, Punjab, Sector 77	
		S.A.S.Nagar - Mohali	PIN: 160055
4	Assessment Area(Block)	KHARAR	Status: YELLOW
5	District	S.A.S Nagar	
6	Head Office Address	Group Housing Site, Sector 77, SAS Nagar Mohali	
		S.A.S Nagar, PUNJAB	PIN: 140308
	Email	saglobal@homelandregalia.com	
	Phone/Mobile No.	7986353802	
7	Project Status	New : 20-02-2024	
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted
	0	2	2
9	Volume of Ground Water Permitted to be Extracted (m3/month)	Fresh	Brackish/Saline
		1890	0

Additional volume of 6180 m3/month of Groundwater as specified by the user is exempted for drinking and domestic usage under Pa
3.1 (i) of the Punjab Groundwater Extraction and Conservation Direction 2023.

*User shall install separate water meters to provide actual volume of Groundwater for different usages.

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

Designation : A.O.L-2

Terms and Conditions

1. User shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, The Pun Groundwater Extraction and Conservation Directions, 2023 and other Regulations, Directions and instructions issued by Authority from time to time.
2. The User shall install a water meter of required Specifications at each extraction structure and inform PWRDA along witl Calibration Certificate within three months of issue of this Permission. The water meter shall conform to the technic specifications, performance parameters and connectivity standards, etc. as required by the Authority.
3. The User (if required to install piezometer as per Directions) shall install the piezometer of the required specifications witl three months of issue of this permission. (refer para 5.2 of the Directions).
4. Payment Cycle and Schedule shall be as per para 4.8 of the Directions.
5. In case of proposed water extraction structure which is yet to be commissioned, the user will intimate the Authority regard all the details of the structure within 15 days of energizing of structure.
6. This Permission does not absolve the Unit of its obligations to obtain other required statutory and administrative clearan from appropriate Authorities.
7. The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted t unit by the concerned Authorities.
8. This Permission is being issued without any prejudice to the orders of any court of law in cases related to groundwater or other related matters.
9. The Authority may inspect the Unit and original documents at any time. In case it is found that any material facts have b concealed or misreported or any material difference is found in the information submitted and the site conditions documents, the Authority may suspend the permission granted immediately and may cancel or alter the permission after gi a notice to the Unit. This will be without prejudice to any other action that may be taken under the law for supply of wro information.
10. The User is advised to keep on checking the website of the Authority for updates on Directions and instructions on mat related to extraction of groundwater.
11. The User shall obtain revised/varied/fresh permission as the case may be, in case there is any change in ground w extraction structure, volume etc, before the aforesaid change is affected or within the time permitted under the Directions.
12. A user shall apply for renewal of permission in the required format three months prior to the expiry of permission.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Puda Bhawan, Sector 62, SAS Nagar
www.gmada.gov.in

To

S.A. Global Private Limited
Unit No 14,Plot No 31,Lower Ground Floor,
Road No 44,Vikas Tower Building,
Rani Bagh,Community Center,Pitampura,
New Delhi-110034

Memo No. 5469 Date: 29/01/2021

Sub: Letter of Allotment for Group Housing Site at Sector 77, SAS Nagar

In reference to your highest bid in the e-auction held on 26-10-2020, the following group housing site is allotted to you on freehold basis.

Area	18534.62 Square Metres (Approx. 04.58 Acres)
Auction Price	Rs.97,86,27,936.00/-(Ninety Seven Crore Eighty Six Lakh Twenty Seven Thousand Nine Hundred and Thirty six Only)
Land use	Group Housing
Floor Area Ratio (FAR)	Basic FAR: 1:2.5,*Maximum FAR Unlimted* Maximum Ground Coverage 30%.

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

1. **FINANCIAL CONDITIONS:**

(i) The payment amounting to Rs. 19,57,25,587- (Nineteen Crore Fifty Seven Lakhs Twenty Five Thousand Five Hundred and Eighty Seven Only) already made by you Rs. 1,95,72,559/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 20% of the auction price of the site and cess @2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund".

(ii) The balance 80% amount of Rs.78,28,92,349/- (Seventy Eight Crores Twenty Eight Lakhs Ninety Two Thousand Three Hundred and Forty Nine Only) is payable either in lumpsum with 10% rebate on the balance 80% amount within 60 days from the date of allotment, in which case 10% discount on the balance principal amount i.e. 80% shall be given. In case of lumpsum payment towards total bid amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment OR in 12 half yearly installments with first installment payable at the end of 2 years moratorium period. Moratorium period of two years from the date of allotment shall be allowed during which the interest on principal amount shall be payable half yearly. Interest rate applicable on balance payment shall be @ 9.5% p.a interest compounded annually. In case interest is not paid within the given

1

Scanned with CamScanner

time, penal interest @ 15% p.a. compounded annually will be levied for the delayed period. The delay in the payment of interest shall be condoned upto a maximum period of 3 years from the due date.

Amount Payable during Moratorium period

Due date	Interest (INR)	Total Amount Due (INR)
29-07-2021	3,71,87,387.00	3,71,87,387.00
29-01-2022	3,71,87,387.00	3,71,87,387.00
29-07-2022	3,71,87,387.00	3,71,87,387.00

Schedule of Payment

#	No of Installment	Date of Payment of Installment	Principal Amount	Interest	Total Amount
1	1st	29-01-2023	6,52,41,029.00	3,71,87,387.00	10,24,28,416.00
2	2nd	29-07-2023	6,52,41,029.00	3,40,88,438.00	9,93,29,467.00
3	3rd	29-01-2024	6,52,41,029.00	3,09,89,489.00	9,62,30,518.00
4	4th	29-07-2024	6,52,41,029.00	2,78,90,540.00	9,31,31,569.00
5	5th	29-01-2025	6,52,41,029.00	2,47,91,591.00	9,00,32,620.00
6	6th	29-07-2025	6,52,41,029.00	2,16,92,642.00	8,69,33,671.00
7	7th	29-01-2026	6,52,41,029.00	1,85,93,693.00	8,38,34,722.00
8	8th	29-07-2026	6,52,41,029.00	1,54,94,744.00	8,07,35,773.00
9	9th	29-01-2027	6,52,41,029.00	1,23,95,796.00	7,76,36,825.00
10	10th	29-07-2027	6,52,41,029.00	92,96,847.00	7,45,37,876.00
11	11th	29-01-2028	6,52,41,029.00	61,97,898.00	7,14,38,927.00
12	12th	29-07-2028	6,52,41,030.00	30,98,949.00	6,83,39,979.00
Total			**782892349.00**	**241718014.00**	**1024610363.00**

(iii) In case any installment or part thereof is not paid by due date,then without prejudice to any action under Section 45 of the Punjab Regional and Town Planning and Development Act, 1995, penal interest @15% p.a. compounded annually will be levied for the period of delay upto 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

(iv) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.

(v) All payments shall be made by a Demand Draft drawn in favour of Greater Mohali Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name of allottee should be

Scanned with CamScanner

indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.

(vi) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.

(vii) The total consideration as detailed above includes the External Development Charges

(viii) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.

(ix) No separate notice for payment of instalment(s) shall be sent.

(x) Formal receipt in respect of all the payments received will be issued within a period of 15 days.

(xi) On payment of the entire consideration money together with interest due to the Authority on account of the sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.

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

(xiii) No roadcut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the plots.

(xiv) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.

(xv) The GMADA has made arrangements for providing separate connections for rainwater disposal. Therefore, rainwater and floor washing water should not be disposed off on road directly. The allottee will have to make necessary arrangements accordingly.

2. **OWNERSHIP & POSSESSION**

(i) The land shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and other dues, is paid in full to the Authority.

Scanned with CamScanner

(ii) Possession of plot shall be offered to the allottee within a period of 90 (ninety) days from the issue of allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

3. APPLICABLE BUILDING BYE-LAWS

(i) PUDA (Building) Rules, 2018 as amended from time to time will be applicable. The allottee shall be allowed to undertake construction of building only after getting the Building Plans approved from the competent authority of GMADA. For permissible Ground Coverage, Set Backs, Height of Buildings, Parking norms etc. also PUDA (Building) Rules, 2018 shall be applicable.

(ii) Basic FAR: 1:2.5,*Maximum FAR Unlimted* Maximum Ground Coverage 30%. FAR shall be permitted as specified in the advertisement. Further if the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

$$\frac{\text{Bid Price X 35\% X Additional FAR}}{\text{FAR as specified in advertisement}}$$

(iii) In case the allottee opts for having FAR in excess of permitted FAR, Charges for such increase in FAR would be determined proportionate to the bid amount and date of determination shall be the date of sanction of building plan. Such charges would be payable either in lumpsum within 60 days and in such case and discount of 7.5% shall be given to the allottee OR the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly installments with 9.5% interest p.a. compounded annually. In case of default, 15% p.a. compounded annually penal interest will be levied for the period of delay. Further, in case lumpsum payment of this amount is made beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.

(iv) No fragmentation/Sub division of the site and change of land use shall be permitted.

(v) Height; no restriction but NOC from Airport Authority of India.

(vi) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various Acts as are applicable.

4. USAGE AND PERIOD OF CONSTRUCTION

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

(ii) The site is offered on "as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.

(iii) There will be no time limit for construction.

Scanned with CamScanner

(iv) Before occupying the building, the allottee will be required to obtain Completion / occupation certificate from the Estate Officer GMADA .

5. OTHER GENERAL CONDITIONS

(i) This allotment shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act, 1995, Rules and Regulations framed there under as amended from time to time.

(ii) The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the due last installment and with prior permission of the Estate Officer,GMADA, SAS Nagar and on payment of transfer fee as applicable. If the last installment becomes due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site will also be permitted with the prior permission of officers authorized by the authority.

(iii) The allottee shall have Development Rights on the said land parcels and shall be free to market and sell the apartments etc. to be built on the same.

(iv) All General and local taxes, rates, fees and cesses, imposed or assessed on the said plot / building by any authority under any law shall be paid by the allottee.

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

(vi) GMADA shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said plot, the cost of doing all or any such acts and things and all costs incurred in connection therewith, or in any way relating therewith.

(vii) In case of breach of any condition(s) of allotment or of regulations or non payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.

(viii) Any change in the address must be immediately intimated to the Estate Office by registered post.

(ix) Roof of the building and the open space available around the built up area shall not be permitted for storage.

Scanned with CamScanner

(x) GMADA shall provide domestic water connection and the tertiary treated effluent to the allottee for use in flushing & gardening purposes. The allottee shall ensure the installation of Dual piping system in the apartments for this purpose subject to inspection by JE before issuance of Occupation Certificate.

(xi) The allottee shall be entitled for the Sewer & Storm water connection in the main Sewer & Storm network developed by GMADA.

6. DISPUTE RESOLUTION

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

ESTATE OFFICER,
O/C GMADA, SAS Nagar

Endst No/E.O./GMADA/2021/ 5469-73 Dated: 29/01/2021

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

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

ESTATE OFFICER,
O/C GMADA, SAS Nagar

Scanned with CamScanner

Date: 10.02.2025

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the structural design of the Group Housing Site in the name of Homeland Regalia at Sec-77, SAS Nagar, Mohali, Punjab being developed by S.A. Global Pvt. Ltd. has been designed and constructed as per I.S.CODAL PROVISION including Earthquake Resistance requirements and the Structural Design satisfy all requirements of latest versions of I.S.Codes i.e

- IS 456-2000 Plan & Reinforced Concrete Code of Practice
- IS 13920 Ductile Detailing of Reinforced Concrete structures
- IS 1893 – 2016 Earthquake resistant Design of Structures

This is to certify that structure design has been carried out as per soil recommendation and as per codal provision as mentioned above. The Structural design of all the floors has been taken care in the design of foundation of the including all structural elements involved there of as per codal provisions. The roof slab of the basement external to the building has been designed to take the load of fire tender up to 45 ton. The maximum height of the building considered for design is 91.0m.

The Building Design is structurally safe and stable.



Maqsud E Nazar
M.Tech (Structures), Ph.D (Structures, IITD)

NNC DESIGN INTERNATIONAL
(DIRECTOR)

Annexure-7

Punjab Fire Services
(Mohali MC)

APPROVAL OF FIRE SAFETY ARRANGEMENTS
ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. **2004-98106-Fire/77156** Dated **17-Oct-2024**

Certified that the **Homeland Regalia** at **Group Housing Site, Sector 77, SAS Nagar Mo** has been inspected by the fire officer. This site is vacant/under construction and is accessible to fire brigade. Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group **A** subdivision **A-4** (as per National Building Code of India/ Building bye Laws).

