

Date: 01.12.2025

To,  
Regional Officer,  
Ministry of Environment, Forest & Climate Change (Northern Region),  
Bays No: 24-25, Sector-31 A,  
Dakshin Marg, Chandigarh-160030

**Sub: Half-yearly Compliance (December 2025) of the stipulated Environmental Conditions/Safeguards in the Environmental Clearance Letter for Multi-Storey Residential Complex at Village: Birmi, Tehsil: Mullanpur, Distt. Ludhiana, Punjab by M/s Hero Realty Pvt. Ltd.**

**Ref: i) Environmental Clearance Ref. Letter No. SEIAA/MS/2023/1920 DATED 08.11.2023  
ii) Environmental Clearance Ref. Letter No. SEIAA/2016/3581 DATED 21.11.2016**

Dear Sir,

This has reference to the State Level Environment Impact Assessment Authority, Punjab EC Ref. Letter No. SEIAA/MS/2023/1920 DATED 08.11.2023, and SEIAA/2016/3581 DATED 21.11.2016 vide which we have been asked to submit compliance with the specific and general conditions.

In view of above, we are approaching you by submitting a copy of the following information/ documents for your kind perusal:

1. Point-wise compliance of the stipulated environmental conditions/ safeguards.
2. Environmental monitoring report.

We fully assure you that we will comply with all conditions as specified in the Environment clearance granted to us. Details of representative are as follows.

Name	Deepak Sharma
Designation	Head- Regulatory & Corporate Affairs
Contact no.	8448083387
Email ID	Deepak.sharma1@HeroRealty.in

Yours Sincerely,

For M/s. Hero Realty Pvt. Ltd.



Authorised Signatory

CC:

1. The Member Secretary, State Environmental Impact Assessment Authority, MGSIPA Complex, Sector- 26, Chandigarh - 160019
2. The Chairmen, O/o. Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, Punjab - 147001

**Hero Realty Pvt. Ltd.**  
(A Hero Enterprise)

**POINTWISE COMPLIANCE OF STIPULATED  
ENVIRONMENTAL CONDITIONS/ SAFEGUARDS  
IN THE ENVIRONMENTAL CLEARANCE**

**REF. LETTER NO SEIAA/2016/3581 DATED  
21.11.2016**

**OF**

**MULTI-STOREY RESIDENTIAL COMPLEX**

**AT**

**VILLAGE: BIRMI, TEHSIL: MULLANPUR, LUDHIANA,  
PUNJAB**

**FOR**

**December 2025**

**M/s HERO REALTY PVT. LTD.**

For Hero Realty Private Limited



Signature

**HALF-YEARLY COMPLIANCE OF STIPULATED ENVIRONMENTAL CONDITIONS/SAFEGUARDS IN  
THE ENVIRONMENTAL CLEARANCE**

**REF. LETTER NO SEIAA/MS/2023/1920 DATED 08.11.2023 FOR MULTI-STOREY RESIDENTIAL  
COMPLEX LOCATED IN THE REVENUE ESTATE OF VILLAGE: BIRMI, TEHSIL: MULLANPUR,  
LUDHIANA, PUNJAB BY M/S HERO REALTY PVT. LTD  
(AMMENDMENT CONDITION)**

S.No.	CONDITIONS	COMPLIANCE
I.	The project proponent shall not undertake construction/development of phase-III (1.56 acres) area and shall maintain the same under plantations raised as per Karnal Technology model till the treated water-water outlet of the project connected with operational MC/GLADA sewer.	<b>Agreed.</b> We will not undertake construction/development of phase-III (1.56 acres) area and will maintain the same under plantations raised as per Karnal Technology model till the treated water-water outlet of the project connected with operational MC/GLADA sewer.
II.	Project proponent shall upgrade the technology of already installed STP of 610 KLD (in two modules of 305 KLD each) capacity to MBR technology followed by UF for the treatment of domestic effluent and shall achieve the slandered of BOD<10 mg/l.	<b>Agreed.</b> We will upgrade the technology of already installed STP of 610 KLD (in two modules of 305 KLD each) capacity to MBR technology followed by UF for the treatment of domestic effluent and will achieve the slandered of BOD<10 mg/l.

**REF. LETTER NO SEIAA/2016/3581 DATED 21.11.2016 FOR MULTI-STOREY RESIDENTIAL  
COMPLEX LOCATED IN THE REVENUE ESTATE OF VILLAGE: BIRMI, TEHSIL: MULLANPUR,  
LUDHIANA, PUNJAB BY M/S HERO REALTY PVT. LTD**

<b>PART - A: COMMON CONDITIONS FOR ALL THE THREE PHASES. FOR PRE-CONSTRUCTION, CONSTRUCTION &amp; OPERATION PHASE &amp; ENTIRE LIFE.</b>		
S. No.	CONDITIONS	COMPLIANCE



I.	Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	<p><b>Agreed and Noted:</b></p> <p>As of now, no appeal or request for review has been made from the National Green Tribunal, against the environment clearance no. <b>SEIAA/2016/3581</b> dated <b>November 21, 2016</b>, and Amendment in Environment Clearance no. <b>SEIAA/MS/2023/1920</b> dated <b>November 08, 2023</b> granted to the project for carrying out the development activities.</p> <p>EC letter is attached as <b>Annexure-I(A)</b> and <b>Annexure-I(B)</b></p>
II.	A first aid room will be provided in the project both during construction and operation phase of the project.	<p><b>Agreed:</b></p> <p><b>Phase-1 (Tower 1 to 4):</b> First aid room had been provided during construction phase of the project and same has been being provided during operation phase. Photograph of the same are attached as <b>Annexure-II</b>.</p> <p><b>Phase-2 and Phase-3 (Tower 5 to 12):</b> First aid room will be provided during construction and operation phase.</p>
III.	Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tube well, DG Sets, Utilities etc., earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.	Location of STP, solid waste, e-waste, hazardous waste, storage facilities tube well, DG Sets, Utilities etc., earmarked on the layout Plan. The Layout Plan showing the same is enclosed as <b>Annexure-III</b>





IV.	The environmental safeguards contained in the application of the promoter /mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.	<p><b>Agreed:</b></p> <p><b>Phase 1:</b> All the environmental safeguards contained in the application have been implanted at our project site.</p> <p><b>Phase 2 and Phase 3:</b> All the environmental safeguards contained in the application will be implemented and followed at project site. Photographs attached as <b>Annexure-IV</b>.</p>
V.	Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.	<p><b>Agreed:</b></p> <p>The ambient noise levels are regularly monitored by the laboratory and lab report for the same is enclosed as <b>Annexure-V</b>.</p>
VI.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be	<p><b>Agreed:</b></p> <p>Forest Clearance has been obtained from MoEF&amp;CC under reference number <b>9-PBB320/2023-CHA</b>, dated <b>17.11.2023</b> and copy of the same is enclosed as <b>Annexure-VI</b>.</p> <p>AAI NOC and Fire NOC vide NOC No <b>314-101088-</b></p>

	obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.	<b>Fire/77781</b> dated: <b>31.10.2024</b> have been attached as <b>Annexure -VII(a) and Annexure - VII(b).</b>
VII.	The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.	<b>Agreed.</b>
VIII.	A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all times.	<b>Agreed.</b> We have maintained the same.
IX.	The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.	<b>Agreed.</b> Six monthly compliance reports are being submitted to the PPCB and Regional Office of MoEF&CC, GoI, Northern Region, Chandigarh and SEIAA, Punjab. Receiving copy of June 2025 compliance are enclosed <b>Annexure VIII.</b>



X.	Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.	<b>Agreed.</b> We will follow the same.
XI.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.	<b>Agreed.</b>
XII.	Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.	<b>Agreed.</b>
XIII.	The proponent shall upload the status of	<b>Agreed.</b>

For Hero Realty Private Limited



	compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF & CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	The status of compliance with the stipulated environmental clearance conditions, along with the monitoring data results, has been uploaded to our website.  The Photograph showing the same has been enclosed as <b>Annexure-IX</b> .
XIV.	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	<b>Agreed.</b>  The stormwater drains have been carefully designed to effectively channel excess rainwater from impervious surfaces, including paved areas, parking lots, footpaths, and sidewalks.
XV.	The unpaved area shall be more than or equal to 20% of the recreational open spaces.	<b>Agreed.</b>  The greenbelt for the project has been established, covering an area exceeding 20% of the designated unpaved area. Green Area photo is attached as <b>Annexure-X</b> .
XVI.	The environmental clearance is subject to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.	Agreed and complied with.

For Hero Realty Private Limited  


**PART -B SPECIFIC CONDITIONS**

**II. PRE-CONSTRUCTION PHASE**

S.No.	CONDITIONS	COMPLIANCE
I.	"Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.	<p>As per the current status of the project Phase 1 (Tower 1 to 4) is in operation Phase while Phase-2 (T5 to T8) &amp; Phase-3 (T9 to T12) is yet to be started for construction.</p> <p>Consent to Establish was obtained vide No. CTE/Ext/LDH3/2019/9074643 dated 9<sup>th</sup> April 2019. Copy of CTE extension is attached <b>Annexure-XI</b>. Further we have obtained CTE as per the amendment of EC. Same has been enclosed as <b>Annexure-XII</b>.</p> <p>CTO was obtained for Phase-1(T1 to T4) vide no. CTOW/Fresh/LDH3/2021/12345780 dated for 25<sup>th</sup> July 2021. The Copy of the same is attached as <b>Annexure- XIII</b>.</p> <p>Further we have obtained CTO vide no. PBIP/PPCB/2024/42 dated 10.01.2024 and vide. no. vide. no. CTOW/Renewal/LDH3/2023/24207698 dated 07/12/2023 as per the amendment of EC. Same have been enclosed as <b>Annexure-XIV</b>.</p> <p>Occupancy had also be obtained the Occupation certificate is enclosed <b>Annexure-XV</b></p>
II.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	<p><b>Agreed.</b></p> <p>All necessary measures have been implemented and will continue to be adopted to ensure proper sanitation and hygiene at the project site during both the construction and operational phases. These activities include water sprinkling, solid waste management, and the provision of sanitation facilities for workers and staff, among others.</p>
III.	The approval of competent authority shall be obtained for structural safety of the	<p><b>Agreed.</b></p> <p>Structural Stability certificate dated June 5, 2017,</p>



	buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning.	had been obtained. The Copy of the same has been attached as <b>Annexure-XVI</b> .
IV.	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	<b>Agreed.</b> Provision had been/will 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, disposal of wastewater & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The temporary housing structures were provided and were removed after the completion of the project.
<b>III. CONSTRUCTION PHASE</b>		
I.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4):</b> Topsoil excavated during the construction activities had been stored and which was used in horticulture/landscape development within the project site. <b>Phase-2 and Phase-3 (Tower 5 to 12):</b> Topsoil excavated during construction activities will be stored for use in horticulture / landscape development within the project site. Latest Landscape Plan attached as <b>Annexure-XVII</b> .
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions	<b>Agreed.</b> Muck had been /will be disposed during construction phase had no/will be created/creating any adverse effect on the neighboring communities.



	for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.	It had been/will be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. We had complied/will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute installed at the site during construction including plastic/tarpaulin sheet covers for trucks bringing in sand & material at the site.  Site photographs of same and basic amenities are attached as <b>Annexure- XVIII</b> .
III.	Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.	<b>Agreed.</b> Construction spoils, including bituminous material and other hazardous material, will / had not be allowed to contaminate watercourses. The dump sites for such material was/will be secured, for not entering into the groundwater.
IV.	Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.	<b>Agreed.</b> Vehicles had been /will be hired for bringing construction material to the site and other machinery to be used during construction, were/will be in good condition confirming the applicable air emission standards.
V.	The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper	<b>Agreed.</b> Only treated sewage/wastewater had been/ will be used for construction activities.  A proper record in this regard had been /will be

	record in this regard should be maintained and available at site.	maintained and available at site.
VI.	Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.	<b>Agreed.</b> We had utilized /will be utilizing fly ash based material/products as per the provisions of fly ash notification of September, 1999 and as amended on 27 <sup>th</sup> August, 2003.
VII.	Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4):</b> Water demand during construction has been reduced by use of ready mixed concrete, curing agents and other best practices. <b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> Water demand during construction will be reduced by use of ready mixed concrete, curing agents and other best practice.
VIII.	Adequate treatment facility for drinking water shall be provided, if required.	<b>Agreed.</b> We had /will follow the same as suggested
IX.	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4):</b> Electromagnetic flow meter is being provided at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. <b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> Electromagnetic flow meter will be provided at the outlet of the water supply, outlet of the STP and any



		pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
X.	<p>The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:</p> <p>a. Fresh water : Blue</p> <p>b. Untreated wastewater : Black</p> <p>c. Treated wastewater : Green (for reuse)</p> <p>d. Treated wastewater : Yellow (for discharge)</p> <p>e. Storm water : Orange</p>	<p><b>Agreed.</b></p> <p>Dual plumbing had been/will be provided. Treated effluent had been/will meet specified norms and is being/will be used for flushing, gardening, Dual plumbing plan same enclosed attached as <b>Annexure-XIX.</b></p>
XI.	<p>Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.</p>	<p><b>Agreed.</b></p> <p><b>Phase-1(Tower 1 to 4):</b> Fixtures for showers, toilet flushing and drinking are being used for low flow either by use of aerators or pressure reducing devices or sensor-based control.</p> <p><b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> We will use fixtures for showers, toilet flushing and drinking are for low flow either by use of aerators or pressure reducing devices or sensor-based control.</p>
XII.	<p>Separation of drinking water supply and treated sewage supply should be done by the use of different colors.</p>	<p><b>Agreed.</b></p> <p><b>Phase-1(Tower 1 to 4):</b> Separation of drinking water supply and treated sewage supply is being done by the use of different colors.</p>