Issued on **17-Oct-2024** at **Mohali MC**

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ **Homeland Regalia** ਜੋ ਕਿ **Group Housing Site, Sector 77, SAS Nagar Mo** ਵਿਖੇ ਸਥਾਪਤ ਹੈ, ਜਿਸ ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗ੍ਹਾ ਖਾਲੀ/ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬ੍ਰਿਗੇਡ ਦੀ ਪਹੁੰਚ ਦੇ ਅੰਦਰ ਹੈ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੇਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਇੰਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ **A** ਸਬਡਵੀਜਨ **A-4** ਵਿੱਚ ਪੈਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ **17-Oct-2024** ਕਿੱਥੇ **Mohali MC**

This project comprise of **12** towers/blocks with number of floors as given below:

ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ **12** ਟਾਵਰ/ਬਲਾਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:

Block Name	No. Of Floors	Area (sq. mtr.)
Tower- 1 (2 BASEMENTS+STILT+21)	22	19808.00
Tower- 2 (2 BASEMENTS+STILT+21)	22	18281.00
Tower- 3 (2 BASEMENTS+STILT+25)	26	15474.00
Tower- 4 (2 BASEMENTS+STILT+25)	26	12740.00
Tower- 5 (2 BASEMENTS+STILT+25)	26	14432.00
Tower- 6 (2 BASEMENTS+STILT+25)	26	18229.00
COMMERCIAL (BASEMENT+GROUND)	2	3170.00
CLUB HOUSE -01 + BASEMENT	2	6626.00
CLUB HOUSE -02	1	535.00
BASEMENT-2	1	14005.00
BASEMENT-1	1	14291.00
STILT	1	3141.00

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

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

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

   ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਜਮਾਂ ਕਰਵਾਏ ਗਏ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਇੰਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਲਾਜਮੀ ਹੋਣਗੇ।

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

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

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

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

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

ਐਨ.ਬੀ.ਸੀ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਲੋੜੀਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਜਰੂਰੀ ਹੋਣਗੇ।

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

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

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

ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਬਿਨਾ ਫਾਇਰ ਵਿਭਾਗ ਦੀ ਮੰਨਜੂਰੀ ਤੋਂ ਲੇਆਊਟ ਪਲਾਨ ਵਿਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਵਾਪਸ ਲੈਣ ਦਾ ਹੱਕ ਰਾਖਵਾਂ ਹੋਵੇਗਾ।

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

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

* This is digitaly created cerificate, no signatue are needed

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

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

Office Dispatch No.: PBIP/PPCB/2025/2860 Date: 25/03/2025

To

ABHEY JINDAL
PRINTER APARTMENT NEAR BHAGWAT HOSPITAL, SECTOR-13 LONI 0, ROHINI SECTOR-14, NORTH WES
NORTH WEST, NULL - 110085

Subject:- Extension in the Validity of "Consent to Establish"(NOC) Granted u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 to the Unit.

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

PIN	220169784
Application No.:	2502596840
Date of Issue:	25-Mar-2025
Date of Expiry:	20-Feb-2025
Certificate Type:	Extension
Certificate No:	CTE/Ext/PBIP/SAS/2025/2502596840

2. Particulars of the Industry:

Name & Designation of the Applicant:	ABHEY JINDAL, (Director)
Name of Business Entity	S.A. GLOBAL PRIVATE LIMITED
Name of the Project/Unit:	Homeland Regalia
Address of Project/Unit:	GROUP HOUSING SITE, Homeland Regalia, SECTOR - 77, MOHALI, SAS Nagar, Punjab , Mohali , S.A.S Nagar
Capital Investment of the Industry(in lakhs):	32000
Category of Industry:	Red
Type of Industry:	1063 - Building and Construction projects irrespective of built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Large - > Rs. 50 Crore
Office District:	SAS Nagar
Consent Fee Details:	Rs. 1,80,500/- vide online UTR no. HDFCN52025021868719026 dated 18.02.2025
Raw Materials (Name with quantity per day):	Group Housing Project in total land area of 4.58 Acres having total built up area of 137434.242 sqm and consisting of Residential flats @ 280 Number, Commercial shops @ 23 Number & Club houses @ 2 Number
Products (Name with quantity per day):	Group Housing Project in total land area of 4.58 Acres having total built up area of 137434.242 sqm and consisting of Residential flats @ 280 Number, Commercial shops @ 23 Number & Club houses @ 2 Number
By Products, if any (Name	-

with quantity per day) :	
Details of the machinery and processes:	As per application form
Details of Effluent Treatment Plant:	STPs of capacity 300 KLD & 60 KLD for the treatment of domestic effluent
Mode of disposal of Effluent:	Treated effluent after STP will be utilized for flushing purpose @ 110 KLD and shall develop adequate green area/ horticulture area in 4,689.436 sq.m for discharge of the treated effluent after STP @ 26:8:2 KLD during Summer Winter-Monsoon Season respectively. Only, the remaining treated effluent shall be allowed for discharge into the sewerage network of GMADA in accordance with the permission accorded by the GMADA authorities vide no. 2057 dated 20.07.2023.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As per effluent standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time
Sources of emissions and type of pollutants:	4 no. DG Sets of capacities 3 x 500 KVA & 1 x 380 KVA :SPM, SOx, NOx
Mode of disposal of emissions with stack height:	4 no. DG Sets of capacities 3 x 500 KVA & 1 x 380 KVA: Separate stack of height as per following formula: H = h+0.2 (KVA)0.5 where h = height of the building in meters where the generator set is installed.
Quantity of fuel required in TPD:	4 no. DG Sets of capacities 3 x 500 KVA & 1 x 380 KVA: HSD Only
Type of Air Pollution Control Devices to be installed:	4 no. DG Sets of capacities 3 x 500 KVA & 1 x 380 KVA: Canopy to be provided with each DG Set
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As per emission standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time

25/03/2025

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

Endst. No. Dated:

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

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

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

B. SPECIAL CONDITIONS

1. The validity of the Consent to Establish/NOC earlier granted to the project vide no. CTE/Exp/PBIP/SAS Nagar/2024/2402523959 dated 10.04.2024, valid upto 20.02.2025 is hereby extended for one year i.e. upto 20.02.2026, subject to all terms & conditions as mentioned in the original CTE/NOC issued to the project.

2. This extension letter shall remain appended with the original Consent to Establish/NOC granted to the project under the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 vide no. CTE/Exp/PBIP/SAS Nagar/2024/2402523959 dated 10.04.2024, valid upto 20.02.2025.

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

PSPCL Punjab State Power Corporation Limited

OFFICE OF DEPUTY CHIEF ENGINEER, OPERATION CIRCLE, MOHALI.
At 220 KV Sub-Station, Ind. Area, Phase-7, Mohali, Tel No. 0172-2237990-91,
E-mail: sedsmohali2@gmail.com

To

M/s SA Global Private Limited,
Project namley "HOMELAND REGALIA",
at Sec-77, Distt. Mohali.

Memo no 2542/44 /NOB-472 Date 24/3/25

Sub- Regarding 35% BG against revised NOC applied by M/s SA Global Private Limited, for electrical scheme of 4.580 acres, Residential project namley **"HOMELAND REGALIA"** at Sec-77, Distt. Mohali. (Projected Load 5139 KVA) RID No. 138273

Ref: - CE/Commercial letter no 230 dated 21-03-2025 (Copy attached)

In the subject cited above CE/Commercial, PSPCL Patiala intimated vide reference cited letter that as per Supply Code-2024 issued vide notification dated 23.10.2024 and circulated vide CC-41/2024 dated 29.10.2024 and further guidelines issued vide CC- 45/2024 dated 12.11.2024 regarding processing of NOC cases, under Regulation 12; only estimated cost of LD system of colony should be considered for calculating the value of 35% BG for projects falling under Mohali Master Plan & Near Chandigarh Master Plan. Connectivity charges and SLC should not be considered for calculating the value of 35% BG for projects falling under Mohali Master Plan & New Chandigarh Master Plan, as GMADA has undertook to bear all charges regarding grid substations/lines and 11KV feeders as per GMADA undertaking dated 26.12.2014.

The load of the subject cited project has been finalized as 5139 KVA from the O/o CE/Commercial, PSPCL Patiala as per the new guidelines issued vide CC 45/2024 dated 12.11.2024 (Supply code 2024) and as per the revised load sheet and LD sheet submitted by you.

Accordingly it is requested that **35% BG amounting to Rs 1,19,63,210/- valid for 5 years** (against estimated cost of LD system of Rs 3,41,80,592/-) may be submitted, so that further processing of the NOC case can be done.

This is for your information and necessary action please.

DA/- As per above

Dy. CE/ DS Circle,
PSPCL, Mohali.

Endst. no dated

It is intimated to Sr.XEN/DS Division Mohali to send the information in respect of the reference cited letter and verified BG from respective Bank once the BG is submitted by the developer as above. The revised technical proposal with the aforesaid verified BG of the project may also be forwarded from your office so that the case may be sent to the higher authorities. In addition, the meticulous compliance of all the instructions issued vide supply code 2024 shall be ensured by your office while sending the subject cited case to this office.

Dy. CE/ DS Circle,
PSPCL, Mohali.

CC: Chief Engineer, Commercial PSPCL Patiala.

Scanned with CamScanner

PSPCL Punjab State Power Corporation Limited

O/o CHIEF ENGINEER / COMMERCIAL, PSPCL , PATIALA
Fax: 0175-2210320, E-Mail: ce-commercial@pspcl.in

To

Dy. CE/ DS Circle,
PSPCL, Mohali.

Memo No.....230...../ Homeland Regalia/ App. No.- 138273
Dated:.....21.1.03..../ 2025

Sub: Regardng 35% BG against revised NOC applied by M/s SA Global Private Limited for electrical scheme of 4.580 Acres residential project 'HOMELAND REGALIA' at Sector-77, Distt. SAS Nagar for 5139 KVA.

1. Developer has applied for revised NOC online dated 14.02.2025 for subject cited project. After checking all documents, final estimated load as per new guidelines issued vide CC-45/2024 dated 12.11.2024 (i.e. as per Supply Code-2024) comes out to be **5139 KVA** (Copy of the load sheet and LD sheet as per Supply Code-2024 is attached).
2. LD sheet of the whole project as per the revised NOC has been submitted by developer amounting to Rs. 3,41,80,592/-. In case there is any amendment/ change in estimated cost of LD system necessitated by your office, same may be done and 35% BG amount may be accordingly amended.
3. As per Supply Code-2024 issued vide notification dated 23.10.2024 and circulated vide CC-41/2024 dated 29.10.2024 and further guidelines issued vide CC-45/2024 dated 12.11.2024 regarding processing of NOC cases, under Regulation 12; only estimated cost of LD system of colony should be considered for calculating the value of 35% BG for projects falling under Mohali Master Plan & New Chandigarh Master Plan. Connectivity charges and SLC should not be considered for calculating the value of 35% BG for projects falling under Mohali Master Plan & New Chandigarh Master Plan, as GMADA has undertook to bear all charges regarding grid substations/lines and 11KV feeders as per GMADA undertaking dated 26.12.2014.

   Since, as per earlier NOC issued dated 02.03.2022, this project falls under GMADA Master Plan for Mohali and New Chandigarh, therefore, 35% BG has been worked out to be **Rs. 1,19,63,210/-** (against estimated cost of LD system amounting to Rs. 3,41,80,592/-).

Scanned with CamScanner

4. Validity of 35% BG:- Further, as per the guidelines issued vide CC-45/2024 dated 12.11.2024, the 35% BG is valid for the period of NOC and the validity of NOC is directly interlinked to the validity of license. In the instant case, the Allotment letter for Group Housing Site at Sector-77, SAS Nagar has been issued by Estate Officer, GMADA, SAS Nagar vide memo no. 5469 dated 29.01.2021. Further, approval of revised building plan has been accorded by Estate officer , GMADA vide memo no. 53678 dated 05.09.2024. As there is no validity defined in the above letters; therefore 35% BG should be valid up to 5 years.

5. Regarding LD system, firm has considered 12x500 KVA DTs against revised NOC for the whole project. Accordingly, no cognizance has been taken regarding the LD system already installed against original NOC dated 02.03.2022 while calculating 35% BG as per point 3 above. This position may please be kept in view while issuing 35% BG letter to the developer.

Copy of the 35% BG submitted by developer, duly verified from bank alongwith technical proposal may be sent to this office, so that NOC case can be processed further.

DA/ As above (LD sheet /Load sheet)

21/3/25

Dy. CE/ Regulation,
PSPCL, Patiala.

Scanned with CamScanner

Annexure-10

Azadi Ka Amrit Mahotsav

Tele: 011-25687194/7315

HQ Western Air Command,
Indian Air Force
Subroto Park
New Delhi-10

WAC/S 5016/2/ATS **(48/23)**

21 June 2023

M/s Homeland Regalia,
Allotment Number – 5469,
Group housing site,
Near Radha Swami Satsang Bhawan,
200 Ft Airport Road, Sector – 77,
Mohali, District – SAS Nagar,
Punjab – 160070,
Ph: 9855978222

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application dated 03 May 2023 on the subject, received at this HQ on 16 May 2023.

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 91 m high building for group housing project named "Homeland Regalia" at Allotment No. 5469, group housing site near Radha Swami Satsang Bhawan, 200 Ft Airport road, Sector – 77, Mohali, district – SAS Nagar, 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 proposed at coordinates mentioned below **shall not exceed 405 m AMSL or 91 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
1	30°41' 47" N	76° 42' 18" E	313 m, AMSL
2	30°41' 43" N	76°42' 21" E	313 m, AMSL
3	30°41' 45" N	76°42' 25" E	314 m, AMSL
4	30°41' 48" N	76°42' 23" E	314 m, AMSL
5	30°41' 48" N	76°42' 20" E	314 m, AMSL

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

(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rule, 2016 / Gazette Notification SO 1357 (E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.