		<b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> We will do separation of drinking water supply and treated sewage supply by the use of different colors.
XIII.	<p>(a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.</p> <p>(b) Area of roof top utilized for solar panels shall be 74% and minimum 360 KW will be met through Solar Power Energy in the common areas such as corridors, staircases and street area lighting etc.</p>	<p><b>Agreed.</b></p> <p>We had /will follow the same Conservation Details attached as <b>Annexure-XX.</b></p>
XIV.	The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.	<p><b>Agreed.</b></p> <p><b>Phase-1(Tower 1 to 4):</b> The diesel generators sets used during construction phase were run by low sulphur diesel and canopy/exhaust conformed to the provision of Environment (Protection) Act, 1986 prescribed for air and noise emission standards as per CPCB.</p> <p><b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> We will follow provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.</p>
XV.	Chute system, separate wet & dry bins at ground level and for common areas for	<p><b>Agreed.</b></p> <p>We have followed the same</p>

	facilitating segregation of waste, collection center and mechanical composter (with a minimum capacity of 0.3 kg/ tenement/ day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.	
XVI.	A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.	<p><b>Agreed.</b></p> <p>A rainwater harvesting plan has been designed where the re-charge bores (minimum one per 5000 sqm of built up area) has been provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines.</p>
XVII.	Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous	<p><b>Agreed.</b></p> <p>Green belt of adequate width as proposed had been/will be provided so as to achieve attenuation factor conforming to the day &amp; night standards prescribed for residential land use as per one tree for every 80 sqm of land.</p> <p>Photographs showing greenbelt development have</p>

	species/variety. Minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.	been attached as <b>Annexure-X</b> .
<b>IV. OPERATION PHASE AND ENTIRE LIFE.</b>		
I.	"Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.	<p><b>Agreed.</b> As per the current status of the project Phase 1 (Tower 1 to 4) is in operation Phase while Phase-2 (T5 to T8) &amp; Phase-3 (T9 to T12) is yet to be started for construction.</p> <p>Consent to Establish was obtained vide No. CTE/Ext/LDH3/2019/9074643 <b>dated 9<sup>th</sup> April 2019</b>. Copy CTE extension attached <b>Annexure-XI</b>. Further we have obtained CTE as per the amendment of EC. Same has been enclosed as <b>Annexure-XII</b>.</p> <p>CTO was obtained for Phase-1(T1 to T4) vide no. <b>CTOW/Fresh/LDH3/2021/12345780</b> dated for <b>25<sup>th</sup> July 2021</b>. Copy attached as <b>Annexure- XIII</b>. Further we have obtained CTO vide no. <b>PBIP/PPCB/2024/42</b> dated <b>10.01.2024</b> and vide. no. vide. no. <b>CTOW/Renewal/LDH3/2023/24207698</b> dated <b>07/12/2023</b> as per the amendment of EC. Same have been enclosed as <b>Annexure-XIV</b>. Occupancy had also be obtained the Occupation certificate is enclosed <b>Annexure-XV</b></p>
II.	The total fresh Water demand=610 KLD	<b>Complied</b>



	including fresh water demand of 467 KLD & Fire water tank of 143 KLD & waste water generated will be 499 KLD.																																				
III.	<p>The STPs (two in number with totaling capacity @ 550 KLD) will be designed with a capacity of 10% excess over the normal outflow. The water balance for all the three seasons is as under:- STP-1 (399 KLD) &amp; waste water generated will be 288KLD.</p> <table><tr><td>Season</td><td>Reuse for flushing (KLD)</td><td>For irrigation purposes (KLD)</td><td>Available for sale</td></tr><tr><td>Summer</td><td>97</td><td>31</td><td>161</td></tr><tr><td>Winter</td><td>97</td><td>11</td><td>180</td></tr><tr><td>Rainy</td><td>97</td><td>3</td><td>188</td></tr></table> <p>STP-2 (211 KLD) &amp; waste water generated will be 179 KLD.</p> <table><tr><td>Season</td><td>Reuse for flushing (KLD)</td><td>For irrigation purposes (KLD)</td><td>Available for sale</td></tr><tr><td>Summer</td><td>67</td><td>21</td><td>92</td></tr><tr><td>Winter</td><td>67</td><td>7</td><td>105</td></tr><tr><td>Rainy</td><td>67</td><td>2</td><td>111</td></tr></table>				Season	Reuse for flushing (KLD)	For irrigation purposes (KLD)	Available for sale	Summer	97	31	161	Winter	97	11	180	Rainy	97	3	188	Season	Reuse for flushing (KLD)	For irrigation purposes (KLD)	Available for sale	Summer	67	21	92	Winter	67	7	105	Rainy	67	2	111	<p><b>Agreed.</b></p> <p>We have followed the same as suggested. STP Technology will be modified as suggested by EC Amendment. STP Plan and photograph of water flow meter used for measuring the outcome of water are enclosed as <b>Annexure-XXI (a) and XXI (b)</b> and reading of ground water is enclosed as <b>Annexure-XXI (c)</b></p>
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Winter	67	7	105																																		
Rainy	67	2	111																																		

	<p>b). The surplus treated wastewater shall be provided to industrial units for using as make up water in the cooling towers and shall also be supplied to nearby construction projects for using it in construction activities. The wastewater shall be given after tertiary treatment and an underground storage tank of capacity 200 KLD which has been proposed for storage of water to meet with the requirement during construction phase will be used for the storage of treated wastewater during operation phase. Besides this, an additional tank of 200 KLD shall be provided for storage of treated wastewater.</p>	
IV.	<p>The project proponent shall ensure safe drinking water supply to the habitants.</p>	<p><b>Agreed.</b></p> <p><b>Phase-1(Tower 1 to 4):</b> Safe drinking water supply has been ensured to the habitants.</p> <p><b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> Safe drinking water supply will be provided.</p>
V.	<p>The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.</p>	<p><b>Agreed.</b></p> <p><b>Phase-1(Tower 1 to 4):</b> Waste water generated from the swimming pool has been reused for greenbelt and DG cooling.</p> <p><b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> Waste water generated from the swimming pool will be used for greenbelt and DG cooling.</p>



VI.	A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4):</b> Proper record has been maintained for water consumption and disposal on daily basis. <b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> Proper record regarding groundwater abstraction, water consumption, its reuse and disposal will be maintained on daily basis and will maintain a record of readings of each such meter on daily basis
VII.	Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.	<b>Agreed.</b> Rainwater harvesting systems have been/will be operated and maintained properly as per CGWA guidelines.
VIII.	The facilities provided for collection, segregation, handling, on site storage & Processing of solid waste such as chute system, wet & dry bins, collection center & mechanical composter etc. shall be properly maintained chute system provided for collection of solid waste. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the Authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert Solid waste shall be sent to the concerned	<b>Agreed.</b> The facilities provided for collection, segregation, handling, on site storage & Processing of solid waste such as chute system, wet & dry bins, collection center & mechanical composter etc. had been /will be properly maintained chute system provided for collection of solid waste. The collected solid waste is being/will be segregated at site. The recyclable solid waste is being/will be sold out to the Authorized vendors for which a written tie-up is being/will be done with the authorized recyclers. Organic waste is being/will be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert Solid waste is being/will be sent to the concerned collection center of integrated municipal solid waste



	collection center of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.	management facility of the area. A proper record is being/will be maintained.
IX.	Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4):</b> Used oil generated from DG sets is being disposed as per the Hazardous waste (Management, Handling and Transboundary Movement) Rules, 2016. For disposal of E waste, E waste (Management) Rules, 2016 are being followed. <b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> Hazardous waste/E-waste will be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
X.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<b>Agreed.</b> <b>Phase-1:</b> No traffic congestion is being/will be allowed happen near the entry and exit points. Parking has been fully internalized. No public space is being/will be used for the same. <b>Phase-2 &amp; Phase-3:</b> Parking will be fully internalized and no public space will be utilized.
XI.	The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4)</b> Completion and occupancy certificate has been obtained from Greater Ludhiana Area Development Authority (GLADA) before any occupancy and a copy of the same has been submitted to SEIAA, Punjab. <b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> We will

		obtain completion and occupancy certificate after construction. Completion and Occupancy Certificate attached as <b>Annexure-XV.</b>
XII.	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.	<b>Agreed.</b> Green belt has been/will be developed along the periphery of the project site which is being act as a sound barrier. Green belt development photographs has been attached as <b>Annexure X.</b>
XIII.	Solar power plant and other solar energy related equipment's shall be operated and maintained properly.	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4):</b> Solar power plant and other solar energy related equipment's has been operated and maintained properly. <b>Phase-2 &amp; Phase-3(Tower 5 to 12):</b> Solar power plant and other solar energy related equipment's will be operated and maintained properly. Solar plant NOC has been from PEDDA and photo of Solar Pannel attached as <b>Annexure-XXIII.</b>
XIV.	A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.	<b>Agreed.</b> Report on energy conservation measure conforming to energy conservation norms finalized by BEE will be prepared and submitted to SEIAA, Punjab in due course of time.
XV.	Environmental Management Cell shall be formed during operation phase which will	<b>Agreed.</b> <b>Phase-1(Tower 1 to 4):</b> Environmental

	supervise and monitor the environment related aspects of the project.	Management Cell has been set up and it is being supervising and monitoring the environment related aspects of the project. <b>Phase-2 &amp; Phase-3 (Tower 5 to 12):</b> <b>Environmental</b> Management Cell will be formed during operation phase which will supervise and monitor the environment related aspects of the project.
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**PART C:--GENERAL CONDITIONS**

**I. PRE-CONSTRUCTION PHASE**

S.No.	CONDITIONS	COMPLIANCE
I.	This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.	<b>Agreed.</b> EC letter is enclosed as <b>Annexure-I</b> .
II.	The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests,	<b>Agreed.</b> Advertisement informing the public, that project has been accorded Environment Clearance letter to the project by SEIAA, Punjab. Record for the same has been maintained and enclosed as <b>Annexure-XXIV</b> .



	Chandigarh and SEIAA, Punjab.	
III.	The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.	<b>Agreed.</b> Groundwater permission has been obtained from the CGWA under NOC No. <b>CGWA/NOG/INF/ORIG1201612239</b> , dated <b>8<sup>th</sup> August 2016</b> , and from the PWRDA under reference number <b>PWRDA/I/03/2024/L2/301</b> . NOCs are attached as <b>Annexure-XXV</b> .
IV.	The project proponent shall obtain CLU from the competent authority.	<b>Agreed.</b> CLU certificate has been obtained from Punjab Urban Planning & Development Authority (PUDA). CLU certificate is attached as <b>Annexure-XXVI</b> .
V.	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	<b>Agreed.</b> Land license has been obtain from Punjab apartment property regulation act 1995, vide letter license no: <b>2015/01</b> . This License is granted under the Punjab Apartment & Property Regulation Act 1995 and amendments made there under to M/s Hero Reality Limited, E-2, Qutub Hotel complex, Shaheed jeet Singh Marg, New Delhi for developing land as residential group housing colony namely" Hero Homes" (area 15.60 acres) at Village Birmi, Teh & District -Ludhiana. License is enclosed as <b>Annexure XXVII</b> .
<b>II. CONSTRUCTION PHASE</b>		
I.	The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility	<b>Agreed.</b> CSR Detail are attached as <b>Annexure- XXVIII</b> .

	and shall spend minimum amount of Rs. 10 Lacs towards non-recurring cost, Rs.3.25 Lacs/month towards recurring expenditure and will spend Rs. 25 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.	
<b>III. OPERATION PHASE AND ENTIRE LIFE.</b>		
I.	<p>a) The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 295 Lacs towards non-recurring cost &amp; Rs 4.60 lacs/month recurring expenditure as proposed in the EMP.</p> <p>b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount as proposed.</p>	<p><b>Agreed.</b></p> <p>The full cost of the environmental management plan, including both capital and recurring costs, has been borne by the project proponent until the responsibility is transferred to the occupier/residents' society under the MoU.</p>
II.	The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The	<p><b>Agreed.</b></p> <p>DG set is/will be enclosed in acoustic enclosure &amp; conform to rules made under the Environment (Protection) Act, 1986. The diesel used for DG sets is</p>

	exhaust pipe of DG set if installed must be minimum 10m away from the building or in case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.	of ultra-low sulphur contents (maximum up to 0.25%).
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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**  
**Ministry of Environment, Forest & Climate Change, New Delhi**

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

**No. SEIAA/2016/ 358/ REGISTERED**

**Date: 21.11.16**

To

Sh. Subrata Chowdhury- President  
M/s Hero Realty Ltd,  
# 264, Okhla Phase-3,  
New Delhi-110020.

**Subject: Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely "Multi-Storey Residential Complex" in revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana by M/s Hero Realty Ltd., Ludhiana (Proposal no. SIA/PB/NCP/4973/2015).**

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely "Multi-Storey Residential Complex" in the revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) for seeking prior environmental clearance for subject cited project as required under the EIA Notification, 2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves total land area of the project is 63131.22 sqm and the total built up area will be 2, 10,051.22 sqm. GLADA, Ludhiana issued LOI under PAPR Act, 1995 for setting up of the group housing colony. The total water requirement for the project will be 650 KL/day, out of which 110 KL/day will be met through MC supply and remaining 540 KL/day will be met through recycling of treated wastewater. The total wastewater generation from the project will be 540 KL/day, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 207 KL/day of treated wastewater for flushing purpose, 27 KL/day will be used for DG cooling tower and 252 KL/day will be used for irrigation of green area in summer season. In

winter season, 207 KL/day of treated wastewater will be used for flushing purpose, 27 KL/day will be used for DG cooling tower, 112 KL/day will be used for irrigation of green area and remaining 140 KL/day will be available for sale. In rainy season, 207 KL/day of treated wastewater will be used for flushing purpose, 27 KLD will be used for DG cooling tower and remaining 252 KL/day will be available for sale.

The excess water during monsoon season shall be sold after due treatment i.e.111 KLD from one STP of capacity @ 211 KLD design & 180 KLD from STP of capacity @ 339 KLD design. The STP's (two in number with totaling capacity@550KLD) have been designed with a capacity of 10% excess over the normal outflow. The Total Fresh Water demand=610 KLD including fresh water demand of 467 KLD & Fire Water tank of 143 KLD & Waste Water generated will be 499 KLD. The water balance for all the three seasons is as under:-

STP-1 (399 KLD) & waste water generated will be 288 KLD

Season	Reuse for flushing (KLD)	For irrigation & landscaping purpose (KLD)	Available for sale
Summer	97	31	161
Winter	97	11	180
Rainy	97	3	188

STP-2 (211 KLD) & waste water generated will be 179 KLD

Season	Reuse for flushing (KLD)	For irrigation & landscaping purpose (KLD)	Available for sale
Summer	67	21	92
Winter	67	7	105
Rainy	67	2	111

Water requirement during construction phase will be 30 KLD and an underground tank of capacity @ 200 KLD will be constructed for storing underground water. Water shall be sourced from tankers. Around 20 officers & 150 laborers will be present during construction phase and estimated drinking water



requirement is 2 KLD which shall be sourced from deep tube well as per CGWA approval.

The storm water from paved surface shall be routed through desilting chamber where oil & grease shall be separated. The chute system will be provided in towers for collection of solid waste i.e. suitable for mixed food use (both wet & dry). Sanitation system and exhaust system will be provided to clean & keep the odour free chute system. The mechanical composter will be provided for treatment of organic solid waste at site. The daily waste generation will be around 2400 kg/day. The compostable quantity will be 1200 kg/day considering 50% organics. The composting will be complete in one day and curing will be complete in 10 days. The capacity of composting machine will be 500 kg/batch and each batch is of 60 minutes with 5 hours operation/day.

The total load of electricity required for group housing will be 4400 KW which will be taken from the PSPCL. There is a proposal to install DG sets for stand-by arrangement. The e-waste generated will be stored in an isolated room and will be sold to the manufacturers. Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

Partner of the Company will be responsible for implementation of EMP till the handling of the project. Rs. 10 lacs will be incurred towards non recurring cost and Rs. 3.25 lacs /month towards recurring cost during construction phase and during occupation phase, Rs. 295 lacs will be incurred towards non-recurring costs and Rs. 4.60 lacs/month will be incurred towards recurring cost.

The project proponent has also proposed to spend Rs.25 lacs towards CSR activities as in addition to the amount to be spent under the provisions of the Companies Act 1956.

The case was considered by the SEAC in its 124<sup>th</sup> meeting held on 28.07.2015, 126<sup>th</sup> meeting held on 21.08.2015, 129<sup>th</sup> meeting held on 11.09.2015, 141<sup>st</sup> meeting held on 27.02.2016, 142<sup>nd</sup> meeting held on 11.03.2016, 143<sup>rd</sup> meeting held on 30.03.2016, 145<sup>th</sup> meeting held on 11.05.2016, 147<sup>th</sup> meeting held on 30.06.2016 and the observations of the SEAC were conveyed to the project proponent from time to time.

The case was considered by the SEIAA in its 108<sup>th</sup> meeting held on 03.06.2016 and decided to send the case to the Punjab Pollution Control Board for



Initiating action under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA Notification dated 14.09.2006. The proceedings relating to this item were withheld by the SEIAA in its 109<sup>th</sup> meeting held on 15.06.2016. The SEIAA in its 115<sup>th</sup> meeting held on 23.09.2016 has confirmed the proceedings of 108<sup>th</sup> meeting held on 03.06.2016 relating to the item in question without any amendment. Accordingly, the case was sent to Punjab Pollution Control Board for initiating action under Environment (Protection) Act, 1986 vide letter no. 3447 dated 29.09.2016. Thereafter, the Punjab Pollution Control Board vide email 20.10. has informed that the complaint u/s 15, 16 read with section 19 of Environment (Protection) Act, 1986 against the project proponent and its responsible persons has been filed through Senior Law Officer of the Board in the Hon'ble Court of CJM, Ludhiana on 18.10.2016 without obtaining environmental clearance under EIA Notification dated 14/09/2006.

The case was lastly considered by the SEAC in its 152<sup>nd</sup> meeting held on 28.10.2016 wherein, the Committee awarded '**Silver Grading**' to the project proposal and decided that case be forwarded to the SEIAA with the recommendations to grant environmental clearance to the project proponent subject to certain conditions in addition to the proposed measures.

Thereafter, the case was considered by the SEIAA in its 117<sup>th</sup> meeting held on 20.10.2016, wherein, the Authority noted that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. Therefore, the Authority decided to grant environmental clearance to the project proponent for developing an area development project namely "Multi-Storey Residential Complex" having total land area of the project as 63131.22 sqm and having total built up area as 2,10,051.22 sqm in the revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana, Punjab, subject to the conditions as proposed by the SEAC in addition to the proposed measures. Accordingly, SEIAA, Punjab hereby accords necessary environmental clearance for the above project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments, subject to the following conditions in addition to the proposed measures:

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

- (i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under



Section 16 of the National Green Tribunal Act, 2010.

- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.



- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF & CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) The environmental clearance is subject to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

#### **PART-B – Specific Conditions:**

##### **II. Pre-Construction Phase**

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



### III. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:

a. Fresh water	:	Blue
b. Untreated wastewater	:	Black
c. Treated wastewater (for reuse)	:	Green
d. Treated wastewater (for discharge)	:	Yellow



e. Storm water : Orange

- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) (a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.  
  
(b) Area of roof top utilized for solar panels shall be 74% and minimum 360 KW will be met through Solar Power Energy in the common areas such as corridors, staircases and street area lighting etc
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

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

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact

Assessment Authority at the time of start of operation.

- ii) The Total Fresh Water demand=610 KLD including fresh water demand of 467 KLD & Fire Water tank of 143 KLD & Waste Water generated will be 499 KLD.
- iii) The STP's (two in number with totaling capacity@550KLD) will be designed with a capacity of 10% excess over the normal outflow. The water balance for all the three seasons is as under:-

STP-1 (399 KLD) & waste water generated will be 288 KLD

Season	Reuse for flushing (KLD)	For irrigation & landscaping purpose (KLD)	Available for sale
Summer	97	31	161
Winter	97	11	180
Rainy	97	3	188

STP-2 (211 KLD) & waste water generated will be 179 KLD

Season	Reuse for flushing (KLD)	For irrigation & landscaping purpose (KLD)	Available for sale
Summer	67	21	92
Winter	67	7	105
Rainy	67	2	111

- b) The surplus treated wastewater shall be provided to industrial units for using as make up water in the cooling towers and shall also be supplied to nearby construction projects for using it in construction activities. The wastewater shall be given after tertiary treatment and an underground storage tank of capacity 200 KLD which has been proposed for storage of water to meet with the requirement during construction phase will be used for the storage of treated wastewater during operation phase. Besides this, an additional tank of 200 KLD shall be provided for storage of treated wastewater.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.



- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained chute system provided for collection of solid waste. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

#### **PART C – General Conditions :**

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

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent should advertise in at least two local newspapers



widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.

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

## **II. Construction Phase**

- ii) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 10 Lacs towards non recurring cost, Rs.3.25 Lacs/month towards recurring expenditure and will spend Rs. 25 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

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

- iii) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 295 Lacs towards non recurring cost & Rs. 4.60 lacs/month recurring expenditure as proposed in the EMP.  
**b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount as proposed.
- iv) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

**Endst. No.**

**Date**

  
**Member Secretary (SEIAA)**

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

1. The Secretary to Govt. of India, Forests & Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110 003.
  2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
  3. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
  4. The Deputy Commissioner, Ludhiana.
  5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
  6. The Director (Environment), Ministry of Environment, Forests & Climate Change, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh.
- The detail of the authorized Officer of the project proponent is as under:

- |                          |  |
|--------------------------|--|
| a) Name of the applicant | : Sh. Subrata Chowdhury, President   |
| b) Contact no.           | : 011-26856118, 011-26850546/47  |
| c) E-mail ID             | : <a href="mailto:subrata.chowdhury@nerorealty.in">subrata.chowdhury@nerorealty.in</a> |

7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110 003.

*sd -*  
**Member Secretary (SEIAA)**





**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**  
 Ministry of Environment, Forest & Climate Change, Government of India  
 O/o Directorate of Environment & Climate Change  
 MGSIPA Complex, Sector 26,  
 Chandigarh-160019  
 seiaapb2017@gmail.com

No. SEIAA/MS/2023/ 1720

Registered Post/E-mail

Date: 08/11/2023

To

**M/s Hero Realty Ltd.,**  
 (Project Name- Multi-Storey Residential Complex)  
 # 264, Okhla Phase-3,  
 New Delhi-110020  
 Email ID: info.hrl@herorealty.in

Subject:

**Amendment in Environmental Clearance granted under EIA Notification dated 14.09.2006 establishment of area development project namely "Multi-Storey Residential Complex" in the revenue estate of village Birmi, Tehsil Mullanpur, Distt Ludhiana, Punjab by M/s Hero Realty Ltd. (Proposal No. SIA/PB/NCP/4973/2015).**

This is in reference to your application received vide letter dated 12.10.2023 submitted to State Environment Impact Assessment Authority (SEIAA) for seeking amendment in Environmental Clearance granted under the EIA Notification 14.09.2006 vide letter no SEIAA/2016/3581 dated 21.11.2016, for increase in number of Tower along with other certain changes. The proposal of amendment has now been appraised as per the procedure prescribed under the provisions of EIA Notification dated 14.09.2006 based on mandatory documents enclosed with the application viz., Form-4, Environmental Clearance (EC) letter, a copy of compliance of the conditions of Environmental Clearance and additional clarifications furnished.

2) The proposal was considered by SEIAA in the 265<sup>th</sup> meeting held on 26.10.2023 wherein SEIAA noted that as per the requested amendment, the built-up area, project population, total water requirement, waste-water generation would all decrease whereas the green area would increase and hence the proposed amendment will result in overall decreased environmental load of the Project. Accordingly, it was decided to amend the EC granted vide letter no SEIAA/2016/3581 dated 21.11.2016 as under:

**Amendments in the earlier granted Environmental Clearance (Table-I)**

S. N O.	ITEM	As per previous Environmental Clearance	After amendment	DIFFERENCE
1	Plot area (sqm)	63085.919	63085.919	NO CHANGE

2	Ground coverage (sqm)	10783.94	9296.225	Decrease																										
3	% Ground coverage	17.1	14.7	Decrease																										
4	Green area (sqm)	16090.96 (25.51%)	18787.317 (29.78%)	Increase																										
6	No. of Towers	12	13	Increase																										
7	No. of units	872	853	Decrease																										
8	Commercial area (sqm)	248.5	1567.64	Increase																										
9	Height of building (Meter) from ground to terrace (not mummy machine room)	44.85	110.25	Increase																										
10	Built-up area	2,10,051.22 m <sup>2</sup>	2,01,456.16 m <sup>2</sup>	Decrease																										
11	Population	4834	4733	Decrease																										
11	Total Water requirement	650 KLD	596.83 KLD	Decrease																										
12	Flushing water requirement	207 KLD	192 KLD	Decrease																										
13	Total wastewater generation	540 KLD	460 KLD	Decrease																										
14	Mode of Disposal	<table><tr><td>Season</td><td>Flushing (in KLD)</td><td>DG cooling</td><td>Irrigation &amp; landscaping (KLD)</td><td>For sale (in KLD)</td></tr><tr><td>Summer</td><td>207</td><td>27</td><td>252</td><td>-</td></tr><tr><td>Winter</td><td>207</td><td>27</td><td>112</td><td>140</td></tr><tr><td>Monsoon</td><td>207</td><td>27</td><td>-</td><td>252</td></tr></table>	Season	Flushing (in KLD)	DG cooling	Irrigation & landscaping (KLD)	For sale (in KLD)	Summer	207	27	252	-	Winter	207	27	112	140	Monsoon	207	27	-	252	<table><tr><td>Season</td><td>Flushing (in KLD)</td><td>Onto land as per Karnal Technology (KLD) ( @ 1.56 acres )</td></tr><tr><td>Summer</td><td>201</td><td>276</td></tr></table>	Season	Flushing (in KLD)	Onto land as per Karnal Technology (KLD) ( @ 1.56 acres )	Summer	201	276	Change in mode of disposal
Season	Flushing (in KLD)	DG cooling	Irrigation & landscaping (KLD)	For sale (in KLD)																										
Summer	207	27	252	-																										
Winter	207	27	112	140																										
Monsoon	207	27	-	252																										
Season	Flushing (in KLD)	Onto land as per Karnal Technology (KLD) ( @ 1.56 acres )																												
Summer	201	276																												

			Winter	201	276	
			Monsoon	201	276	
15	Capacity of STP	One component of 399 KLD capacity and other component of 211 KLD capacity.	One component of 305 KLD capacity and other component of 305 KLD capacity.			Change in capacities of individual STPs.