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

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

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

Yours sincerely,

(S Santhosh)
Group Captain
Command ATC Officer

Copy to:

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

AF Stn Chandigarh (SATCO)

Internal:

C Nav O

restoring eco balance...

Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TEST REPORT

TC-11818

ULR No : NA		**Test Report No :** NAAL100426NA011	
Type of Sample # : Ambient Air		**Date of reporting :** 14/04/2026	
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer #	Group Housing Project namely "Homeland Regalia" by M/s S.A. Global Pvt. Ltd., Located at Sector-77, Distt. SAS Nagar (Mohali), Punjab		
Sampling Protocol	IS 5182, EL-MSP-7.3	**Mode of Collection of Sample**	Sample collected by Laboratory Mr. Gurcharan Singh
Period of Sampling	09/04/2026 - 10/04/2026	**Date of Receipt of Sample**	10/04/2026
Sampling Location	At Project Site	**Period of Analysis**	10/04/2026 - 14/04/2026
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/90/PCI-L dated 18 Nov, 2009	**Environmental Condition**	Partially cloudy weather
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Ambient Air)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter (PM10)	µg/m3	82	100(max.)	IS 5182 (Part 23)
2	Particulate Matter (PM2.5)	µg/m3	43	60(max.)	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	BDL (25)	80(max.)	IS 5182 (Part 2)
4	Nitrogen Dioxide (NO2)	µg/m3	24	80(max.)	IS 5182 (Part 6)
5	Ammonia as NH3	µg/m3	21	400(max.)	IS 5182 (Part 25)
6	Ozone as O3	µg/m3	32	180(max.)	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.80	4(max.)	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report

Mr. Umesh Kumar
Authorized Signatory- Chemical

EL-FMT-7.8.2 -AA

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

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

TEST REPORT

TC-11818

ULR No : NA	**Test Report No :** NAAL100426NA011
Type of Sample # : Ambient Air	**Date of reporting :** 14/04/2026

OTHER INFORMATION

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

Terms & Conditions :

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

E-207 Phase VIII-B (Sector-74) Mohali (Pb.) 160071

Mr. Umesh Kumar
Authorized Signatory- Chemical

TC-11818

TEST REPORT

ULR No : NA		**Test Report No :** NANL100426NA012	
Type of Sample # : Ambient Noise		**Date of reporting :** 14/04/2026	
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer Name #	Group Housing Project namely "Homeland Regalia" by M/s S.A. Global Pvt. Ltd.		
Address #	Located at Sector-77, Distt. SAS Nagar (Mohali), Punjab		
Sampling Protocol	IS 9989, EL-MSP-7.3	**Mode of Collection of Sample**	Sample collected by Laboratory Mr. Gurcharan Singh
Period of Sampling	09/04/2026 - 09/04/2026	**Date of Receipt of Sample**	10/04/2026
Sampling Location	Refer Below	**Period of Analysis**	13/04/2026 - 14/04/2026
Standard/Specifications	EPA 1986 Schedule-III	**Environmental Condition**	-
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

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

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

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

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean from10.00 p.m. to 6.00 a.m., Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority, Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority. *dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale 'A' which is relatable to human hearing

Remarks : NA

End of Report

Mr. Umesh Kumar
Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

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

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

TEST REPORT

TC-11818

ULR No : NA	**Test Report No :** NANL100426NA012
Type of Sample # : Ambient Noise	**Date of reporting :** 14/04/2026

OTHER INFORMATION

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

Terms & Conditions :

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

Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (Sector-74) Mohali (Pb.) 160071

Mr. Umesh Kumar
Authorized Signatory- Chemical

TC-11818

TEST REPORT

ULR No : NA		**Test Report No :** NGWL100426NA013	
Type of Sample # : Ground Water			
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer Name #	Group Housing Project namely "Homeland Regalia" by M/s S.A. Global Pvt. Ltd.		
Address #	Located at Sector-77, Distt. SAS Nagar (Mohali), Punjab	**Period of Sampling**	09/04/2026 - 09/04/2026
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	**Date of Receipt of Sample**	10/04/2026
Sample Collection Mode	Sample collected by Laboratory Mr. Gurcharan Singh	**Period of Analysis**	10/04/2026 - 14/04/2026
Testing Location	On Site & Permanent Facility	**Date of reporting**	14/04/2026
Sampling Location	From Borewell (At Project Site)		
Sample Description	Colourless liquid.		
Standard/Specifications	IS 10500 : 2021		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (H/09/01A), Glass Bottle-1litre (H/09/01B), Glass Bottle-500ml (H/09/01C) & PE Bottle-500ml (H/09/01D)		

RESULTS

1. Residue & Contaminants in Water

I. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Iron as Fe	mg/l	0.008	1.0(Max.)	No Relaxation	USEPA 3015A

2. Chemical Testing

II. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5(Max.)	15(Max.)	IS 3025 Part-4 Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 5
3	pH @ 25°C	-	7.66	6.5-8.5	No relaxation	IS 3025 Part 11
4	Taste	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 8
5	Turbidity	NTU	BDL (0.1)	1(Max)	5(Max)	IS 3025 Part 10
6	Chloride as Cl	mg/l	21	250(Max.)	1000(Max.)	IS 3025 (Part 32)

Mr. Umesh Kumar
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological

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

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

TEST REPORT

TC-11818

ULR No : NA			**Test Report No :** NGWL100426NA013			
Type of Sample # : Ground Water						
7	Total Hardness as CaCO3	mg/l	172	200(Max.)	600(Max.)	IS 3025 (Part 21)

3. Biological Testing

III. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total Coliform	MPN/100ml	<2	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS 1622 (3.3.1)
2	E.coli.	MPN/100ml	<2	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS 1622 (3.3.4)

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

End of Report

OTHER INFORMATION

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

Terms & Conditions :

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

Mr. Umesh Kumar
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological

TEST REPORT

ULR No : NA		**Test Report No :** NSL100426NA014	
Type of Sample # : Soil/Sediments			
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer Name #	Group Housing Project namely "Homeland Regalia" by M/s S.A. Global Pvt. Ltd.		
Address #	Located at Sector-77, Distt. SAS Nagar (Mohali), Punjab	**Period of Sampling**	09/04/2026 - 09/04/2026
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	**Date of Receipt of Sample**	10/04/2026
Sample Collection Mode	Sample collected by Laboratory Mr. Gurcharan Singh	**Period of Analysis**	10/04/2026 - 14/04/2026
Testing Location	Permanent Facility	**Date of reporting**	14/04/2026
Sampling Location	From Project Site		
Sample Description	Brown coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	10kg Poybag Marked (H/09/02)		

RESULTS

1. Chemical Testing

I. Pollution & Environment (Soil/Sediments)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity @25°C	ms/m	0.241	IS 14767
2	Organic Matter	%	1.69	IS 2720 (Part 22)
3	pH	-	8.02	IS 2720 (Part 26)
4	Moisture Content	%	7.3	IS 2720 (Part 2)-Sec 1
5	Texture	-	Sandy loam	IS 2720 (Part 4) Cl 2.4 IS 1498
6	Bulk Density	g/cc	1.56	IS 2720 (Part 28)
7	Sand	%	75	EL-QTM-12
8	Silt	%	10	EL-QTM-12
9	Clay	%	15	EL-QTM-12

Remarks : NA

End of Report

Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (Sector 74) Mohali Pb.

Mr. Umesh Kumar
Authorized Signatory- Chemical

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

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

TEST REPORT

TC-11818

ULR No : NA **Test Report No :** NSL100426NA014

Type of Sample # : Soil/Sediments

OTHER INFORMATION

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

Terms & Conditions :

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

E-207
Phase VIII-B
(Sector 74)
Mohali (Pb.)
160071

Mr. Umesh Kumar
Authorized Signatory- Chemical

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਕਮਰਾ ਨੰ. 535, ਪੰਜਵੀਂ ਮੰਜ਼ਿਲ, ਪੁੱਡਾ ਭਵਨ,

ਸੈਕਟਰ - 62, ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਵੱਲ:

M/s S.A. Global Private Limited,
Group Housing Site, Sector77,
SAS Nagar.

ਪੱਤਰ ਨੰ: ਗਮਾਡਾ/ਮੰ.ਇੰਜੀ.(ਜਸ-1)/2023/2057 ਮਿਤੀ: 20-07-2023

ਵਿਸ਼ਾ:- **NOC for Sewerage Connection, Collection of Solid Waste, Storm Water Connection in respect of the Group Housing Project " Homeland Regalia" Situated at Group Housing Site, Sector 77, SAS Nagar (Mohali) and further clarification regarding the fact that GMADA Sewer has capacity for the disposal of 150 kid of excess load from the our Group Housing Project.**

ਹਵਾਲਾ: ਆਪ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਨੰ. ਨਿੱਲ ਮਿਤੀ 07.07.2023.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਾਈਟ ਦੇ ਪ੍ਰਵਾਨਿਤ ਸਰਵਿਸ ਪਲੈਨ ਅਨੁਸਾਰ ਸੀਵਰੇਜ਼ ਲਈ ਸਾਈਟ ਵਿੱਚ 2 ਨੰਬਰ ਐਸ.ਟੀ.ਪੀ. 265 KLD (245 KLD + 20 KLD) ਦੇ ਲਗਾਏ ਜਾਣਗੇ। ਜਿਸ ਦਾ 135 KLD (123 KLD + 12 KLD) excess ਟ੍ਰੀਸ਼ਰੀ ਟ੍ਰੀਟਡ ਵਾਟਰ ਗਮਾਡਾ ਦੀ ਸੀਵਰੇਜ਼ ਲਾਈਨ ਵਿੱਚ ਡਿਸਪੋਜ਼ ਕੀਤਾ ਜਾ ਸਕੇਗਾ। ਜਿਸ ਦਾ ਰਿਕਾਰਡ ਫਲੋਅ ਮੀਟਰ ਰਾਹੀਂ ਰੱਖਿਆ ਜਾਵੇਗਾ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਮਿਲਖ ਅਫਸਰ (ਪ), ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਜੀ ਦੇ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ. 90776 ਮਿਤੀ 10.12.2021 ਦੀ ਸ਼ਰਤ ਨੰ. 19 ਅਨੁਸਾਰ ਇਸ ਸਾਈਟ ਦੇ ਸੋਲਿਡ ਵੇਸਟ ਦਾ ਪ੍ਰਬੰਧ ਅਲਾਟੀ ਵੱਲੋਂ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕੀਤਾ ਜਾਣਾ ਹੈ। ਪ੍ਰਵਾਨਤ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਅਨੁਸਾਰ ਇਸ ਸਾਈਟ ਦੇ ਸਟਾਰਮ ਨੂੰ ਸਾਈਟ ਅੰਦਰ ਬਣਨ ਵਾਲੇ ਰਿਚਾਰਜ਼ਵੈੱਲ ਦੇ ਓਵਰਫਲੋਅ ਬਰਸਾਤੀ ਪਾਣੀ ਨੂੰ ਸੈਕਟਰ 77 ਦੀ ਮੇਨ ਸਟਾਰਮ ਵਾਟਰ ਡ੍ਰੇਨੇਜ਼ ਲਾਈਨ ਵਿੱਚ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕੁਨੈਕਟ ਕੀਤਾ ਜਾਵੇਗਾ।

Ranjna 20/07

ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1)
ਗਮਾਡਾ,ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ/ਮੰ.ਇੰਜੀ.(ਜਸ-1)/2023/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ:-

1) ਮਿਲਖ ਅਫਸਰ (ਪ), ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2) ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸਿ-1), ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ।
3) ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-2), ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਮਿਤੀ 17.07.2023 ਕੀਤੀ ਗਈ ਰਿਪੋਰਟ ਦੇ ਹਵਾਲੇ ਵਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

GREATER MOHALI AREA DEVELOPMENT AUTHORITY,
PUDA BHAWAN, SECTOR-62, SAS NAGAR (MOHALI)

To

S.A. Global Pvt. Ltd.
Unit No. 14, Plot No. 31, LGF
Vikas Tower Building,Pitampura
New Delhi.

No. GMADA/CE/2020/ 1957
Dated: 22-12-2020

Sub: Confirmation regarding the supply of water, sewerage connection and waste disposal for Group Housing Site, Opp Mata Sundar Kaur Gurdwara, 200 ft Airport Road, SAS Nagar (Mohali).