3) Accordingly, Environmental Clearance, is hereby amended as per the Table-I given above subject to the same terms and conditions as imposed in the original Environmental Clearance granted vide EC identification no. SEIAA/2016/3581 dated 21.11.2016 and additional conditions as under:

- The project proponent shall not undertake construction / development of phase-III (1.56 acres) area and shall maintain the same under plantations raised as per Karnal Technology model till the treated waste-water outlet of the project is connected with operational MC/GLADA sewer.
- The project proponent shall upgrade the technology of already installed STP of 610 KLD (in two modules of 305 KLD each) capacity to MBR technology followed by UF for the treatment of domestic effluent and shall achieve the standards of BOD <10 mg/l.

4) This letter must remain appended with the original Environmental Clearance granted by SEIAA vide letter no. SEIAA/2016/3581 dated 21.11.2016 to M/s Hero Realty Ltd.

5) This issues with the approval of Competent Authority.

  
Environmental Engineer

Through Email

Date - 08/11/2023

Copy to: - 1921-1931

- The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
- The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
- 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:

- Name of the applicant : Sh. Vinod Kumar
- Mobile No. : 011-47467000
- Email Id : [Vinod.kumar@herorealty.in](mailto:Vinod.kumar@herorealty.in)
- Email ID of Env. Consultant : [cptleia@gmail.com](mailto:cptleia@gmail.com)



4. The Chairman, Punjab State Power Corporation Ltd, The Mall, Patiala.
5. The Deputy Commissioner, Ludhiana.
6. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
7. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
8. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
9. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali.
10. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
11. Parivesh Portal/Record File.

  
Environmental Engineer









PPE Photo







# GRC INDIA TRAINING & ANALYTICAL LABORATORY

(A unit of Grass Roots Research & Creation India (P) Ltd.)

An ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 (OH&S) Certified

NABL Accredited Laboratory (A Constituent Board of QCI), TC 7501 (Chemical & Biological)

Recognized by Ministry of Environment, Forest & Climate Change (MoEF&CC, GOI) under the E(P) Act, 1986

Head Office: F-375, Sector-63, Noida, Gautam Budh Nagar, U.P. - 201301

Phone No.: 0120 - 4044630, Website: <https://www.grc-india.com>; E-mail: [lab@grc-india.com](mailto:lab@grc-india.com); [info@grc-india.com](mailto:info@grc-india.com)



## Test Report

Report Code: A20250531-045

Issue Date: 31.05.2025

Issued To: Hero Homes Project

Analysis Duration: 03.05.2025 to 31.05.2025

By M/s Hero Realty Pvt. Ltd.

Village-Birmi, Tehsil-Mullanpur, Ludhiana, Punjab.

Sample Description: Ambient Air

### RESULTS

(Ambient Air Quality Analysis)

#### SAMPLING DETAILS

Sampling Location	: Project Site
Sample Collected by	: Mr. Ankit Kumar
Sampling Protocol	: GRC/LAB/STP/AIR/01: 2018
Weather Condition	: Clear Sky
Sampling Duration	: 24 Hours
Sampling Duration for CO	: 1 Hour
Sampler Installation Height	: 4.0 Meter above Ground Level
Sample Packing & Marking	: Plastic Bottle / Zip Polybag & HRPL/MAY/A001-A008

S. No.	Date	Test Parameters				
		Particulate Matter (PM <sub>10</sub> ); µg/m <sup>3</sup>	Particulate Matter (PM <sub>2.5</sub> ); µg/m <sup>3</sup>	Sulphur Dioxide (SO <sub>2</sub> ); µg/m <sup>3</sup>	Nitrogen Dioxide (NO <sub>2</sub> ); µg/m <sup>3</sup>	Carbon Monoxide (CO); µg/m <sup>3</sup>
		IS 5182 (Part 23): 2006 (RA 2022)	IS 5182 (Part 24): 2019 (RA 2024)	IS 5182 (Part 2/Sec-1): 2001 (RA 2022)	IS 5182 (Part 6): 2006 (RA 2022)	IS 5182 (Part 10): 1999 (RA 2019)
National Ambient Air Quality Standards (2009)		100	60	80	80	4000
1	01.05.2025	83.8	50.6	8.3	20.1	310
2	05.05.2025	84.6	47.4	9.1	29.5	340
3	09.05.2025	88.7	50.9	9.7	28.1	250
4	13.05.2025	93.5	53.6	8.3	28.7	330
5	17.05.2025	82.7	46.3	9.8	21.5	280
6	21.05.2025	74.3	45.5	8.9	25.5	220
7	24.05.2025	76.2	42.9	9.8	29.4	330
8	28.05.2025	75.8	43.5	10.1	20.8	240

\*\*End of Report\*\*

Reviewed By

  
Narinder Singh  
(Sr. Chemist)  
Authorized Signatory  
(Seal & Signature)

GRC-LAB/QP-039

Rev: 00

Issue Date: 02.07.2018

**Note:** 1. The results indicated only refer to the tested samples and listed parameters and do not endorse any product.  
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Head Office: F-375, Sector-63, Noida, Gautam Budh Nagar, U.P. - 201301  
Phone No.: 0120 - 4044630, Website: <https://www.grc-india.com/> E-mail: [lab@grc-india.com](mailto:lab@grc-india.com) | [info@grc-india.com](mailto:info@grc-india.com)



## Test Report

Report Code: N20250508-045

Issue Date: 08.05.2025

Issued To: Hero Homes Project  
By M/s Hero Realty Pvt. Ltd.  
Village-Birmi, Tehsil-Mullanpur, Ludhiana, Punjab  
Sample Description: Ambient Noise

Monitoring Data Received On: 07.05.2025

### RESULTS

(Ambient Noise Monitoring Data)

#### SAMPLING DETAILS

Date of Monitoring : 05.05.2025  
Monitoring Done by : Mr. Ankit Kumar  
Monitoring Protocol : IS 9989: 1981, RA 2023  
Weather Condition : Clear Sky  
Monitoring Duration : 24 Hours

S. No.	Location	Zone	Prescribed Limit {Noise Pollution (Regulation & Control) Rules, 2000}; Leq, dB (A)		Observed Value; Leq, dB (A)	
			Day Time*	Night Time**	Day Time*	Night Time**
1	Project Site	Residential Area	55	45	53.8	42.8
* Day Time		6.00 AM to 10.00 PM				
**Night Time		10.00 PM to 6.00 AM				

\*\*End of Report\*\*



Narinder Singh  
(Sr. Chemist)  
Authorized Signatory  
(Seal & Signature)

GRC-LAB/QP-039 Rev:00 Issue Date: 02.07.2018

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## Test Report

Report Code: GW20250521-045(A)

Issue Date: 21.05.2025

Issued To: Hero Homes Project  
By M/s Hero Realty Pvt. Ltd.  
Village-Birmi, Tehsil-Mullanpur, Ludhiana, Punjab.

Sample Received On: 06.05.2025  
Analysis Duration: 06.05.2025 to 20.05.2025

Sample Description: Ground Water

### RESULTS S (Water Quality Analysis)

#### SAMPLING DETAILS

Date of Sampling : 05.05.2025  
Sampling Location : Project Site  
Sample Collected by : Mr. Ankit Kumar  
Sampling Protocol : IS 17614 (Part-21): 2021  
Weather Condition : Clear Sky  
Sample Quantity : 5 Liter  
Sample Packing & Marking : Plastic Bottle & HRPL/MAY/GW-01

S. No.	Parameters	Units	Requirements (as per IS 10500: 2012, RA 2023)		Results	Test Method
			Desirable Limit	Permissible Limit		
1	Color	Hazen	5	15	<5	IS 3025 (Part-4): 2021
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part-5): 2018
3	Turbidity	NTU	1	5	<1	IS 3025 (Part-10): 2023
4	pH Value	-	6.5-8.5	No Relaxation	7.53	IS 3025 (Part-11): 2022
5	Total Dissolved Solids	mg/l	500	2000	900	IS 3025 (Part-16): 2023
6	Total Hardness (as CaCO <sub>3</sub> )	mg/l	200	600	387	IS 3025 (Part-21): 2009, RA 2023
7	Total Alkalinity (as CaCO <sub>3</sub> )	mg/l	200	600	369	IS 3025 (Part-23): 2023
8	Chlorides (as Cl)	mg/l	250	1000	187	IS 3025 (Part-32): 1988, RA 2019
9	Fluoride (as F)	mg/l	1	1.5	0.54	APHA 24 <sup>th</sup> Ed., 4500F-D: 2024
10	Calcium (as Ca <sup>2+</sup> )	mg/l	75	200	93	IS 3025 (Part-40): 2024
11	Magnesium (as Mg <sup>2+</sup> )	mg/l	30	100	37	IS 3025 (Part-46): 2023
12	Sulphate (as SO <sub>4</sub> )	mg/l	200	400	95	IS 3025 (Part-24/Sec-1): 2022
13	Nitrate (as NO <sub>3</sub> )	mg/l	45	No Relaxation	13	IS 3025 (Part-34/Sec-1): 2023
14	Iron (as Fe)	mg/l	1.0	No Relaxation	0.32	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)

Reviewed By

Rahul Singh  
Sr. Chemist  
Authorized Signatory  
(Seal & Signature)

GRC-LAB/QP-029

Rev: 00

**Note:** 1. The results indicated only refer to the tested samples and listed parameters and do not endorse any product.  
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## Test Report

Report Code: GW20250521-045(A)

Issue Date: 21.05.2025

15	Aluminum (as Al)	mg/l	0.03	0.2	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
16	Copper (as Cu)	mg/l	0.05	1.5	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
17	Manganese (as Mn)	mg/l	0.1	0.3	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
18	Boron (as B)	mg/l	0.5	2.4	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
19	Zinc (as Zn)	mg/l	5	15	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
20	Selenium (as Se)	mg/l	0.01	No Relaxation	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES-VGA)
21	Arsenic (as As)	mg/l	0.01	No Relaxation	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES-VGA)
22	Cadmium (as Cd)	mg/l	0.003	No Relaxation	<0.001	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
23	Total Chromium (as Cr <sup>3+</sup> )	mg/l	0.05	No Relaxation	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
24	Cyanide (as CN)	mg/l	0.05	No Relaxation	<0.01	IS 3025 (Part-27/Sec-1): 2021
25	Lead (as Pb)	mg/l	0.01	No Relaxation	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
26	Mercury (as Hg)	mg/l	0.001	No Relaxation	<0.001	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES-VGA)
27	Nickel (as Ni)	mg/l	0.02	No Relaxation	<0.01	APHA 24 <sup>th</sup> Ed., 3120-B: 2023 (ICP-OES)
28	Phenolic Compounds (as C <sub>6</sub> H <sub>5</sub> OH)	mg/l	0.001	0.002	<0.001	IS 3025 (Part-43/Sec-1): 2022
29	Anionic Detergent (as MBAS)	mg/l	0.2	1	<0.01	IS 3025 (Part-68): 2019
30	Silica (as SiO <sub>2</sub> )	mg/l	--	--	5.3	APHA 24 <sup>th</sup> Ed., 4500-SiO <sub>2</sub> (C/D): 2023
31	Phosphate (as PO <sub>4</sub> )	mg/l	--	--	0.8	APHA 24 <sup>th</sup> Ed., 4500-P D: 2023
32	Specific Conductivity	μS/cm	--	--	1350	IS 3025 (Part-14): 2013, RA 2023

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

  
Reviewed By

  
Rahul Singh  
Sr. Chemist  
Authorized Signatory  
(Seal & Signature)

GRC-LAB/QP-029 Rev: 00 Issue Date: 02.07.2018

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# GRC INDIA TRAINING & ANALYTICAL LABORATORY

(A unit of Grass Roots Research & Creation India (P) Ltd.)

An ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 (OH&S) Certified

NABL Accredited Laboratory (A Constituent Board of QCI), TC 7501 (Chemical & Biological)

Recognized by Ministry of Environment, Forest & Climate Change (MoEF&CC, GOI) under the E(P) Act, 1986

Head Office: F-375, Sector-63, Noida, Gautam Budh Nagar, U.P. - 201301

Phone No.: 0120 - 4044630, Website: <https://www.grc-india.com>; E-mail: [lab@grc-india.com](mailto:lab@grc-india.com); [info@grc-india.com](mailto:info@grc-india.com)



## Test Report

Report Code: GW20250510-045(B)

Issue Date: 10.05.2025

Issued To: Hero Homes Project

By M/s Hero Realty Pvt. Ltd.

Village-Birmi, Tehsil-Mullanpur, Ludhiana, Punjab

Sample Description: Ground Water

Sample Received On: 06.05.2025

Analysis Duration: 06.05.2025 to 09.05.2025

### RESULTS

(Water Quality Analysis)

#### SAMPLING DETAILS

Date of Sampling	: 05.05.2025
Sampling Location	: Project Site
Sample Collected by	: Mr. Ankit Kumar
Sampling Protocol	: IS 17614 (Part-25): 2022
Weather Condition	: Clear Sky
Sample Quantity	: 0.5 Liter
Sample Packing & Marking	: Sterile Glass Bottle & HRPL/MAY/GW-01

S. No.	Parameters	Units	Requirements (as per IS 10500: 2012, RA 2023)	Results	Test Method
1	Total Coliform	MPN/100ml	Shall not be detected in 100 ml Sample	<2 (Not Detected)	IS 15185: 2016, RA 2021
2	E. coli	MPN/100ml	Shall not be detected in 100 ml Sample	<2 (Absent)	IS 15185: 2016, RA 2021

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

  
Reviewed By



Ajay Kumar Sharma  
(Sr. Quality Manager)  
Authorized Signatory  
(Seal & Signature)

GRC-LAB/QP-039

Rev: 00

Issue Date: 02.07.2018

**Note:** 1. The results indicated only refer to the tested samples and listed parameters and do not endorse any product.  
2. This certificate shall not be reproduced wholly or in part without prior written consent of the GRC laboratory.  
3. This certificate shall not be used in any advertising media or as evidence in the Court of Law without prior written consent of the GRC laboratory.  
4. The MU will be reported in the test report only on the request of customer.  
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## Test Report

Report Code: S20250521-045

Issue Date: 21.05.2025

Issued To: Hero Homes Project

By M/s Hero Realty Pvt. Ltd.

Village-Birmi, Tehsil-Mullanpur, Ludhiana, Punjab

Sample Received On: 06.05.2025

Analysis Duration: 06.05.2025 to 20.05.2025

Sample Description: Soil Sample s

### RESULTS

(Soil Quality Analysis)

#### SAMPLING DETAILS

Date of Sampling	: 05.05.2025
Sampling Location	: Project Site
Sample Collected by	: Mr. Ankit Kumar
Sampling Protocol	: GRC/LAB/STP/01: 2018
Weather Condition	: Clear Sky
Sample Quantity	: 5 Kg (Composite sample)
Sample Packing & Marking	: Zip Polybag & HRPL/MAY/SQ-01

S. No.	Parameters	Units	Results	Test Method
1.	Texture	-	Sandy Clay loam	GRC-LAB/STP-SOIL/22: 2018
2.	Particle Size Distribution	-	--	IS 2720 (Part-4): 1985, RA 2020
	Sand	%	56.7	
	Silt	%	19.5	
	Clay	%	23.8	
3.	pH (1:2 Suspension)	-	7.83	IS 2720 (Part-26): 1987, RA 2021
4.	Electrical Conductivity (1:2 Suspension)	$\mu\text{S}/\text{cm}$	384	IS 14767: 2000, RA 2021
5.	Moisture Content	%	9.3	IS 2720 (Part-2): 1973, RA 2020
6.	Cation Exchange Capacity (CEC)	meq/100gm	15.8	IS 2720 (Part-24): 1976, RA 2020
7.	Available Potassium (as K)	mg/kg	78	GRC-LAB/STP-SOIL/07: 2018
8.	Exchangeable Sodium (as Na)	mg/kg	187	GRC-LAB/STP-SOIL/06: 2018
9.	Exchangeable Calcium (as Ca)	mg/kg	2259	GRC-LAB/STP-SOIL/08: 2018
10.	Exchangeable Magnesium (as Mg)	mg/kg	423	GRC-LAB/STP-SOIL/08: 2018
11.	Sodium Absorption Ratio (SAR)	meq/kg	0.94	GRC-LAB/STP-SOIL/19: 2018
12.	Organic Matter	%	0.89	IS 2720 (Part-22): 1972, RA 2020

Reviewed By

Narendra Singh  
(Sr. Chemist)  
Authorized Signatory  
(Seal & Signature)

GRC-LAB/QP-009

Rev: 00

**Note:** 1. The results indicated only refer to the tested samples and listed parameters and do not endorse any product.  
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## Test Report

Report Code: S20250521-045

Issue Date: 21.05.2025

13.	Total Nitrogen (as N)	mg/kg	42	IS 14684: 1999, RA 2019
14.	Total Phosphate (as PO <sub>4</sub> )	mg/kg	5.9	USEPA Method 365.3: 1978
15.	Iron (as Fe)	mg/kg	5.8	USEPA Method 3051-A (Rev.-01): 2007
16.	Zinc (as Zn)	mg/kg	2.1	USEPA Method 3051-A (Rev.-01): 2007
17.	Copper (as Cu)	mg/kg	1.4	USEPA Method 3051-A (Rev.-01): 2007
18.	Boron (as B)	mg/kg	2.3	USEPA Method 3051-A (Rev.-01): 2007
19.	Manganese (as Mn)	mg/kg	12.8	USEPA Method 3051-A (Rev.-01): 2007
20.	Water Holding Capacity	%	32.1	GRC-LAB/STP-SOIL/13; 2020
21.	Permeability at 27°C	cm/sec	2.3	IS 2720 (Part-17): 1986, RA 2021
22.	Porosity	%	28.6	GRC-LAB/STP-SOIL/20; 2020
23.	Bulk Density	gm/cm <sup>3</sup>	1.37	GRC-LAB/STP-SOIL/12; 2018

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

  
Reviewed By



**Narendra Singh**  
(Sr. Chemist)  
Authorized Signatory  
(Seal & Signature)

I/57827/2023



भारत सरकार  
GOVERNMENT OF INDIA  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE  
क्षेत्रीय कार्यालय, चंडीगढ़ / Regional Office, Chandigarh



मिसिल संख्या :- 9-PBB320/2023-CHA

दिनांक: .11.2023

सेवा में,

अतिरिक्त मुख्य सचिव (वन),  
पंजाब सरकार, लघु सचिवालय,  
सेक्टर-9, चण्डीगढ़।  
([fcf@punjab.gov.in](mailto:fcf@punjab.gov.in))

**विषय:-** Diversion of 0.01096 ha of forest land for approach access road to the Residential (Group Housing) M/s Hero Realty Limited land measuring 15.589 acres situated at village Birmi (HB No.146), Sub Tehsil Mullanpur, District and under forest Division Ludhiana, Punjab. (Online proposal No. FP/PB/Approach/146076/2021)-regarding

संदर्भ (i) State Government online proposal received on dated 10.02.2023.

(ii) अतिरिक्त प्रधान मुख्य वन संरक्षक, पंजाब सरकार के पत्र संख्या FOREST-FCA0FC6L/38/2022-FCA दिनांक 23.10.2023.

महोदय,

मुझे आपका ध्यान उपर्युक्त प्रस्ताव की और दिलाने का निर्देश हुआ है, जिसमें वन (संरक्षण) अधिनियम, 1980 की धारा- 2 के अधीन केन्द्रीय सरकार की अनुमति मांगी गई है। इस प्रस्ताव में इस कार्यालय के समसंख्यक पत्र दिनांक 24.04.2023 द्वारा सैद्धांतिक स्वीकृति प्रदान की गई थी, जिसकी अनुपालना रिपोर्ट अतिरिक्त प्रधान मुख्य वन संरक्षक व नोडल अधिकारी के पत्र संख्या FOREST-FCA0FC6L/38/2022-FCA दिनांक 23.10.2023 (ऑनलाइन पोर्टल) द्वारा प्राप्त होने के उपरान्त केन्द्र सरकार द्वारा उपर्युक्त उद्देश्य हेतु 0.01096 हेक्टेयर वन भूमि के उपयोग हेतु विधिवत स्वीकृति निम्नलिखित शर्तें पूरी करने पर प्रदान की जाती है:-

- वन भूमि की विधिक स्थिति बदली नहीं जाएगी।
- काटे जाने वाले बाधक वृक्षों/पौधों की संख्या किसी भी रूप में प्रस्ताव में दर्शायी गई संख्या से अधिक नहीं होगी और वृक्षों की कटाई के दौरान वन्यजीवों को किसी तरह का नुकसान नहीं पहुंचाया जाएगा।
- प्रतिपूर्ति पौधारोपण राज्य सरकार द्वारा प्रस्तावित सीए योजना के अनुसार MATTEWARA FOREST C.NO 38 TEHSIL LUDHIANA EAST & DISTRICT LUDHIANA, में पौधे लगाकर किया जाएगा और धन प्रयोक्ता एजेंसी द्वारा प्रदान किया जाएगा।
- अतिरिक्त प्रतिपूर्ति पौधारोपण राज्य सरकार द्वारा प्रस्तावित एसीए योजना के अनुसार MATTEWARA FOREST C.NO 38 TEHSIL LUDHIANA EAST & DISTRICT LUDHIANA, में पौधे लगाकर किया जाएगा और धन प्रयोक्ता एजेंसी द्वारा प्रदान किया जाएगा।
- प्रतिपूर्ति पौधारोपण और अतिरिक्त प्रतिपूर्ति पौधारोपण इस पत्र के जारी होने की तिथि से एक वर्ष के अन्दर हो जाना चाहिए।
- CEO, State CAMPA, इस कार्यालय द्वारा अनुमोदित सीए योजना के अनुसार CA वृधारोपण के लिए DFO को CAMPA Scheme के तहत धनराशि जारी करना सुनिश्चित करेंगे।
- DFO अनुमोदित CA Sites पर वृधारोपण करना सुनिश्चित करेंगे और MoEF&CC की अनुमति प्राप्त किए बिना अनुमोदित को नहीं बदलेगे।
- राज्य सरकार प्रयोक्ता एजेंसी को वन भूमि को गैर वानिकी कार्यों के लिए हस्तान्तरण से पूर्व स्वीकृत प्रतिपूर्ति पौधारोपण (CA) क्षेत्र की KML फाइल को भारतीय वन सर्वेक्षण (FSI) के E-Green Watch पोर्टल पर अपलोड करना सुनिश्चित करेंगी।
- वन भूमि का प्रयोग प्रस्ताव में दर्शाये गये उद्देश्य के अलावा किसी अन्य उद्देश्य के लिये नहीं किया जायेगा।



I/57827/2023

- x. माननीय उच्चतम न्यायालय के निर्देशानुसार जब कभी भी NPV की राशि बढ़ाई जायेगी तो उस बढ़ी हुई NPV की राशि को जमा करने के लिए प्रयोक्ता एजेंसी बाध्य होगी और राज्य सरकार बढ़ी हुई राशि जमा कराना सुनिश्चित करेगी।
- xi. इस प्रस्ताव को 99 वर्षों के लिए अनुमति प्रदान की जायेगी, इसके उपरान्त पुनः यह अनुमति भारत सरकार से प्राप्त करनी होगी। इस अनुमोदन के तहत Diversion की अवधि प्रयोक्ता एजेंसी के पक्ष में दी जाने वाली Lease की अवधि या परियोजना की अवधि जो भी कम हो के सह-समाप्ति होगी।
- xii. साथ लगते वन और वनभूमि को किसी तरह का कोई नुकसान नहीं पहुंचाया जायेगा और साथ लगते हुए वन और वनभूमि को बचाने के लिये सभी प्रयत्न किये जायेंगे।
- xiii. स्थानान्तरण के लिए प्रस्तावित वनभूमि को केंद्रीय सरकार की पूर्व अनुमति के बिना किसी भी परिस्थिति में किसी अन्य एजेंसी, विभाग या व्यक्ति विशेष को हस्तांतरित नहीं किया जायेगा।
- xiv. केंद्रीय सरकार की अनुमति के बिना प्रस्ताव के लेआउट प्लान को बदला नहीं जायेगा।
- xv. कूड़ा कर्कट निपटान जारी योजना के अनुसार किया जायेगा।
- xvi. अन्य कोई भी शर्त इस क्षेत्रीय कार्यालय द्वारा वन तथा वन्यजीवों के संरक्षण, सुरक्षा तथा विकास हेतु समय-समय पर लगाई जा सकती है।
- xvii. यदि आवश्यक हो तो प्रयोक्ता एजेंसी पर्यावरण (सुरक्षा) अधिनियम 1986, के अनुसार पर्यावरण अनुमति प्राप्त करेगी।
- xviii. इनमें से किसी भी शर्त का उल्लंघन वन संरक्षण अधिनियम, 1980 का उल्लंघन होगा तथा पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय के Handbook of Forest (Conservation) Act, 1980 and Forest Conservation Rules, 2003 (Guidelines & Clarifications), 2019 में उल्लिखित दिशानिर्देश 1.21 के अनुसार कार्यवाई की जायेगी।
- xix. यदि कोई अन्य सम्बंधित अधिनियम/अनुच्छेद/नियम/न्यायालय आदेश/अनुदेशआदि इस प्रस्ताव पर लागू होते हैं तो उनके अधीन जरूरी अनुमति लेना राज्य सरकार की जिम्मेवारी होगी।

2. मंत्रालय इस स्वीकृति को स्थगित/रद्द कर सकता है यदि उपरोक्त शर्तों में से किसी भी शर्त का कार्यान्वयन सन्तोषप्रद नहीं है। राज्य सरकार वन विभाग के माध्यम से इन शर्तों का पालन सुनिश्चित करेगी।

भवदीय,

हस्ता/-  
(राजा राम सिंह)उप-वन- महानिरीक्षक  
RO, MoEF&CC

प्रतिलिपि:-

1. वन महानिरीक्षक (ROHQ), पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, इंदिरा पर्यावरण भवन, जोर बाग, अलीगंज, नई दिल्ली। ([ramesh.pandy@nic.in](mailto:ramesh.pandy@nic.in))
2. प्रधान मुख्य वन संरक्षक, पंजाब, फॉरेस्ट कॉम्प्लेक्स, सै०-68, एस० ए० एस० नगर, मोहाली, पंजाब। ([pccfpunjab@gmail.com](mailto:pccfpunjab@gmail.com))
3. मुख्य कार्यकारी अधिकारी, CAMPA, फॉरेस्ट कॉम्प्लेक्स, सै०-68, एस० ए० एस० नगर, मोहाली, पंजाब। ([ceo.puncampa@gmail.com](mailto:ceo.puncampa@gmail.com))
4. वन मण्डल अधिकारी, वन मण्डल और जिला लुधियाना, पंजाब। ([dfo\\_ludhiana@rediffmail.com](mailto:dfo_ludhiana@rediffmail.com))
5. M/s HERO REALTY LIMITED, Village Birmi, Sub Tehsil Mullanpur, District Ludhiana। ([herorealty12@gmail.com](mailto:herorealty12@gmail.com))

**By Regd Post**

Tele: 011-25687194/ 7315

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

WAC/S 5016/5/ATS (87/22)

04 November 2022

**M/s Hero Realty Pvt Ltd,  
#264, Ground Floor,  
Okhla Industrial Estate, Phase – III,  
New Delhi - 110020,**

**NOC FOR CONSTRUCTION OF BUILDING**

Sir,

1. Please refer your application dated 30 August 2022 on the subject, received at this HQ on 15 September 2022.

2. The application has been examined under Gazette of India GSR 770 (E), Works of Defence Act 1903 and other relevant orders on the subject. **This HQ has no objection for construction of 128.250 m high building for group housing project named "Hero Homes Phase – II" at village – Birmi, sub tehsil – Mullanpur, district – Ludhiana, Punjab, at Khasra No's (mentioned in submitted proposal), subject to following conditions: -**

(a) The NOC with respect to **Air Force Station Halwara** 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 770 (E) read in conjunction with sub section (1) and clause (O) & clause (R) of sub section 2 of section 5 read with section 9 (A) of Aircraft Act 1934.

(e) Vertical extent (highest point) of the building proposed at coordinates mentioned overleaf **shall not exceed 371.250 m, AMSL or 128.250 m, AGL. In addition a maximum of 10 m crane height is permitted above the proposed building during construction period.** No extension or structure permanent or temporary (e.g. Cranes, Antennas, Muntree, lightning Arresters,

*e-office*



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° 53' 57" N	75° 43' 34" E	243 m, AMSL
2	30° 54' 00" N	75° 43' 32" E	243 m, AMSL
3	30° 54' 00" N	75° 43' 29" E	242 m, AMSL
4	30° 53' 55" N	75° 43' 29" E	242 m, AMSL

(f) Standard obstruction lightings as per International Civil Aviation Organization (ICAO) standards 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 Halwara. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

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

Yours sincerely,

(MK Rana)  
Group Captain  
Command ATC Officer

**Copy to:**

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

AF Stn Halwara (SATCO)

**Internal:**

C Nav O



## Punjab Fire Services (MullanpurDakha)



### FIRE SAFETY CERTIFICATE ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਮਾਣ ਪੱਤਰ

NOC No 314-101088-Fire/77781

NOC Type: Renew

Dated 31-Oct-2024

Certified that the **Hero Homes Ludhiana** at **Hero Homes Village Birmi Sidhwan Canal Road Ludhiana** has been inspected by the fire officer and is found to be complied with fire prevention and fire safety equipments of National Building Code and verified by officer concerned of fire service on **28-Oct-2024** in the presence of **Hero Realty Private Limited** and is fit to occupancy group **RESIDENTIAL BUILDING-A** subdivision **A-4** (As per NBC) for period of **one year** from issue date.

Issued on **31-Oct-2024** at **MullanpurDakha**

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ **Hero Homes Ludhiana** ਜੋ ਕਿ **Hero Homes Village Birmi Sidhwan Canal Road Ludhiana** ਵਿਖੇ ਸਥਾਪਤ ਹੈ, ਜਿਸ ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ ਅਤੇ ਪਾਇਆ ਗਿਆ ਕਿ ਇੱਥੇ ਅੱਗ ਬੁਝਾਉਣ ਦੇ ਪ੍ਰਭਾਵੀ ਅਤੇ ਬਚਾਅ ਦੇ ਰਾਸ਼ਟਰੀ ਬਿਲਡਿੰਗ ਕੋਡ ਅਨੁਸਾਰ ਪ੍ਰਬੰਧ ਕੀਤੇ ਗਏ ਹਨ ਜਿਸ ਨੂੰ ਸਬੰਧਤ ਅੱਗ ਬੁਝਾਉ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਪ੍ਰਮਾਣਿਤ ਕੀਤਾ ਗਿਆ ਮਿਤੀ **28-Oct-2024** ਮੌਜੂਦਗੀ ਵਿੱਚ **Hero Realty Private Limited** (ਮਾਲਕ ਦਾ ਨਾਮ ਜਾਂ ਉਸ ਦਾ ਪ੍ਰਤੀਨਿਧੀ) ਇਸ ਨੂੰ ਆਬਾਦੀ ਲਈ ਯੋਗ ਪਾਇਆ ਗਿਆ। Occupancy Group **RESIDENTIAL BUILDING-A** subdivision **A-4** (ਐਨ. ਬੀ. ਸੀ. ਦੇ ਅਨੁਸਾਰ) ਦੇ ਪ੍ਰਭਾਵੀ ਸਮੇਂ ਤੋਂ ਇੱਕ ਸਾਲ ਤੱਕ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ **31-Oct-2024** ਕਿੱਥੇ **MullanpurDakha**

This project comprise of 7 towers/blocks with number of floors as given below.

ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ 7 ਟਾਵਰ/ਬਲਾਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:

Block Name	No. Of Floors	Area (sq. mtr.)
Tower-1 (G+14)	15	6155.00
Tower-2 (G+14)	15	7439.00
Tower-3 (G+14)	15	9918.00
TOWer-4 (G+14)	15	10867.00
Basement	0	16996.00
10 Shops	1	249.00
Community Center	2	2091.00

NOC is issued subject to following conditions:

ਐਨ. ਓ. ਸੀ. ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

1. Fire Safety arrangements shall be kept in working condition at all the times.  
ਹਰ ਸਮੇਂ ਅੱਗ ਤੋਂ ਬਚਾਅ ਦੇ ਯੰਤਰਾਂ ਨੂੰ ਚਾਲੂ/ਚੰਗੀ ਹਾਲਤ ਵਿੱਚ ਰੱਖਿਆ ਜਾਵੇ।
2. Occupants/ owner should have trained staff to operate the operation of fire safety system provided there in.

ਉਪਲੱਬਧ ਅੱਗ ਬੁਝਾਉਣ ਦੇ ਯੰਤਰਾਂ ਦੀ ਵਰਤੋਂ ਤੋਂ ਰਹਿਣ ਵਾਲੇ ਲੋਕਾਂ / ਮਾਲਕਾਂ ਨੂੰ ਜਾਣੂੰ ਕਰਵਾਇਆ ਜਾਣਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ।

3. Fire Officer can check the arrangements of fire safety at any time, this certificate will be withdrawn without any notice if any deficiency is found.

ਫਾਇਰ ਬਿਗਰਡ ਅਧਿਕਾਰੀ ਕਿਸੇ ਵੀ ਵਕਤ ਇਨ੍ਹਾਂ ਸਾਰੇ ਪ੍ਰਬੰਧਾਂ ਨੂੰ ਚੈੱਕ ਕਰ ਸਕਦਾ ਹੈ, ਜੇ ਕਰ ਕੋਈ ਕਮੀ ਪਾਈ ਗਈ ਤਾਂ ਬਿਨਾਂ ਕਿਸੇ ਨੋਟਿਸ ਦੇ ਇਹ ਸਰਟੀਫਿਕੇਟ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।

4. Occupants/ owner should apply for renewal of fire safety certificate one month prior to expiry of this certificate.

ਮਾਲਕ ਜਾਰੀ ਕੀਤੇ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਸਰਟੀਫਿਕੇਟ ਦੀ ਮਿਤੀ ਖਤਮ ਹੋਣ ਤੋਂ ਇੱਕ ਮਹੀਨਾ ਪਹਿਲਾਂ ਰੀਨੀਊ ਕਰਵਾਉਣ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗਾ।

\* Above Details cannot be used as ownership proof.

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

\* This is digitally created certificate, no signature are needed

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



Date: 01/06/2024

To,

Regional Officer,  
Ministry of Environment, Forest & Climate Change (Northern Region),  
Bays No: 24-25, Sector-31 A,  
Dakshin Marg, Chandigarh-160030

**Sub: Half-yearly Compliance (June 2024) of the stipulated Environmental Conditions/Safeguards in the Environmental Clearance Letter for Multi-Storey Residential Complex at Village: Birmi, Tehsil: Mullanpur, Distt. Ludhiana, Punjab. By M/s Hero Realty Pvt. Ltd.**

**Ref: i) Environmental Clearance Ref. Letter No. SEIAA/MS/2023/1920 DATED 08.11.2023**  
**ii) Environmental Clearance Ref. Letter No. SEIAA/2016/3581 DATED 21.11.2016**

Dear Sir,

This has reference to the State Level Environment Impact Assessment Authority, Punjab EC Ref. Letter No. SEIAA/MS/2023/1920 DATED 08.11.2023, and SEIAA/2016/3581 DATED 21.11.2016 vide which we have been asked to submit the compliance with the specific and general conditions.

In view of above, we are approaching you by submitting a copy of the following information/ documents for your kind perusal:

1. Point-wise compliance of the stipulated environmental conditions/ safeguards.
2. Environmental monitoring report.

We fully assure you that we will comply with all conditions as specified in the Environment clearance granted to us. Details of representative are as follows:

Name	Vinod Kumar
Designation	Sr. Manager- Corporate Affairs
Contact no.	7027390402
Email ID	vinod.kumar@herorealty.in

Yours Sincerely,

For M/s. Hero Realty Pvt. Ltd.  
**For Hero Realty Private Limited**

  
Authorized Signatory

CC: The Member Secretary, State Environmental Impact Assessment Authority, MGSIPA Complex, Sector- 26, Chandigarh - 160019  
The Chairmen, O/o. Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, Punjab - 147001

**Hero Realty Pvt. Ltd.**  
(A Hero Enterprise)

Date: 01/06/2024

To,

Regional Officer,  
Ministry of Environment, Forest & Climate Change (Northern Region),  
Bays No: 24-25, Sector-31 A,  
Dakshin Marg, Chandigarh-160030

**Sub: Half-yearly Compliance (June 2024) of the stipulated Environmental Conditions/Safeguards in the Environmental Clearance Letter for Multi-Storey Residential Complex at Village: Birni, Tehsil: Mullanpur, Distt. Ludhiana, Punjab. By M/s Hero Realty Pvt. Ltd.**

**Ref: i) Environmental Clearance Ref. Letter No. SEIAA/MS/2023/1920 DATED 08.11.2023  
ii) Environmental Clearance Ref. Letter No. SEIAA/2016/3581 DATED 21.11.2016**

Dear Sir,

*For Kasam Singh AEEB*  
This has reference to the State Level Environment Impact Assessment Authority, Punjab EC Ref. Letter No. SEIAA/MS/2023/1920 DATED 08.11.2023, and SEIAA/2016/3581 DATED 21.11.2016 vide which we have been asked to submit the compliance with the specific and general conditions.