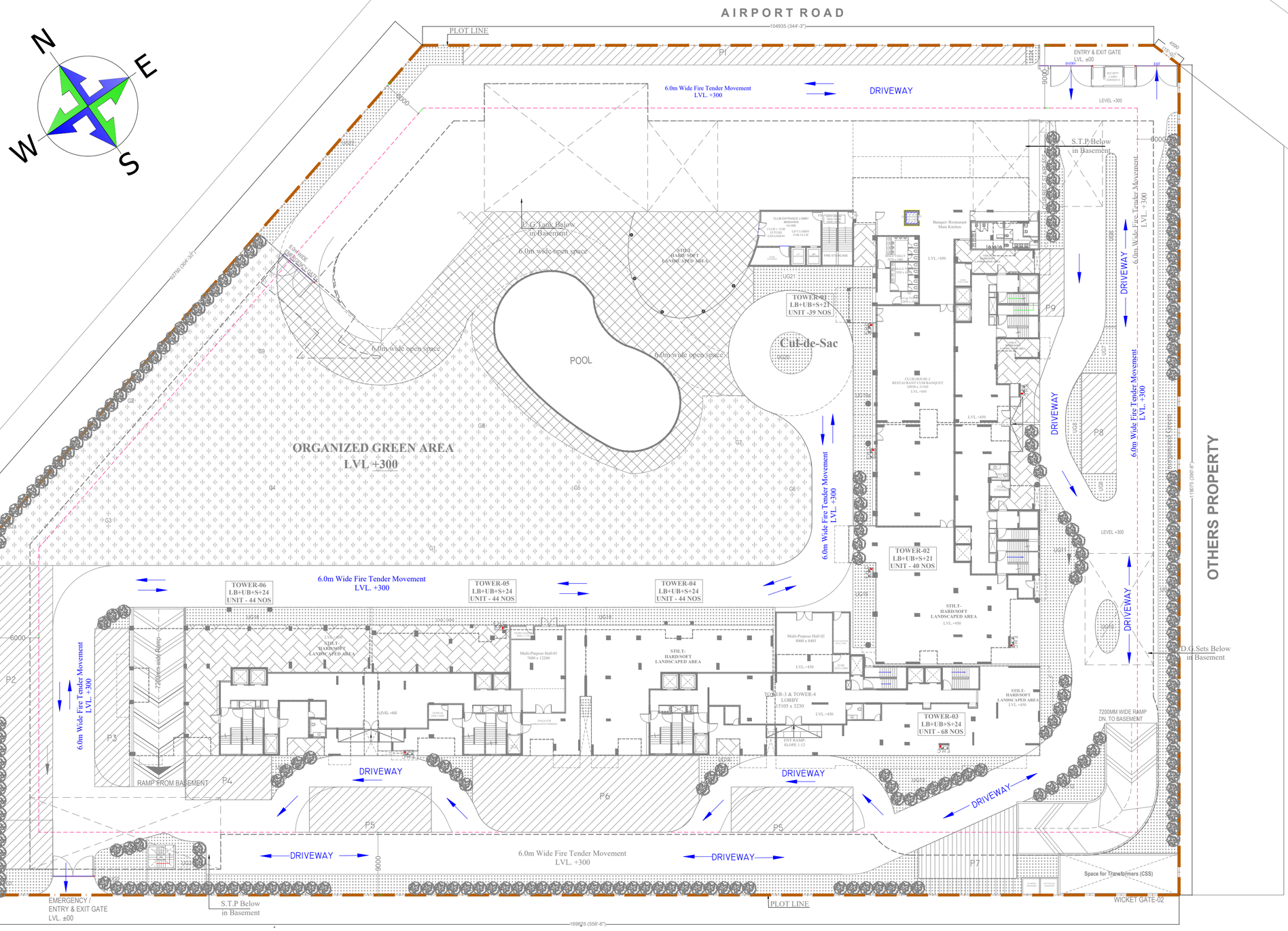
Ref: Your office letter No.Nil dated 19-12-2020 and Memo No. 46711 Dated 20-11-2020 of EO(P), GMADA, Mohali

Please refer to the office Memos as above.

It is brought in to your notice that since you were the successful bidder for the Group Housing Site, Sec-77 (opposite Gurudwara Mata Sundar Kaur, at junction Sec71, 70, 76 & 77) during the Auction held by GMADA vide your Auction ID 2463, GMADA is bound to handover the site in fully developed Sector, meaning there by that trunk water supply, Sewerage and Storm Water Drainage line will be provided by GMADA outside the site in question allotted to you. However, being a Bulk Waste Generator, you will have to make your own arrangements for the Solid Waste Management, as per the Solid Waste Management Rules notified by Government.

22/12
Chief Engineer,
GMADA

Annexure-13(a)



(CONCEPTUAL LAYOUT PLAN)
(STILT FLOOR)

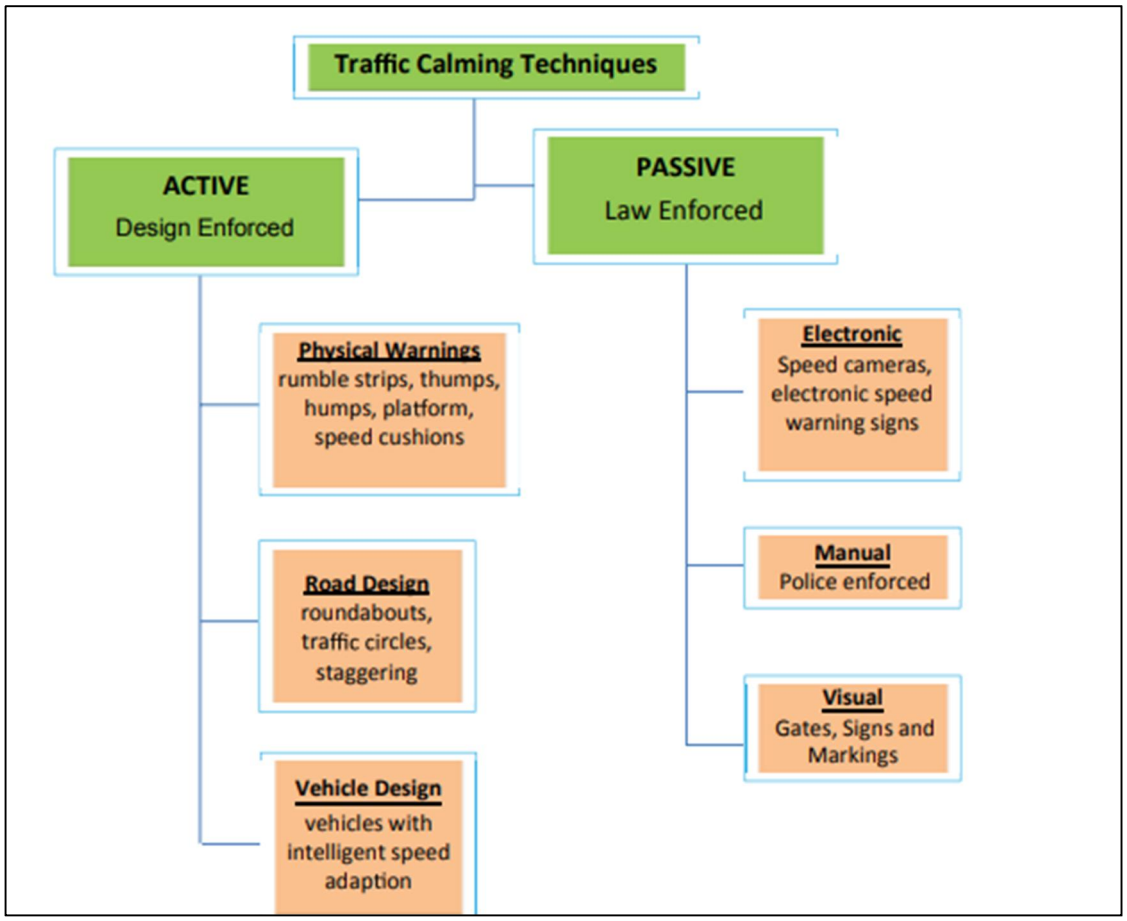
OWNER : S.A. GLOBAL PVT. LTD.		
PROJECT : SITE PLAN OF GROUP HOUSING, SEC-77, AIRPORT ROAD MOHALI .		
TITLE : TRAFFIC CIRCULATION LAYOUT PLAN		
ARCHITECTS		
	ARCHITECT'S SIGN	OWNER'S SIGN
DRG.NO.- SUB- SITE-06		
SCALE : NTS		
DATE :		
DEALT :-		

TRAFFIC CALMING MEASURES

INTRODUCTION:

Traffic calming uses physical design and other measures to improve safety for motorists, pedestrians and cyclists. It has become a tool to combat speeding and other unsafe behaviors of drivers in the neighborhoods. It aims to encourage safer, more responsible driving and potentially reduce traffic flow. Strategies for traffic calming include narrowed roads and speed humps.

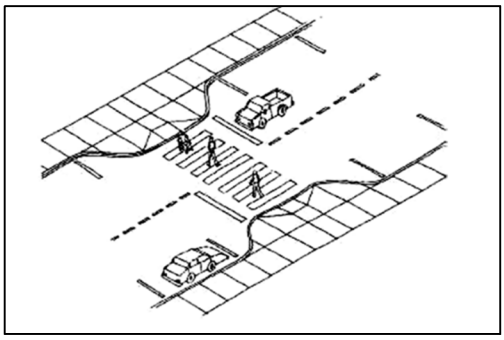
CLASSIFICATION OF TRAFFIC CALMING TECHNIQUES:

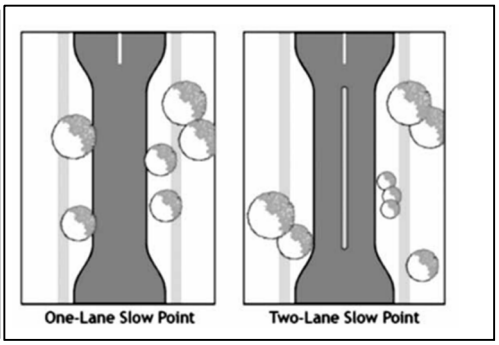


1. Active Measures:

- ***Lane Narrowing***

  It can reduce the speed of cars but its effect is minimal for two wheelers. Also, in the case of bicycle lanes, there are more chances of the lane being encroached upon by the motorized vehicle due to a constricted carriageway. As a suggestion, narrowing should be indicated using lane marking instead of geometric intervention.



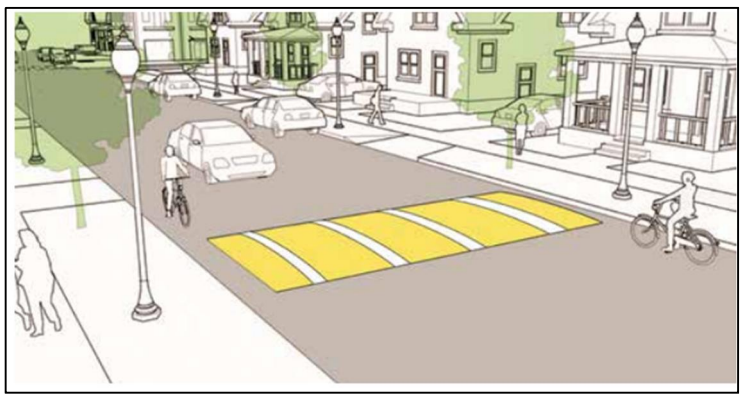


- **Speed Breakers/ Humps**

  Speed breakers are commonly used to reduce speeds. However, the design and type of the speed breaker is critical. Speed breakers reduce the speed and result in an efficient traffic flow. The advantage of speed breakers is that they can be easily placed at identified locations. Humps as a speed reducing device work on the basis of the slight inconvenience in the form of a jerk and vertical acceleration, caused to the driver.







- **Speed Tables, Raised Crossings, Raised Intersections**

  These are effective methods to bring all users to a common speed limit without affecting the cyclists too much. They can be mainly used on nodes/junctions between access and arterial or access and distributor where the intervention does not affect the movement of through traffic in case of arterial and is done on the access arm.

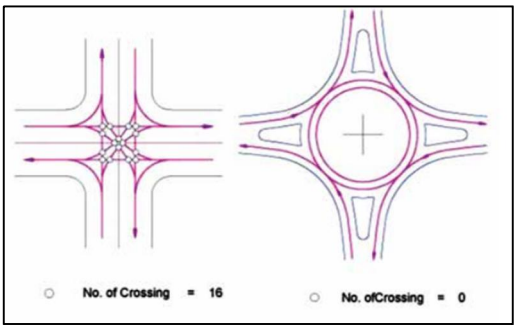
  Raised crossings are standard designs used internationally to resolve conflicts between different kinds of traffic i.e. cars and other motor vehicles, cyclists and pedestrians and are predominantly used at minor junctions, property entrances, entry and exit to service roads; to provide comfort, convenience and safety to all users.





- **Roundabouts**

  Roundabout is a junction type to reduce the speed of traffic while passing through junction. The central island and deflecting islands are designed in such a way that traffic has to be deflected to reduce the speed before entering circulatory carriageway. In the roundabout high speed conflicts can be avoided.



2. Passive or Law enforced:

Passive or Law enforced Passive measures include speed cameras and electronically displayed speed warning signs and the restrictions enforced by police manually for certain traffic

movements, and also visual measures like gates, signs and markings, whereby law can be enforced for those who are violating the instructions and crossing the limits set therein

- **Visual Warnings or Pre-Warnings**
  Pre-warnings are applied to ensure that drivers become aware of the subsequent speed reducers or changing road speed classification.
  Pre-warnings will normally be applied on traffic roads before stretches of speed control and can be used for all traffic flows.