*AD/yl*  
*19/5/2024*  
In view of above, we are approaching you by submitting a copy of the following information/ documents for your kind perusal:

1. Point-wise compliance of the stipulated environmental conditions/ safeguards.
2. Environmental monitoring report.

We fully assure you that we will comply with all conditions as specified in the Environment clearance granted to us. Details of representative are as follows:

Name	Vinod Kumar
Designation	Sr. Manager- Corporate Affairs
Contact no.	7027390402
Email ID	vinod.kumar@herorealty.in

Yours Sincerely,

For M/s. Hero Realty Pvt. Ltd.  
For Hero Realty Private Limited

*[Signature]*  
Authorized Signatory

CC:

1. The Member Secretary, State Environmental Impact Assessment Authority, MGSIPA Complex, Sector- 26, Chandigarh - 160019
2. The Chairmen, O/o. Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, Punjab - 147001

**Hero Realty Pvt. Ltd.**  
(A Hero Enterprise)



**Hero Homes Mohali PH-2**  
 RERA NO - PBRERA-SAS81-PR0022  
 Location - Sector 88, Mohali  
 Type - 3BHK + Store (Premium)  
**SEIAA**

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 Ground Floor, Plot Number -364, Omnia Phase 1, New Delhi, New Delhi, Delhi, 110025

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# PUNJAB POLLUTION CONTROL BOARD

Zonal Office-II, E-648-B, Backside CICU Office, Phase-5, Focal Point,  
Ludhiana

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: G15LDH42619113

Application No : 9074643

To,

Nagaraju Routhu  
264, Okhla Phase-III, New Delhi  
Delhi, Delhi-110020

Subject: Extension in validity of 'Consent to establish' (NOC) u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 and Hazardous & Other Wastes (Management and Trans-boundary Movement) Rules, 2016.

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

Certificate No.	CTE/Ext/LDH3/2019/9074643
Date of issue :	09/04/2019
Date of expiry :	08/04/2020
Certificate Type :	Extension
Previous CTE/CTO No. & Validity :	R15LDH3CTE3148089 From:02/11/2015 To:01/11/2018

## 2. Particulars of the Industry

Name & Designation of the Applicant	Dilpreet Singh, (Head Coordination)
Address of Industrial premises	Hero realty private limited, 264, okhla phase-3, Ludhiana west, Ludhiana iii-141027
Category of Industry	Red
Type of Industry	Building, Const. projects, Township & Area development ..... covered under EIA notification dated 14/9/06
Scale of the Industry	Large
Office District	Ludhiana iii

The validity of 'Consent to establish' (NOC) under the provisions of Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988, Air Prevention & Control of Pollution) Act, 1981 as amended in 1987 and Hazardous & Other Wastes (Management and Trans-boundary Movement) Rules, 2016 granted online vide no. R15LDH3CTE3148089 dated 02/11/2015 is hereby extended upto 08-04-2020 with same terms & conditions as mentioned in original "Consent to Establish (NOC)" granted to the project proponent and with special condition that the project proponent will obtain the permission for the use/abstraction of ground water as per the requirements of Central Ground Water Authority (CGWA). In absence of obtaining of permission, the operation of the project is entirely at its risk and cost and the Board will not be responsible for any loss, in case the CGWA will prohibit the abstraction/use of water on account of non-obtaining of such permission.

This letter be appended with original 'Consent to establish' (NOC) for an industrial unit issued vide online no. R15LDH3CTE3148089 dated 02/11/2015 under Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988, Air Prevention & Control of Pollution) Act, 1981 as amended in 1987 and Hazardous & Other Wastes (Management and Trans-boundary Movement) Rules, 2016.



09/04/2019

(Sandeep Bahl)  
Sr Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana with the request to report w.r.t the compliance of specific conditions as per the time scheduled allowed to the project proponent.



09/04/2019

(Sandeep Bahl)  
Sr Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)





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



Office Dispatch No.: **PBIP/PPCB/2024/15**

Date: **08.01.2024**

To

**VINOD KUMAR**  
**HERO HOMES LUDHIANA**  
**LUDHIANA, LUDHIANA-WEST - 142027**

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

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

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

PIN	230435996
Application No.:	2311629276
Date of Issue	08-Jan-2024
Date of Expiry:	8-Apr-2026
Certificate Type:	Expansion
Certificate No:	CTE/Fresh/PBIP/LDH/2023/2311629276

**2. Particulars of the Industry:**

Name & Designation of the Applicant:	VINOD KUMAR, (Other)
Name of Business Entity	HERO REALTY PVT LTD
Name of the Project/Unit:	HERO HOMES (Phase 2)
Address of Project/Unit:	Village Birmi, Tehsil Mullanpur, Distt. Ludhiana , Ludhiana-West , Ludhiana
Capital Investment of the Industry(in lakhs):	38495
Category of Industry:	Red
Type of Industry:	1063 - Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Large - > Rs. 50 Crore
Office District:	Ludhiana
Consent Fee Details:	Rs. 7,20,000/- as NOC fee vide Transaction Id/Ref No.: 349388886 dated 18.11.2023 and Rs. 10,80,000/- as NOC fee vide Transaction Id/Ref No.: 686789910 dated 26.12.2023.
Raw Materials (Name with quantity per day):	Expansion for development/ changes in the Group Housing Project in total land area of 63085.919 sqm & with total built-up area of 2,01,456.16 sqm by way of increase in no.

	of towers from 12 to 13 & decrease in no. of flats from 872 to 853, only.
Products (Name with quantity per day):	Expansion for development/ changes in the Group Housing Project in total land area of 63085.919 sqm & with total built-up area of 2,01,456.16 sqm by way of increase in no. of towers from 12 to 13 & decrease in no. of flats from 872 to 853, only.
By Products, if any (Name with quantity per day) :	—
Details of the machinery and processes:	As per application form.
Details of Effluent Treatment Plant:	As per additional condition no. 5.
Mode of disposal of Effluent:	As per additional condition no. 6 & 7.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.
Sources of emissions and type of pollutants:	01 no. DG set of capacity 500 KVA - SPM, SO <sub>x</sub> , NO <sub>x</sub>
Mode of disposal of emissions with stack height:	01 no. DG set of capacity 500 KVA - canopy alongwith 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:	01 no. DG set of capacity 500 KVA - HSD only.
Type of Air Pollution Control Devices to be installed:	01 no. DG set of capacity 500 KVA - Canopy Provided.
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.

**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, ZO-II, Ludhiana.
2. Environmental Engineer, RO-III, Ludhiana.

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

## A. GENERAL CONDITIONS

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

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

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

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

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

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

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

### (i) Stack height for boiler plants

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



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

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

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

(iii) Stack height for diesel generating sets:

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

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

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

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

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

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

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

(i) Once in Year for Small Scale Industries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

<sup>81-</sup>  
Environmental Engineer (PBIP)  
for & on behalf of  
Chief Environmental Engineer (PBIP)

## B. SPECIAL CONDITIONS

1. This CTE is valid for carrying out expansion for development/ changes in the Group Housing Project in total land area of 63085.919 sqm & with total built-up area of 2,01,456.16 sqm by way of increase in no. of towers from 12 to 13 & decrease in no. of flats from 872 to 853 congruent to the amendment in Environmental Clearance granted to it by the SEIAA, Punjab vide no. SEIAA/MS/2023/1920 dated 08.11.2023, only.
2. The project proponent shall comply with conditions mentioned in the Environmental Clearance granted to it by the SEIAA, Punjab vide no. SEIAA/2016/ 3580 dated 21.11.2016 and further amendment thereto issued by the SEIAA, Punjab vide no. SEIAA/MS/2023/1920 dated 08.11.2023.
3. The project proponent shall develop its project strictly in accordance with the revised layout plan approved by the Senior Town Planner, Ludhiana vide no: 1151 STP(L). B.A. - 1 dated 24.08.2023.
4. The project proponent shall not undertake construction/development of phase-III (1.56 acres) and shall maintain the same under plantations raised as per karnal technology model till the treated waste water outlet of the project is connected with operational MC/GLADA sewer, in compliance to the condition imposed in the amendment in EC granted to the project.
5. The project proponent shall upgrade the technology of already installed STP of 610 KLD (in two modules of 305 KLD each) capacity to MBR technology followed by UF for the treatment of domestic effluent and shall achieve the standards of BOD < 10 mg/l, in compliance to the condition imposed in the amendment in EC granted to the project.
6. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 201 KLD and shall develop/ maintain green area in an area of about 3.5 acre as well as develop plantation area as per Karnal Technology on proposed 1.56 Acres (area of Phase-III) for discharge of the remaining treated effluent, till the treated waste water outlet of the project is connected with operational MC/GLADA sewer.
7. In case, the permission for discharge of effluent into the sewer line and/ or its disposal to the terminal STP of the concerned authority is denied or not allowed by the concerned authority/ respective department at any stage; then this Consent to Establish (NOC) from pollution angle shall be deemed cancelled and the Board shall not be responsible for any financial liability arising due to cancellation of this CTE (NOC). In such case, the project proponent shall apply for fresh Consent to Establish (NOC) from pollution angle alongwith concrete proof for alternate modes of disposal of treated effluent like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.
8. The project proponent shall provide anti-smog guns in line with the guidelines issued by CPCB vide orders dated 21.09.21.
9. The project proponent shall not allow occupancy in its project till Occupancy Certificate have been issued by GLADA.
10. The promoter shall also not allow any occupancy in the project till the time adequate arrangements for wastewater treatment, disposal & solid waste disposal are made as well as consents to operate under the Water Act, 1974 & the Air Act, 1981 are obtained.
11. The promoter company shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
12. The project proponent shall obtain permission from the PWRDA for the abstraction of ground water, if not already obtained.
13. The project proponent shall utilize treated wastewater from nearby STPs for the construction purpose and shall submit an agreement in this regard within one month.
14. The project proponent shall provide separate water meter and energy meter for the STP and maintain record of the same on daily basis.
15. The promoter shall provide a buffer zone of green belt (dense populated trees with pleasant fragrance) around the sewage treatment plant, so as to reduce the effect of odour problem in its vicinity.
16. The promoter company shall explore the possibility of using treated domestic effluent for useful



purpose such as construction work, sprinkling on dusty patches/roads, use in nearby construction activities etc.

17. The project proponent shall place adequate no. of bins outside its premises from where the Municipal Solid Waste shall be got lifted.

18. The project proponent shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing mechanical composter of adequate capacity to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.

19. The project proponent shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.

20. The project proponent shall comply with the provisions of the Construction and Demolition Management Rules, 2016.

21. The project proponent shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disperse in the air in any form.

22. The project proponent shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.

23. The project proponent shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.

24. The project proponent shall ensure that the vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

25. The project proponent shall provide mask to every worker working on the construction site and involved in loading/ unloading and carrying of construction material and construction debris.

26. The project proponent shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.

27. The project proponent shall install mechanical composter for the treatment of solid waste being a bulk waste generator.

28. The project proponent shall make use of alternatives of single use plastics (SUP) within its premises and will not use any SUP items banned in accordance with MoEF&CC notification no. G.S.R. 571(E) dated 12.08.2021.

29. The Punjab Pollution Control Board shall have the liberty to revoke this consent & take penal action against the industry/project proponent and its responsible/ concerned person(s), in case any information/document provided by the industry/ project proponent is found to be incorrect/false/misleading at any point of time.

30. The Punjab Pollution Control Board shall not be responsible for any financial liability and/ or any other liability of the project proponent, due to grant of this Consent to Establish.

-sd-

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







# PUNJAB POLLUTION CONTROL BOARD

Zonal Office-II, E-648-B, Backside CICU Office, Phase-5, Focal Point, Ludhiana

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: G15LDH42619113

Application No : 12345780

To,

Nagaraju Routhu  
264, Okhla Phase-iii, New Delhi  
Delhi, Delhi-110020

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

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

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

Consent to Operate Certificate No.	CTOW/Fresh/LDH3/2021/12345780
Date of issue :	25/07/2021
Date of expiry :	17/12/2022
Certificate Type :	Fresh

## 2. Particulars of the Industry

Name & Designation of the Applicant	Dilpreet Singh, (Head Coordination)
Address of Industrial premises	Hero Realty Private Limited, 264, Okhla Phase-3, Ludhiana West, Ludhiana Iii-141027
Capital Investment of the Industry	36068.24 lakhs
Category of Industry	Red
Type of Industry	Building, Const. projects, Township & Area development ..... covered under EIA notification dated 14/9/06
Scale of the Industry	Large
Office District	Ludhiana Iii
Consent Fee Details	Rs. 3,16,800/- vide UTR No. KKBK202038948603 dated 21.07.2020 under the Water Act, 1974
Raw Materials (Name with quantity per day)	Land measuring 63131.22 Sqr. Mtr (15.60 Acres)
Products (Name with quantity per day)	Multi Storey Residential Complex (Only for first phase)
By-Products, if any, (Name with quantity per day)	-
Details of the machinery and processes	Multi Storey Residential Complex (Only for first phase)
Details of the Effluent Treatment Plant	Domestic Effluent @ 168.0 KLD

<b>Mode of Disposal</b>	<i>Only Domestic Effluent @ 168 KLD (Out of which 51 KLD of treated water will be utilized onto land for irrigation/Horticulture and remaining treated effluent @ 117 KLD will be re-used for flushing or DG cooling purpose).</i>
<b>Standards to be achieved under Water(Prevention &amp; Control of Pollution) Act, 1974</b>	<i>As prescribed by PPCB/CPCB/MoEF</i>



25/07/2021

**(Pardeep Balu)**  
**Environmental Engineer**

*For & on behalf*

*of*

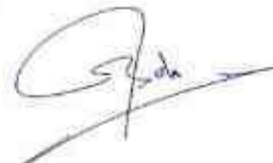
**(Punjab Pollution Control Board)**

**Endst. No.:**

**Dated:**

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

Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana with the request to report w.r.t the compliance of specific conditions as per the time scheduled allowed to the industry.