- **Signs**
  Road sign warns and informs the drivers about the nature of the road stretch that they are approaching and about the local speed limit or recommended speed for that road stretch. IRC:67 for "Code of Practice for Road Signs" have been followed for recommended road signs in India.

	Stop
	Give Way
	No Entry
	One Way
	Overtaking Prohibited
	Horn Prohibited
	No Parking
	Speed Limit
	Pedestrian Crossing
	School Ahead

	Cycle Crossing
	Men at Work
	Round About

S.A. GLOBAL PRIVATE LIMITED
Regd. Office: Group Housing Site, Sector 77, SAS Nagar, Mohali - 140308, Punjab, India
M: 79863 53802, **E-mail:** saglobal@homelandregalia.com, **CIN:** U51225PB2016PTC052956
Website: www.homelandregalia.com, **SMS:** HOMELAND to 56767

ENVIRONMENT POLICY OF THE COMPANY

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

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

For M/s S.A. Global Pvt. Ltd.

(Authorized Signatory)
Name: Gurbhagwant Singh
Contact No.: 8437800228
Designation: Authorised Signatory
Email: saglobal@homelandregalia.com
Date:24.05.2024

HOMELAND REGALIA
· LIMITED EDITION RESIDENCES ·
SECTOR 77, MOHALI

ਫ਼ੋਨ : 0172-2697625
ਮੋਬਾਇਲ 98-140-79438

ੴ ਸਤਿਗੁਰ ਪ੍ਰਸਾਦਿ ॥

ਸੇਵਾ ਕਰਤ ਹੋਇ ਨਿਹਕਾਮੀ ॥ ਤਿਸ ਕਉ ਹੋਤ ਪਰਾਪਤਿ ਸੁਆਮੀ ॥

ਆਲ ਇੰਡੀਆ ਪਿੰਗਲਵਾੜਾ ਚੈਰੀਟੇਬਲ ਸੋਸਾਇਟੀ(ਰਜਿ:)ਅੰਮ੍ਰਿਤਸਰ

ਪਾਗਲਾਂ, ਅਪਾਹਿਜਾਂ, ਬੀਮਾਰਾਂ, ਬਜ਼ੁਰਗਾਂ ਅਤੇ ਲਾਵਾਰਸ ਮਰੀਜ਼ਾਂ ਦਾ ਘਰ
ਮੁੱਖ ਦਫ਼ਤਰ : ਤਹਿਸੀਲਪੁਰਾ, ਜੀ. ਟੀ. ਰੋਡ, ਅੰਮ੍ਰਿਤਸਰ (ਪੰਜਾਬ)
ਚੰਡੀਗੜ੍ਹ ਬਰਾਂਚ : ਪਲਸੋਰਾ, (ਯੂ. ਟੀ.)—160055

ਬਾਨੀ :
ਭਗਤ ਪੂਰਨ ਸਿੰਘ
(ਖਾਦੀ ਪ੍ਰਚਾਰਕ)*

'ਭਰਾਵੋ ! ਜੋ ਕੋਈ ਮੇਰੀ ਸੇਵਾ ਕਰਨੀ ਚਾਹੁੰਦਾ ਹੈ, ਉਹ ਕਿਸੇ ਰੋਗੀ ਦੀ ਸੇਵਾ ਕਰ ਲਵੇ ।' —ਮਹਾਤਮਾ ਬੁੱਧ

ਹਵਾਲਾ ਨੰਬਰ..18.6/24

ਮਿਤੀ 24/1/24

To Whomsoever It May Concern

That M/s S.A. Global Pvt. Ltd. has completed the installation of Solar Panels in our organization situated at Chandigarh to the best of our satisfaction.

INCHARGE

(Harish Chand Gulati)

9914340564

*ਮਹਾਨ ਸਮਾਜ ਸੇਵੀ ਜਿਹੜੇ ਗੁਰਦਵਾਰਿਆਂ ਦੀ ਛਤਰ-ਛਾਇਆ ਹੇਠ ਨਿਰੰਤਰ 70 ਸਾਲ ਪ੍ਰਾਣੀ ਮਾਤਰ ਦੇ ਭਲੇ (ਮਰੀਜ਼ਾਂ ਦੀ ਸੇਵਾ, ਵਧੇਰੇ ਰੁੱਖ ਲਗਵਾਉਣ, ਹਵਾ ਪਾਣੀ ਨੂੰ ਸਾਫ਼ ਰੱਖਣ ਅਤੇ ਆਬਾਦੀ ਨੂੰ ਘਟਾਉਣ ਆਦਿ) ਦੇ ਕਾਰਜਾਂ ਵਿਚ ਅੰਤਿਮ ਸਵਾਸਾਂ ਤਕ ਜੁਟੇ ਰਹੇ ।



Bhagat Puran Singh
1904-1992

ੴ ਸਤਿਗੁਰ ਪ੍ਰਸਾਦਿ ॥
ਸੇਵਾ ਕਰਤ ਹੋਇ ਨਿਹਕਾਮੀ ॥ ਤਿਸ ਕਉ ਹੋਤ ਪਰਾਪਤਿ ਸੁਆਮੀ ॥

ALL INDIA PINGALWARA CHARITABLE SOCIETY (REGD.)

(FOUNDER : BHAGAT PURAN SINGH)

A CHARITABLE HOME FOR THE INSANE, AGED, INCURABLY SICK AND DESTITUTES

Head Office: Tehsil Pura, G.T. Road, Amritsar (Punjab) India Ph.:+-91-183-2584713, 2584586 M. 97814-01140
E-mail : pingalwara57@gmail.com • Website : www.pingalwara.org

"Brethern! He who serveth the sick, verily he serveth me." – Mahatama Buddha

Ref. No. 187/24

Date 15-05-24

TO WHOMSOEVER IT MAY CONCERN

That M/s S.A. Global Pvt Ltd will be undertaking the development works of installing Led Bulbs and Solar Panels in our organisation situated at Chandigarh and we have no objection regarding the same.

Pinga

LED

All India Pingalwara Charitable Society (Regd.) Amritsar
Administrator

Parminderjit Singh Bhatti,
Chief Administrator,
M:98145-35937

...e distinguished social servant who, under the auspices of Sikh shrines, served the suffering mankind for 70 long ...rs and remained engaged in spreading awareness against environmental pollution and other ecological dangers.

!! गऊ माता की जय !! !! गऊ माता की जय !! !! गऊ माता की जय !!



श्री कृष्णा गऊशाला

(रजि: न. 1521)

जगराओं मण्डी – 142026

M : 98142-71077, 98884-07372, 98143-28440, 98141-66290



कमांक.....

दिनांक 15-05-24.

To whomsoever it may concern

That M/s **S.A.Global Pvt. Ltd.** has donated a Cow Ambulance to our Gaushala as per our requirements. Its registration no. is **PB 65BG6427** and we have taken the delivery of the same and are fully satisfied with the Cow Ambulence.

Thanking You.

For Shree Krishna Gaushala (Regd.)

President Sec. Cashier

	DADA MOTORS ENTERPRISES LLP				
	SAVITRI - II, G. T. ROAD, NEAR DHOLEWAL CHOWK, LUDHIANA -141002				
			PAN NO. AARFD7944D		
	INVOICE NO.	**CV/1262**		**DATE**	**02-01-2024**
	Proforma Invoice				
	S A GLOBAL PRIVATE LIMITED				
	GROUP HOUSING SITE, HOMELAND REGALIA , SECTOR-77, MOHALI, SAS				
	PUNJAB-140308				
	MOBILE NO.	**0**			
	We are pleased to tender herewith the Profoma Invoice for one Mahindra			**MAXX CITY 1.3 LX CBC**	
	WHITE	**colour with as per the Terms & Conditions mentioned below.**			
	EX-SHOWROOM				**794900**
	TCS 1%				**0**
	REGISTRATION CHARGES				**0**
	INSURANCE CHARGES				**29500**
	EXTENDED WARRANTY				**0**
	ACCESSORIES				**0**
	FASTAG				**0**
	COW CESS				**1000**
	TEMP.NO.				**520**
	CERAMIC COATING				**0**
	DISCOUNT				**101960**
	GRAND TOTAL				**723960**
	Sales officers	**HARPREET PANDHER**			
	HYPOTHECATION :-	**0**			
	***10 % DEDUCTION ON BOOKING CANCELLATION**				
	TCS APPLICABLE AS PER GOVT NORMS				
1	**All above Prices / Models / Specifications / Color options are subject to change without prior notice.**				
2	**Prices & Schemes prevalling at the time of delivery will be applicable**				
3	**The expected date of deliverywill be informed as per payment priority**				
4	**The vehicle shall be delivered only on clearance of Demand Draft / Pay Order/ Cheque. Registration certificate copy will be given after Full &**				
5	**Delivery of the vehicle shall be against payment**				
6	**Model and colors are subject to availablity from M & M**				
7	**Number Plates & Other Charges to be paid in addition pric/ as applicable**				
8	**Registration & Issue of Registration certificate will be the sole discretion of Transport Authrority**				
9	**Please collect the order booking form with scheme details signed by the Sales Executive & Sales Manager.**				
10	**TCS @ 1% will be charged on Ex-Showroom Prices above 10 lacs**				
	Detail for RTGS Transfer Dada Motor Enterprises LLP Ludhiana				
	Bank Name:	**ICICI BANK LTD**			
	Branch Name:	**INDUSTRIAL AREA - A BRANCH CHEEMA CHOWK LUDHIANA - 141001**			
	A/c No.:	**336705000567**			
	IFSC CODE:	**ICIC0003367**			
	Beneficiary Name:	**M/S DADA MOTOR ENTERPRISES LLP**			
	E-Qutation Sign Not Required				

Tax Invoice

SURJIT SINGH DAUDHAREY
TRUCK TRAILERS &TIPPER BODY MAKER
LUDHIANA ROAD,
Bugipura Road, Moga
GSTIN/UIN: 03HQEPS9664F1ZD
State Name : Punjab, Code : 03

Consignee (Ship to)
SA Global Private Limited
GROUP HOUSING SITE, Homeland Regalia, SECTOR - 77,
MOHALI, SAS Nagar, Punjab, 140308
GSTIN/UIN : 03AAXCS6741E1Z3
State Name : Punjab, Code : 03

Buyer (Bill to)
SA Global Private Limited
GROUP HOUSING SITE, Homeland Regalia, SECTOR - 77,
MOHALI, SAS Nagar, Punjab, 140308
GSTIN/UIN : 03AAXCS6741E1Z3
State Name : Punjab, Code : 03

Invoice No.	e-Way Bill No.	Dated
SSD/36/23-24	**3017 4416 0954**	**13-Mar-24**
Delivery Note		Mode/Terms of Payment
Reference No. & Date.		Other References
Buyer's Order No.		Dated
Dispatch Doc No.		Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
IRON TRUCK BODY 8716 18% *JEEP BODY*	8716	**1.000 Nos.**	1,27,500.00	Nos.	**1,27,500.00**
Central Tax					**11,475.00**
State Tax					**11,475.00**
Total		**1.000 Nos.**			**₹ 1,50,450.00**

Amount Chargeable (in words) *E. & O.E*
INR One Lakh Fifty Thousand Four Hundred Fifty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
8716	1,27,500.00	9%	11,475.00	9%	11,475.00	22,950.00
Total	**1,27,500.00**		**11,475.00**		**11,475.00**	**22,950.00**

Tax Amount (in words) : **INR Twenty Two Thousand Nine Hundred Fifty Only**

Declaration
We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

for SURJIT SINGH DAUDHAREY

Authorised Signatory

This is a Computer Generated Invoice

CSR PICS


AMBULANCE
ਸ਼੍ਰੀ ਕ੍ਰਿਸ਼ਨਾ ਗਊਸ਼ਾਲਾ ਜਗਰਾਉਂ
M. 98725-95838, 98142-71077


MANY
REASONS
TO BE
HERE
Call: +91-99889-76767
Sec. 67, Intl. Airport Road, Mohali


HOMELAND
HOMELAND REGALIA
THE MOST POWERFUL
ADDRESS OF PUNJAB
To know more, call: +91 99889 76767 or sms: HOMELAND to 56767


ਗਊ ਦੀ ਸੇਵਾ ਕਰਕੇ ਦੇਖ
AMBULANCE
M. 98725-95838
M. 98142-71077

ENVIRONMENTAL RISK ASSESSMENT & DISASTER MANAGEMENT PLAN

Risk assessment study deals with identifying and evaluating the magnitude of risk to which the neighboring population is exposed due to occurrence of accidents involved in the project's construction and operation. This assist in illustrating the guidelines for preparation of disaster management plan which will be executed to handle the situation if any emergency occurs. It is attempted to plan and construct the buildings following all safety norms. However, it is not always possible to totally eliminate such eventualities and random failures of equipment or human errors. An essential part of hazard control has therefore, to be concerned with mitigating the effects of such emergency and restoration of normalcy at the earliest.

OBJECTIVES OF ENVIRONMENTAL RISK ASSESSMENT

The risk assessment study has been undertaken to address the following aspects:

- To identify sources of risks.
- To predict various credible scenarios and develop maximum credible accident scenarios with consequence.
- To eliminate or reduce to as low as reasonably practical in terms of risk to human health, risk of injury, risk of damage to project, equipment and environment, business interruption or loss, etc.
- The main objective of risk assessment study is to prepare a comprehensive, but simple approach to carry out risk analysis and conducting feasibility studies for planning and management of hazard.

Managing this accidental risk in today's environment is the concern of every project proponent because either real or perceived incidents can quickly jeopardize the financial viability of a business. Many facilities involve potential for accidents which may be catastrophic to the project, work force and environment or public.

TERMS OF ENVIRONMENTAL RISK

- **Harm**: Damage to person, property or environment.
- **Hazard Situation**: That poses a level of threat to life, health property or environment. A hazardous situation that has come to pass is called incident. Hazard & possibility interact together to create risk. An environmental hazard is thus going to be a set of circumstances which leads to direct or indirect degradation of environment & damage to life & property.
- **Risk**: The probability of harm or likelihood of harmful occurrence and its severity. Environmental risk is a measure of the potential threats to the environment, life and property.
- **Consequence**: Effect due to occurrence of the event which may endanger environment permanently or temporarily and / or loss of life and property.

Disaster Management Plan is aimed to ensure safety of life and protection of environment. For effective implementation of the Disaster Management Plan, it should be widely circulated and personnel training through rehearsals/drills.

To tackle the consequences of a major emergency inside the project or immediate vicinity of the project, a Disaster Management Plan has to be formulated and this planned emergency document is called "Disaster Management Plan". The objective of the Disaster Management Plan is to make use of the combined resources of the project and outside services to achieve the following:

- Effect the rescue and medical treatment of casualties;
- Safeguard other people;
- Minimize damage to property and the environment;
- Initially contain and ultimately bring the incident under control;
- Identify any dead;
- Provide for the needs of relatives;
- Provide authoritative information to the news media;
- Secure the safe rehabilitation of affected area;
- Preserve relevant records and equipment for the subsequent inquiry into the cause and circumstances of the Emergency.

As per the Department of Revenue, Rehabilitation and Disaster Management, Govt. of Punjab, India, a comprehensive Punjab State Disaster Management Plan has been prepared, along with the District

Disaster Management Plan of SAS Nagar. Thus, all the measures for Disaster Management under the project will be implemented as per the guidelines of the State & District Disaster Management Plan. All measures enumerated in these State guidelines will be implemented to safeguard the project infrastructural assets and population at the time of any disaster. List of all important contact numbers and nodal officers will be mentioned at all the strategic locations within the project.

RISK HAZARD AND ITS CONTROL MEASURES

On Site Management Plan

On-site management plan will be circulated to all concerned members of emergency team. It is essential that all concerned persons should be familiar with overall on-site emergency plan and their respective roles and responsibilities during emergency.

Action Plan of On-Site Emergency Plan

The parameters considered are given as follows:

- ✓ To create in-house Disaster Management Committee;
- ✓ To identify potential hazard areas;
- ✓ To use model to predict hazards impact in the surrounding areas;
- ✓ To evacuate the area within risk zone;
- ✓ To localize the emergency and if possible, eliminate it;
- ✓ To minimize the effects of accidents on people and property;
- ✓ To take remedial measures in the quickest possible time to contain the incident and control it with minimum damage;
- ✓ To mobilize the internal resource and utilize them in the most effective way;
- ✓ To get help from local community and government agencies to supplement internal manpower and resources;
- ✓ To keep the required emergency equipment in stock at right places and ensure that they are in working condition;
- ✓ To keep the concerned personnel fully trained in the use of emergency equipment;
- ✓ To give immediate warning to the surrounding localities in case of emergency situation arising;
- ✓ To mobilize transport and medical treatment of the injured;

- ✓ To arrange treatment of causalities;
- ✓ To safeguard the occupants;
- ✓ To identify the causalities and communicate to persons known to them;
- ✓ To render necessary help to concerned;
- ✓ To rehabilitate area affected;
- ✓ To provide information to media and government agencies.

Scope of On-Site Emergency Plan

The plan covers information regarding the properties of the project, type of disasters and disaster/ accident prone zones. The important elements considered in this plan are:

- ✓ Statutory requirement
- ✓ Emergency organization
- ✓ Roles and responsibility
- ✓ Communication during emergency
- ✓ Emergency facilities
- ✓ Important information

The primary purpose of on-site emergency plan is to control and contain the incident and so to prevent it from spreading. To cover eventuality in the plan and the successful handling of the emergency will depend on appropriate action and decision being taken on the spot. Remaining construction will also be done with all the safety norms. However, it is not always possible to totally eliminate such eventualities and random failures of equipment or human errors. An essential part of hazard control has, therefore, to be concerned with mitigating the effects of such emergency and restoration of normalcy at the earliest.

Emergency

A major emergency in any situation is one, which has the potential to cause serious injury or loss of life, which may cause extensive damage to the structure in vicinity and environment and could result in serious disruption to normal operation both within and outside the project premises.

The management has to take effective steps to assess, minimize and wherever feasible eliminate the risk to a large extent. Accident may still occur and it is necessary to be fully prepared to tackle all such

emergencies if and when they occur. It is likely that the consequences of such emergencies will be confined to the units concerned or may affect outside. If the consequences are confined within the project boundary, it is being controlled by Environment Manager within the project.

Hazard Seasonality Map

Catastrophe like floods, cold wave, drought, etc. are climatic hazards and therefore, have seasonal probability of occurrence. Mishaps like fire and chemical accidents can occur any season. Similarly, occurrence of earthquake is highly unpredictable and can occur in any season of the year, so its probability is throughout the year. Hazards like road accidents and rail accidents have high probability in the months of December and January as during these months there is dense fog all over the district may result into accidents.

EMERGENCY RESPONSE PLAN (ERP)

Overall objective of an Emergency Response Plan (ERP) is to make use of the combined resources at the project location and outside services to achieve the following:

1. To localize the emergency and if possible eliminate it;
2. To minimize the effects of accident on people and property;
3. Effect the rescue and medical treatment of casualties;
4. Safeguard other people;
5. Evacuate people to safe areas;
6. Informing and collaborating with statutory authorities;
7. Initially contain and ultimately bring incident under control;
8. Preserve relevant records and equipment for the subsequent enquiry into the cause and circumstances of the emergency;
9. Investigating and taking steps to prevent reoccurrence.

The ERP is therefore, related to identification of sources from which hazards can arise and the maximum credible loss scenario that can take place in the concerned area. The plan takes into account the maximum credible loss scenario-actions that can successfully mitigate the effects of losses/ emergency need to be well planned so that they would require less effort and resources to control and terminate emergencies.

Main hazards identified for the project include hazards pertaining to fire in buildings, earthquake and LPG leakage pertaining to these is described in the following section.

Response in Case of Fire

1. Required response during event of a fire should be described in signs located in the project.
2. On sighting a fire, it should be immediately informed to the Environment Manager giving the exact location and type of fire in detail.
3. Initiate the Emergency Response Team for fire.
4. If the fire is small, engage in extinguishing the fire using the nearest fire extinguisher.
5. Guide the Emergency Response Team staff to the emergency assembly point.
6. Emergency Response Team should immediately inform the nearest dispensary and security force. If required a fire tender should be summoned.
7. The response team should immediately move to the point of fire and take all necessary steps to stop the fire. If the fire is not controllable and spreads, then Manager-in-charge should inform the district authorities and call for external help.
8. The Emergency Response Team will provide immediate relief to the injured occupants at the scene of incident. Any injured persons should be evacuated on priority to the dispensary or one of the nearest hospitals based on their condition.

Instructions for occupants

1. Get out of buildings as quickly and as safely as possible.
2. Use the stairs to escape. When evacuating, stay low to the ground.
3. If possible, cover mouth with a cloth to avoid inhaling smoke and gases.
4. Close doors in each room after escaping to delay the spread of the fire.
5. If smoke is pouring in around the bottom of the door or if it feels hot, keep the door closed.
6. Open a window to escape or for fresh air while awaiting rescue.
7. If there is no smoke at the bottom or top and the door is not hot, then open the door slowly.
8. If there is too much smoke or fire in the hall, slam the door shut.
9. Stay out of damaged buildings.
10. Check that all wiring and utilities are safe.

A well-equipped fire-fighting system has been proposed as per NBC building bye laws to prevent and

control fire outbreaks.

Response in Case of Earthquake

Response Procedures for Occupants

If indoors:

1. Take cover under a piece of heavy furniture or against an inside wall and hold on.
2. Stay inside: The most dangerous thing to do during the shaking of an earthquake is to try to leave the building because objects can fall on you.

If Outdoor:

Move into the open, away from buildings, streetlights, and utility wires. Once in the open, stay there until the shaking stops.

If in a moving vehicle:

Stop quickly and stay in the vehicle. Move to a clear area away from buildings, trees, over passes, or utility wires. Once the shaking has stopped, proceed with caution. Avoid ramps that might have been damaged by the quake.

After the quake

1. After the quake, be prepared for after-shocks.
2. Although smaller than the main shock, aftershocks cause additional damage and may bring weakened structures down. Aftershocks can occur in the first hours, days, weeks or even months after the quake.

Help injured or trapped persons.

- Provide first aid where appropriate and not to move seriously injured persons unless they are in immediate danger of further injury. Call for help.
- Remember to help those first who may require special assistance-infants, the elderly, and people with disabilities.
- Stay out of damaged buildings.
- Use the telephone only for emergency calls.

Response Procedure for Emergency Team

- Formulate an Emergency Response Team for earthquake response.

- Using the public address system, inform occupants of response procedures discussed above.
- Provision of first aid facility in the project.
- Inform the necessary authorities for aid.
- Ensure no person is stuck beneath any debris, in case of a structural failure.
- Ensure that all occupants standing outside near the buildings are taken to open areas.
- Ensure that the first aid ambulance and fire tender vehicles are summoned if necessary.
- Inform the nearby hospitals if there are any injuries.
- Check the utilities and storage tanks for any damage.

Response for LPG Leakage

1. The affected area should be evacuated and cordoned off immediately.
2. Initiate an Emergency Response Team for LPG leakage.
3. Ensure that only concerned personnel are present in the affected area and all other personnel and visitors are moved to the nearest assembly points.
4. Rescue trapped personnel, also check if any personnel are unconscious in the area and immediately move them outside and provide first aid. Ambulance should be summoned to take injured personnel to the nearest hospital.
5. Personnel in the nearby buildings to close all doors and windows to prevent entry of the leaked gas.
6. Source of leakage to be traced and isolated from all the other areas. And if required use pedestal fans to bring down the gas concentration.

****

FIRE FIGHTING & ALARM SYSTEM

1. General

- This report describes the main features of the Planning of **Fire Fighting & Alarm System** at design stage.
- The report is based upon the architectural drawings and details supplied by the office of "**Architect Hafeez Contractor & IE Design".**
- The entire fire safety installation shall be compliant with the NBC-2016, relevant BIS codes / standard and as per the direction of local fire authorities for the entire Complex to ensure the highest safety standard and uniformity of system. Further, before property is opened to public, the fire protection shall be fully operated and tested under simulated conditions to demonstrate compliance with the standards, codes and guidelines.

i. Scope of work

Fire protection system being planned consists of followings:

a) Internal Fire hydrant system with hydrants, hose reels, hose pipes etc.

b) External fire hydrant system.

c) Automatic sprinkler system.

d) Exclusive water supply storage for firefighting in underground and overhead tanks.

e) Fire-fighting pumps with accessories and control panel.

f) First aid fire extinguishers.

g) Manual and Automatic fire detection and alarm system.

h) Water curtain system for basement compartmentation.

2. Reference and Standards

All services infrastructure being planned generally in conformity with the requirement / recommendation contained in the following Indian standards (BIS): -

a)	National Building Code - 2016
b)	IS : 1646 : Fire safety of building – Electrical installations
c)	IS : 2189 : Automatic fire detection and alarm system
d)	IS : 15908 : Fire detection and alarm system-C&I equipment
e)	IS : 11360 : Specifications of smoke detectors
f)	IS : 2190 : Selection of fire extinguishers
g)	IS : 15683 : Code on fire extinguishers
h)	IS : 3844 : Installation of internal fire hydrant and hose reels on premises
i)	IS : 9668 : Provision of water supply for Fire fighting
j)	IS : 13039 : Provision of external hydrant system
k)	IS : 10221 : Coating & wrapping of under ground MS pipe
l)	IS : 15105 : Design of automatic sprinkler system
m)	IS : 9972 : Specifications of automatic sprinklers heads
n)	IS : 15301 : Installation of Fire pump
o)	IS : 15325 : Water spray system
p)	IS : 5290 : Specifications of Landing valve
q)	IS : 884 : Specifications of First aid hose reel
r)	IS : 444 : Specifications of First hose pipe
s)	IS : 903 : Specifications of branch pipe & nozzle
t)	IS : 15301 : Installation of Fire fighting pumps
u)	IS : 1239 : Stel tubular pipes
v)	IS : 3589 : M S Pipes above 150 mm dia
w)	IS : 13095 : Butterfly valves
x)	IS : 14846 : Sluice valves
y)	IS : 694 : PVC insulated wires
z)	IS : 7098 : XLPE insulated cables
aa)	IS : 9537 (P-2) : Specifications of MS Conduits
bb)	IS : 9537 (P-3) : Specifications of PVC Conduits

3. NBC Requirement and Proposals

The project falls under Residential Buildings **Category A-4 (Apartment)** having height above 60 meters for apartment buildings.

As per the NBC-2016, Table 7, page 41 & 42, following are the basic minimum requirement for Fire Fighting Installation of residential towers having heights above 60 meters -

Sl. No.	Type of installation	Requirements (as per NBC-2016)	Proposal for the Project
1.	Fire Extinguishers	Required	Provided – 1 set of 2 nos. fire extinguishers within the Fire Hydrant Cabinet of following type - 1 no. 4.5 kg CO2 gas type 1 no. 6 kg ABC powder type In addition to above CO_2 gas / DCP type extinguishers will also be provided inside Lift machine room, parking areas, electrical panel rooms, Pump rooms, security rooms and ESS / DG areas.
2.	Hose Reel	Required	Provided – 20 mm dia and 30 meters long hose reel drum with 5 mm shut off nozzle to be provided with each hydrant valve on each floor inside fire hydrant cabinet. The hose reel shall be connected directly to the riser.
3.	Dry Riser	Not Required	Not Provided.
4.	Wet Riser	Required	Provided. 100 mm dia wet riser has been proposed along with followings inside Fire Hose Cabinet (FHC): (a) single headed 63 mm dia hydrant valve,

			(b) 20 mm dia 30 m long hose reel with nozzle, (c) 2 nos. 63 mm dia. 15 m long hose pipes, (d) one branch pipe with nozzle, (e) Fire man's axe.
5.	Down Comer	Not Required	Not Provided. Wet riser has been provided as per sl no. 4 above.
6.	Yard Hydrants	Required	Provided. Each yard hydrant is provided with 2 nos. 63 mm dia 15 m long hose pipes and 1 nos. branch pipe with nozzle.
7.	Automatic Sprinkler System	Required in entire building.	Provided in entire buildings which are more than 45 m tall. In basement / covered parking areas upright type sprinklers will be provided and in apartments areas side wall type sprinklers will be provided.
8.	Manual Fire Alarm System	Required.	Provided. Manual call points and electronic hooters are provided on all floors near all exit locations and other suitable locations. The public address and talk back system are also provided at suitable locations near exit.
9.	Automatic Fire Detection & Alarm System	Required in entire building.	Provided in entire building.

10.	Under Ground Water Tank	Required – 200 KL + 200 KL (If number of hydrants are above 100) + storage for basement compartmentation water spray system.	Provided – 200 + 200 + 170 = 570 KL A common Underground water tank of 570 KL capacity is proposed as an exclusive reserve for fire-fighting for entire campus in 2 equal chambers.
11.	Terrace Tank	10 KL	Provided – 10 KL over each block terrace and 5KL in commercial building.
12.	Ground Level Fire Pumps	Required. Two electric motor driven pump and one diesel engine driven pump of capacity 2850 lpm and two jockey pump of capacity 180 lpm with minimum pressure of 3.5 kg/sqcm at remotest hydrant. One Diesel engine driven pump of capacity 2850 lpm as an additional pump, if total hydrants are more than 100. One electric motor driven pump of capacity 2280 lpm for water spray system. Provide pressure zones to avoid unnecessary high pressures.	Following Fire-fighting Pumps have been Provided – Two electric motor driven pump and one diesel engine driven pump of capacity 2850 lpm and two jockey pump of capacity 180 lpm with minimum pressure of 3.5 kg/sqcm at remotest hydrant. One Diesel engine driven pump of capacity 2850 lpm as an additional pump, because, total hydrants are more than 100. One electric motor driven pump of capacity 2280 lpm for water spray system. It is suggested to provide Multi stage multi outlet (MSMO) pumps to create vertical pressure zones.
13.	Terrace Level Fire Pump	Required in Commercial	Terrace pump of capacity 450lpm @35m head is provided in commercial building.

4. Fire-fighting - System Description

a) Static water storage for Fire Fighting -

Static underground fire water storage tank for Fire Fighting System has been provided having a total of 570 KL capacity. This storage includes the requirement of hydrant & sprinkler system and water spray system for basement compartmentation. The fire storage tank has been divided in two parts for ease of cleaning and maintenance.

In addition to the underground storage tanks, dedicated overhead water storage for firefighting is also provided. The capacities of dedicated overhead storage tanks shall be – 10,000 liters on each tower.

Tower number	Terrace tank capacity (Litres)
Tower – 1	10,000 litres
Tower – 2	10,000 litres
Tower – 3	10,000 litres
Tower – 4	10,000 litres
Tower – 5	10,000 litres
Tower - 6	10,000 litres
Commercial	5,000 litres

b) Fire Pumps -

Water shall be drawn from fire reserve tanks by a set of fire pumps that comprise of electrically driven hydrant & sprinkler pumps, diesel engine driven stand-by pump and jockey pumps. For sprinkler system, installation control valve with hydraulic alarm shall be provided inside the pump room. The function of pumps is to maintain 3.5 kg/sq.cm. pressure at the farthest hydrant. Diesel engine driven fire pump shall be of the same capacity and shall back up the electrically operated fire hydrant & sprinkler pump. Diesel pump will be operated in case of electrical power failure or electrical pump failure. Independent jockey pumps (for hydrant and sprinkler line both) shall operate intermittently to take care of hydraulic losses in the system and shall maintain the minimum pressure respectively in wet risers & sprinkler system.

Since, the building height is above 60 meter, Hence, In order to prevent excessive working pressures and to reduce stress on the pressurized wet riser system, the fire system has been divided into two pressure zones – Low Zone (Zone-1) and High Zone (Zone-2). The building above 9th floor to 24th floor is high zone and below 9th floor is low zone. Thus, the two zones

are fed with common set of Multi stage multi outlet (MSMO) Fire pumps comprising of a Main Hydrant pump, Sprinkler pump, Jockey pumps and stand by Diesel pump(s).

The duty of the various fire pumps shall be as follows:

Pumps	Capacity
Electric motor driven main Hydrant Pump	Capacity 2850 LPM at 100 (Zone 1) & 160 Mt (Zone 2) head
Electric motor driven main Sprinkler Pump	Capacity 2850 LPM at 100 (Zone 1) & 160 Mt (Zone 2) head
Diesel Engine Driven stand by Pump	Capacity 2850 LPM at 100 (Zone 1) & 160 Mt (Zone 2) head
Jockey Pump – Hydrant system	Capacity 180 LPM at 100 (Zone 1) & 160 Mt (Zone 2) head
Jockey Pump – Sprinkler system	Capacity 180 LPM at 100 (Zone 1) & 160 Mt (Zone 2) head
Diesel Engine Driven stand by Pump (Additional)	Capacity 2850 LPM at 100 (Zone 1) & 160 Mt (Zone 2) head
Electric motor driven Water Curtain Pump for basement compartmentation	Capacity 2280 LPM at 50 Mt head

The above list also includes one additional diesel engine driven fire pump of same capacity and head shall also be provided, because the number of hydrants exceeds 100.

One electrical motor driven fire pump is also included for basement compartmentation water spray system.



Fig: - Typical Pic of Multi Stage Multi Outlet Fire Pump

Delivery lines from various pumps will be connected to a common header. The sprinkler pump shall be isolated from the main discharge header by a non-return valve so that the hydrant pump can also act as standby for the sprinkler system. The ring main shall remain pressurized always and jockey pumps will make up minor line losses. Automation required to make the system fully functional shall be provided by providing pressure switches.

These pumps will be connected to a common pump suction header sized to limit the suction velocity to 120 Meter/min (*The pumping system considered is by positive suction conditions*).

An **Air Vessel** shall be provided with the Pumps. The Air Vessel shall be partly filled with water and shall provide for dampening effect to prevent water hammer when the Pump starts. The Air Vessel shall be provided with pipe spool piece on which pressure switches shall be fitted. The Pressure Switches shall be connected to the Starter on the Pump Starter Panel.

The Fire Pumps will start automatically upon a decrease in system pressure from the set point, which will occur if a Fire Hose Station, Sprinkler or Hydrant is activated

c) Internal Fire hydrant system

Internal and external fire hydrant system shall be provided with landing valve, hose reel with shut off nozzle, short branch pipe with nozzle and fire man's axe.



The internal diameter of inlet connection will be 80 mm. The outlet shall be of instant spring lock type SS coupling of 63 mm dia for connecting to hose pipe. Provision of flow switch on sprinkler riser shall be made for effective zone monitoring. The flow switch will be wired to the Fire Alarm Panel and shall indicate water flow in sprinkler of the identified zone.

Fire hydrant cabinet (FHC) shall be strategically located for firefighting requirement. Location of FHC's shall be near staircases in consultation with the Architect. Adequate number of fire hydrant cabinets shall be provided at each level.

Internal Fire Hose Cabinet (FHC) shall comprises of followings:

(a) single headed 63 mm dia. hydrant valve

(b) 20 mm dia. 30 meter long hose reel with shut off nozzle

(c) 2 nos. 63 mm dia. 15 meter long hose pipes

(d) one branch pipe with nozzle

(e) Fire man's axe.

d) External Fire hydrant system

External hydrant shall be located within 2 m to 15 m from the building and are to be protected such that they are accessible and not be damaged by vehicle movement. A spacing of about 45-50 m between hydrants for the building shall be adopted.

e) Sprinkler system



Automatic sprinkler system is provided. The system shall be suitably zoned for its optimum functional performance. Sprinklers shall be distributed throughout the building as per the National Building Code and IS: 15105 requirements, so as to cover 9 sq. meter area in basement parking and 17 sq. meter in low hazard apartment (residential) areas from each sprinkler head.

The sprinkler system shall be provided with control valve and flow switches at suitable location and shall be connected to control module of the fire alarm system for its monitoring and annunciation in case of activation.

Inspection and testing of the automatic starting of the sprinkler system shall be done by providing an assembly consisting of valves, sight glass and bye-pass valve assembly.

Upright sprinkler will be used in areas where false ceiling void is deeper than 800mm.

Pendant type / Concealed type sprinkler will be used in areas with false ceiling.

f) Hand held portable fire extinguishers

Portable fire extinguishers of carbon dioxide gas type and ABC powder type shall be provided as first aid fire extinguishing appliances. These extinguishers shall be suitably distributed in the entire building.

Furthermore, for rooms / areas containing electrical transformers, switchgears, motors and of electrical apparatus, lift machine rooms, etc., a minimum of 2 Nos. 9 KG DCP powder type and 4.5 / 6 kg CO_2 type / sand buckets extinguishers will be additionally provided.

Automatic ceiling mounted ABC powder type fire extinguishers shall be provided in main LT panel room, lift machine room.

The clean agent gas type automatic fire extinguishing system shall be provided inside main L T Panels, Fire pump panels and elevator panels.

g) Fire brigade inlet and draw out connections -

Fire department connection shall also be provided near water tank. This will comprise of 4 Nos.

63 mm diameter Fire Brigade inlet and 63 mm diameter draw out connection. These connections will be provided for each compartment of fire tank separately.

h) Fire detection and alarm system –

In order to detect the fire/smoke in incipient stages an intelligent/Addressable automatic Fire detection & alarm system is proposed to be provided to cover all areas to provide timely warning to occupants to evacuate safely before the fire/smoke spreads. The system shall be fully zoned addressable, self-diagnostic and cover all internal and external areas

Ceiling mounted photoelectric type smoke detectors / Heat detectors / Multi criteria type shall be provided at suitable locations.

Break-glass type manual call points (MCP) shall be located near exit stairs and at intermediate locations as required.

Voice alarm speakers (Hooters) shall be located throughout the building in the common area and lift lobby. All speakers shall have a heavy gauge steel housing, an input transformer with multiple taps.

The Main control panel shall be located in the Fire command center (FCC) in a location at Ground Floor of each building or in entrance lobby as approved by the Architect. The location should preferably be in an area readily accessible from the outside, for easy access for fire rescue team. The most preferred location is the main entrance lobby. All Fire alarm panels shall be interconnected.

A remote repeater panel (RRP) in the form of video display unit (VDU) shall be installed in the operator's room / main security / guard room in a location clearly visible to the operators and in an engineering or security area manned 24 hours per day. This remote unit shall repeat all alarm functions displayed at the main control panel. The silencing circuit shall be automatically reset when the fire alarm system is reset.

Magnetic hold open devices shall be provided where required for the automatic release of smoke/ fire doors.

Talk back system / two-way communication shall be installed with fire man's jack on each floor for communication from ground floor lobby to the respective floor level.

Emergency telephone jacks shall be provided in lift machine rooms, fire / sprinkler pumps rooms, plant rooms, electrical panel rooms, standby generator rooms, escape stair lobbies, etc.

Standby batteries backed up from UPS shall be provided to operate the entire Fire Alarm System in its normal supervisory mode for a period of 48 hours followed immediately by a minimum of one-half hour in full alarm.

All wire and cable used for the Fire detection & Alarm system shall be approved for use in fire alarm systems for prolonged use during fire conditions.

i) Segregation of important services.

It is also being planned to provide direct access to fire pump house and electrical sub station directly from outside. The walls and openings (doors) of fire pump room, substation, panel room etc. shall be 2 hrs. fire rated.

All electrical and LV shaft enclosures (walls) and doors shall be 2 hrs. rated. The opening in electrical, fire shafts shall be sealed, so that the fire/smoke do not spread to upper floors through these shafts.

j) Water curtain system (Basement parking compartmentation).

The water curtain System shall have an additional capacity in Underground water tank of (shown in drawing) that shall feed directly to the Deluge valve.

Sprayers (nozzles) shall be spaced at not more than 2.5 M center to center.

All piping shall be Mild Steel medium grade and shall have welded jointing for wet pipes from pump to deluge valve and All piping shall be Galvanized Iron Medium Grade and shall have welded jointing for dry pipes from deluge valve to nozzles. Pipes below 50 mm dia. shall have threaded joints.

All pipes shall be painted with a primer coat and two coats of post office red paint.

k) Fire Command Centre (FCC) –

There will be fire Command center located on Ground floor in Towers accommodating a central monitoring and response point. FCC will be constructed with 120 minute rating walls with a fire door and emergency lighting.

The Command center will incorporate:

- Main Fire Alarm control and indicating Panel
- Public Address System.
- The Fire fighters intercom system (talk back system) for each tower.
- CCTV monitoring.

l) Emergency Lighting –

Emergency lighting backed up with UPS shall be provided along the complete escape route as per NBC 2016.

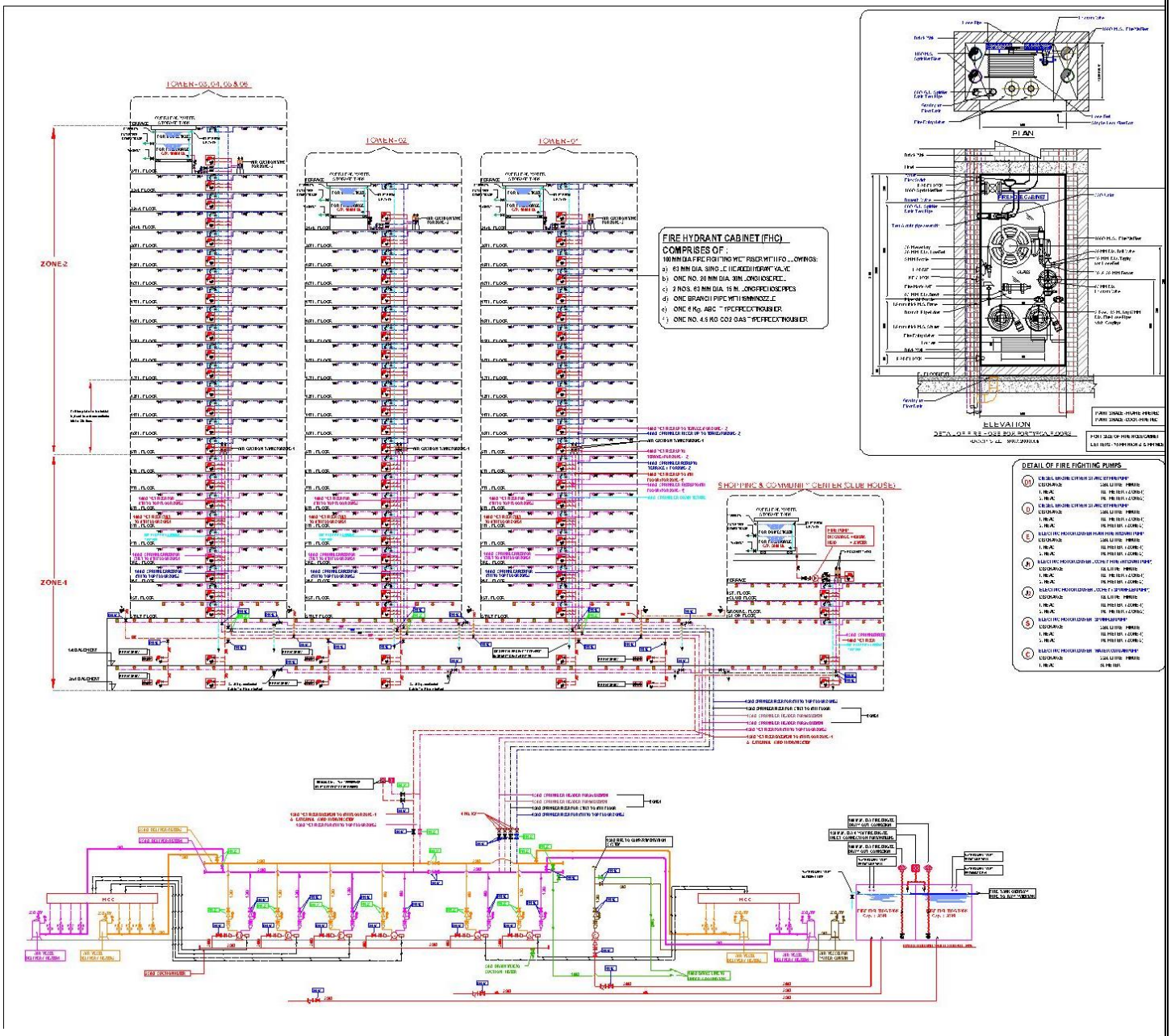
m) Lightning protection system –

The Lightning protection system will be conventional type as per **IS / IEC 62305.**
Required number of earth pits shall be provided for lighting protection in the entire complex.

5. Fire-fighting accessories - brief specifications and details

Piping	Mild Steel (heavy class) as per ▪ IS: 1239 (for up to 150 mm dia pipe) ▪ IS: 3589 (for 200 mm dia and above pipes) Underground piping will be protected by 4mm thick corrosion protection tape.
Joints	▪ Welding joints for 50 mm dia & above pipes. ▪ Threaded joints for 25 to 40 mm dia pipes. ▪ Flanged joints will be provided for connection with pumps & valves etc. ▪ Ductile iron / Malleable iron fittings will be used for up to 40 mm dia pipes
Clamps & Supports	▪ All pipe clamps and supports shall be fabricated from MS steel section and shall be factory galvanized before installation. ▪ Pipes shall be suspended by expandable anchor fastener and fastened by galvanized nut and bolts.
Hydrant Valves	▪ 80 mm dia inlet, 63 mm dia single headed type as per IS: 5290 (SS construction)
Hose Reel	▪ 20 mm dia, 30 m long as per IS: 884 with 5 mm SS nozzle ▪ Mild steel pressed reel drum which can swing up to 170˚ with wall brackets of cast iron finished with red and black enamel complete
Branch Pipe	▪ 63 mm dia, with 20 mm nozzle as per IS: 903 (SS Construction)
Hose Pipe	▪ 15 m long, 63 mm dia, with SS couplings as per IS: 636
Sprinkles (Side wall / Pendant / Upright)	▪ 15 mm dia, K=80, 68˚C, glass bulb type, red color, C.P. Bronze, UL listed / FM approved.
Fire Fighting Pump	▪ Horizontally mounted, MSMO type centrifugal pump as per IS: 1520. ▪ Pump casing in C.I., impeller in bronze & shaft in SS, with mechanical seal. ▪ The pump shall be capable of giving a discharge of not less than 150% of the rated discharge at a head not less than 65% of rated head.

12. Fire-fighting System Schematic



HOMELAND REGALIA

· LIMITED EDITION RESIDENCES ·

SECTOR 77, MOHALI

MENU

+91-99889-76767

© S A Global Private Limited

AB Alcobev

Homeland Customer Happiness Centre

Homeland Billionaires Club

PBRERA-SAS81-PR0757

https://rera.punjab.gov.in/

Privacy Policy

Disclaimer

Compliance Report

Form V

Envi.

ENQUIRE NOW

CONTACT US

Hey there! How may I help you?

Property managed by CBRE

melandregalia.com

S.A. GLOBAL PRIVATE LIMITED
Regd. Office: Group Housing Site, Sector 77, SAS Nagar, Mohali - 140308, Punjab, India
M: 79863 53802, **E-mail:** saglobal@homelandregalia.com, **CIN:** U51225PB2016PTC052956
Website: www.homelandregalia.com, **SMS:** HOMELAND to 56767

Date: 25.10.2025

To,
The Additional Director
Ministry of Environment, Forest and Climate Change,
Integrated Regional Office, (North)
Bay No. 24-25, Sector-31A,
Dakshin Marg,
Chandigarh- 160030
(Mail ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in)

Subject: Submission of six monthly compliance report for period ending 30.09.2025 for the Group Housing Project namely "Homeland Regalia" (formally known as Homeland Residences) located at sector 77, Distt. SAS Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.

Respected 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 30.09.2025 for the above said project in soft copy through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you,
Sincerely,
For M/s S.A. Global Pvt. Ltd.

(Authorized Signatory)

CC: Member Secretary, SEIAA Punjab, Ministry of Environment, Forest and Climate Change GoI, PBTI Complex, Knowledge City, Sector 81, Distt. SAS Nagar (Mohali), Punjab

CC: The Environment Engineer, Regional Office, Pollution Control Board (PPCB), Mohali, Punjab. (through e-mail eenodal@yahoo.co.in)

HOMELAND REGALIA
· LIMITED EDITION RESIDENCES ·
SECTOR 77, MOHALI

2025

SIX MONTHLY COMPLIANCE REPORT
(Period ending 30.09.2025

For

"Homeland Regalia"
Sector-77, Distt. SAS Nagar (Mohali), Punjab

Project By:

M/s S.A. GLOBAL PVT. LTD.
Sector-77, Distt. SAS Nagar (Mohali), Punjab

Prepared by:

Eco Paryavaran Laboratories and Consultants Private Limited
Eco Paryavaran Laboratories and Consultants Private Limited
E-207, Industrial Area, Phase-VIIIB (Sector-74), Mohali (SAS Nagar), Punjab 160071
Tele No.: 0172-4616225 **email:** ems@ecoparyavaran.org
www.ecoparyavaran.org

homelandregalia.com

CONTENT

S. No.	DESCRIPTION	Page No.
1	Data Sheet	1-4

Annexure-18

Outlook

Regarding Six-monthly compliance report for the period ending 30.09.2025 for Group Housing Project namely "Homeland Regalia" at Sector 77, Distt. S.A.S. Nagar (Mohali), Punjab.

From S A GLOBAL <saglobal@homelandregalia.com>
Date Fri 11/28/2025 2:24 PM
To Environment Wing IRO Chandigarh <eccompliance-nro@gov.in>; ronz.chd-mef@nic.in <ronz.chd-mef@nic.in>
Cc SEIAA PB <seiaapb2017@gmail.com>; eenodal@yahoo.in <eenodal@yahoo.in>

1 attachment (8 MB)
HR SMC_30.09.2025_ (1).pdf;

Dear Sir,

Greetings of the day!!!

We are hereby submitting the Six-monthly compliance report for the period ending 30.09.2025 for Group Housing Project namely "Homeland Regalia" at Sector 77, Distt. S.A.S. Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.

Kindly acknowledge the receipt of the same.

Thanks & Regards

For M/s S.A. Global Pvt. Ltd

S.A. GLOBAL PRIVATE LIMITED

Regd. Office: Group Housing Site, Sector 77, SAS Nagar, Mohali - 140308, Punjab, India
M: 79863 53802, **E-mail:** saglobal@homelandregalia.com, **CIN:** U51225PB2016PTC052956
Website: www.homelandregalia.com, **SMS:** HOMELAND to 56767

Date: ~~25.10.2025~~
01/12/25
01/12/25

To,
The Additional Director
Ministry of Environment, Forest and Climate Change,
Integrated Regional Office, (North)
Bay No. 24-25, Sector-31A,
Dakshin Marg,
Chandigarh- 160030
(Mail ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in)

Subject: Submission of six monthly compliance report for period ending 30.09.2025 for the Group Housing Project namely "Homeland Regalia" (formally known as Homeland Residences) located at sector 77, Distt. SAS Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.

Respected 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 30.09.2025 for the above said project in soft copy through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you
Sincerely,
For M/s S.A. Global Pvt. Ltd.

S.A. GLOBAL PVT. LTD. For S.A. Global Pvt. Ltd. Authorized Signatory

DSingh
01/12/25

(Authorized Signatory)

CC: Member Secretary, SEIAA Punjab, Ministry of Environment, Forest and Climate Change GoI, PBTI Complex, Knowledge City, Sector 81, Distt. SAS Nagar (Mohali), Punjab

CC: The Environment Engineer, Regional Office, Pollution Control Board (PPCB), Mohali, Punjab. (through e-mail eenodal@yahoo.co.in)