25/07/2021

**(Pardeep Balu)**  
**Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**



## TERMS AND CONDITIONS

### A. GENERAL CONDITIONS

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



23. The industry shall make necessary arrangements for the monitoring of effluent being discharged by the industry and shall monitor its effluents:-
- (i) Once in Year for Small Scale Industries.
  - (ii) Four in a Year for Large/Medium Scale Industries.
  - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
24. The industry shall provide electromagnetic flow meters at the source of water supply, at inlet/outlet of effluent treatment plant within one month and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th of the following month.
25. The Board reserves the right to revoke this consent at any time in case the industry is found violating any of the conditions of this consent and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 as amended from time to time.
26. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
27. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
28. Nothing in this consent shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
29. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of septic tank.
30. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except
- (i) Where unavoidable to prevent loss of life or some property damage or
  - (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
31. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
32. The industry shall comply with the code of practice as notified by the Government/ Board for the type of industries where the siting guidelines/ code of practice have been notified.
33. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner to prevent any pollutants from such materials from entering into natural water.
34. The industry shall re-circulate the entire cooling water and shall also re-circulate/reuse to the maximum extent the treated effluent in processes.
35. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of re-circulation system/ effluent treatment plant.
36. The industry shall make proper disposal of the effluent so as to ensure that no stagnation occurs inside and outside the industrial premises during rainy season and no demand period.
37. Where excessive storm water drainage or run off, would damage facilities necessary for compliance with terms and conditions of this consent, the applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
38. The industry shall submit a detailed plan showing therein the distribution system for conveying waste-water for application on land for irrigation along with the crop pattern for the year.
39. The industry shall ensure that the effluent discharged by it is toxicity free.
40. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
41. Drains causing oil & grease contamination shall will be segregated. Oil & grease trap shall be provided to recover oil & grease from the effluent.



42. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, and the monitoring shall be submitted to the Environmental Engineer of the concerned Regional Office by the 5th of every month.
43. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the consent and shall not carry out any expansion without the prior permission/NOC of the Board.

**B. SPECIAL CONDITIONS**

- a) The project proponent shall install separate STPs for treatment of domestic effluent and separate bio-mechanical composters for the management of solid waste for four towers each in three phases in accordance with the pace of construction/development/occupancy of the project.
- b) The project proponent shall provide complete layout plan of plantation area reserved for disposal of treated effluent.
- c) The project proponent shall submit the completion and Occupancy certificate before giving possession to residents.
- d) The project proponent shall maintain the record regarding groundwater abstraction, water consumption, its reuse and disposal on day to day basis.
- e) The project proponent shall submit the permission from Central Ground Water Authority for abstraction of ground water.
- f) The project proponent shall operate its STP properly and regularly so as to achieve the standards prescribed by the Board.
- g) The project proponent shall comply with the conditions of Environmental Clearance granted to the project for construction phase.



25/07/2021

**(Pardeep Balu)**  
**Environmental Engineer**

*For & on behalf  
of*

**(Punjab Pollution Control Board)**



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



Office Dispatch No.: PBIP/PPCB/2024/42

Date: 10.01.2024

To

VINOD KUMAR  
HERO HOMES LUDHIANA  
LUDHIANA, LUDHIANA-WEST - 142027

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

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

**1. Particulars of Consent to Operate under Air Act, 1981 granted to the Industry:**

PIN	230435996
Application No.:	2311824181
Date of Issue:	09-Jan-2024
Date of Expiry:	31-Mar-2026
Certificate Type:	Fresh
Certificate No:	CTOA/Fresh/PBIP/LDH/2023/2311824181

**2. Particulars of the Industry:**

Name & Designation of the Applicant:	VINOD KUMAR, (Other)
Name of Business Entity	HERO REALTY PVT LTD
Name of the Project/Unit:	HERO HOMES LUDHIANA
Address of Project/Unit:	village Birmi, Tehsil Mullianpur, Distt Ludhiana, Punjab . Ludhiana-West . Ludhiana
Capital Investment of the Industry(in lakhs):	11332.73
Category of Industry:	Red
Type of Industry:	1063 - Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Large - > Rs. 50 Crore
Office District:	Ludhiana
Consent Fee Details:	Rs. 4,32,000/- vide UTR No. KKBKR22023031008056633 dated 10.03.2023, Rs. 5,76,000/- vide R. No. PPCB/23/5555 dated 08.01.2024 and Rs.3,60,724/- vide Transaction Id/Ref No.: 467525832 dated 05.01.2024.
Raw Materials (Name with	Operation & Occupancy Multi Storey Residential Complex (Only for first phase).



quantity per day):	
Products (Name with quantity per day):	Operation & Occupancy Multi Storey Residential Complex (Only for first phase).
By Products, if any (Name with quantity per day) :	--
Details of the machinery and processes:	As per application form.
Sources of emissions and type of pollutants:	01 no. DG set of capacity 500 KVA - SPM, SOx, NOx
Mode of disposal of emissions with stack height:	01 no. DG set of capacity 500 KVA - canopy alongwith 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:	01 no. DG set of capacity 500 KVA - HSD only.
Type of Air Pollution Control Devices to be installed:	01 no. DG set of capacity 500 KVA - Canopy Provided.
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.



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

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

1. Senior Environmental Engineer, ZO-II, Ludhiana.
2. Environmental Engineer, RO-III, Ludhiana.

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



## A. GENERAL CONDITIONS

1. The industry shall apply for consent of the Board as required under the provision of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 & Authorization under Hazardous and other Wastes (Management and Transboundary Movement) Rules, 2016, two months before the commissioning of the industry.

2. The industry shall provide adequate arrangements for fighting the accidental leakages/ discharge of any air pollutant/gas/liquids from the vessels, mechanical equipments etc. which are likely to cause environmental pollution.

3. The Industry shall apply for further extension in the validity of the CTE atleast two months before the expiry of this CTE, if applicable.

4. The industry shall comply with any other conditions laid down or directions issued by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 from time to time.

5. The project has been approved by the Board from pollution angle and the industry shall obtain the approval of site from other concerned departments, if need be.

6. The industry shall get its building plans approved under the provisions of section 3-A of Punjab Factory Rules, 1952

7. The industry shall put up display board indicating the Environment data in the prescribed format at the main entrance gate

8. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets

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

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

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

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

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

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

### (i) Stack height for boiler plants

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

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

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

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

(iii) Stack height for diesel generating sets:

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

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

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

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

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

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

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

(i) Once in Year for Small Scale Industries.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

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

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



## B. SPECIAL CONDITIONS

1. The project proponent shall comply with conditions mentioned in the Environmental Clearance granted to it by the SEIAA, Punjab vide no. SEIAA/2016/ 3580 dated 21.11.2016 and further amendment thereto issued by the SEIAA, Punjab vide no. SEIAA/MS/2023/1920 dated 08.11.2023.
2. The project proponent shall not carry out any construction in aberration to the layout plan submitted at the time of grant of Environment Clearance to it, to refrain from committing violation & action thereof under the Environment (Protection) Act, 1986.
3. In case of any deviation from the terms & conditions of the Environment Clearance, the project proponent will be bound to obtain revised Environment Clearance under EIA notification, 14/09/2006.
4. The project proponent shall develop its project strictly in accordance with the revised layout plan approved by the Senior Town Planner, Ludhiana vide no: 1151 STP(L). B.A. -1 dated 24.08.2023.
5. The project proponent shall provide anti-smog guns in line with the guidelines issued by CPCB vide orders dated 21.09.21.
6. The project proponent shall not allow occupancy in its project till Occupancy Certificate have been issued by GLADA.
7. The promoter shall also not allow any occupancy in the project till the time adequate arrangements for wastewater treatment, disposal & solid waste disposal are made as well as 'consents to operate' under the Water Act, 1974 & the Air Act, 1981 are obtained.
8. The project proponent shall make use of alternatives of single use plastics (SUP) within its premises and will not use any SUP items banned in accordance with MoEF&CC notification no. G.S.R. 571(E) dated 12.08.2021.
9. The project proponent shall not consume any fuel except HSD in its installed DG set (s), without obtaining prior written permission from the Board.
10. The project proponent will comply with the provisions of MSW Rules, 2016.
11. The project proponent shall ensure at source segregation of the solid waste to be generated from its premises, at all times.
12. For biodegradable waste to be generated from the premises, the project proponent shall install mechanical organic waste composter(s) of adequate capacity.
13. The project proponent will maintain proper record of operation of composter and quantity of manure produced and its disposal.
14. The project proponent shall get the non-biodegradable solid waste disposed of at authorised site only, after obtaining permission from the Competent Authority and shall maintain proper record of disposal of the same, at all times.
15. The project proponent shall place adequate no. of storage bins in its premises, from where the municipal solid waste shall be got lifted and transported by the operator of the integrated MSW management facility as and when the facility is established and made operational.
16. The project proponent shall comply with the provisions of the Construction and Demolition Management Rules, 2016.
17. The project proponent shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disburse in the air in any form.
18. The project proponent shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.
19. The project proponent will comply with the provisions of E-waste Management Rules, 2016.
20. The project proponent shall ensure that its activities does not create any nuisance in the surrounding areas and no public complaints are received.
21. The Consent is being issued to the project proponent based upon the documents/ information.

submitted by it alongwith the online application form. The Board would be at liberty to take penal action against the project proponent and its responsible/ concerned person(s) in case information/document is detected as incorrect/false/misleading at any point of time.

22. In case the institute fails to comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environment (Protection) Act, 1986 and/or any other environmental law applicable to the project and Rules, Circulars & Directions issued by the Board from time to time, action as deemed fit shall be taken against the project proponent.

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





## PUNJAB POLLUTION CONTROL BOARD

Zonal Office-II, E-648-B, Backside CICU Office, Phase-5, Focal Point, Ludhiana

Website:- [www.ppcb.gov.in](http://www.ppcb.gov.in)



Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: *G15LDH42619113*

Application No : *24207698*

To,

Dharmesh Shah  
264, Okhla Phase-iii, New Delhi  
Delhi, Delhi-110020

Subject: Renewal of consent no. CTOW/Fresh/LDH3/2021/12345780 dated 25.07.2022 granted under the provisions of the Water (Prevention & Control of Pollution) Act, 1974.

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

Consent to Operate Certificate No.	<i>CTOW/Renewal/LDH3/2023/24207698</i>
Date of issue :	<i>07/12/2023</i>
Date of expiry :	<i>31/03/2025</i>
Certificate Type :	<i>Renewal</i>
Previous CTO No. & Validity :	<i>CTOW/Fresh/LDH3/2021/12345780</i> <i>From: 25/07/2021 To: 17/12/2022</i>

### 2. Particulars of the Industry

Name & Designation of the Applicant	<i>Vinod Kumar, (Senior Manager)</i>
Address of Industrial premises	<i>Hero Realty Private Limited, 264, Okhla Phase-3, Ludhiana West, Ludhiana III-141027</i>
Capital Investment of the Industry	<i>36068.24 lakhs</i>
Category of Industry	<i>Red</i>
Type of Industry	<i>Building, Const. projects, Township &amp; Area development ..... covered under EIA notification dated 14/9/06</i>
Scale of the Industry	<i>Large</i>
Office District	<i>Ludhiana III</i>

This is with reference to the request made by the project proponent for renewal of consent granted by the Board under the Water (Prevention & Control of Pollution) Act, 1974.

The validity of consent to operate granted to the project proponent vide no. CTOW/Fresh/LDH3/2021/12345780 dated 25.07.2022 (Expiry on 17.12.2022) is hereby renewed upto 31.03.2025 with the same conditions as mentioned therein and with additional condition that:

1. The project proponent shall upgrade its STP by installing UF so as to achieve standards of BOD < 10 mg/l.
2. The project proponent shall develop 1.56 acres area of phase – III as per karnal technology and shall provide pipeline for discharge of treated water into this plantation area.
3. The project proponent shall not undertake construction/development of phase – III (1.56 acres) and shall maintain the same under plantations raised as per karnal technology model till the treated waste water outlet of the project is connected with operational MC/GLADA sewer.
4. The project proponent may also develop the vermicomposting/composting to manage the biodegradable solid waste. PP shall not throw, burn or bury any solid wastes in open, outside premises or in drain / water bodies.
5. The project proponent shall perform / promote its Corporate Environment Responsibility (CER) activities as well as use of alternatives of single use plastics (SUP) and awareness to discourage use of plastic (See attached banner/circular).
6. The project proponent shall ensure that there are no usages of single use plastic- thermocol disposable items such as water bottles / water pouches/water cups, plates, forks, spoons, straw etc. and single use decorating material made of plastic-thermocol or any other non-biodegradable material in the premises.
7. The project proponent shall properly handle and manage the solid wastages as per the provisions of the Municipal Solid Waste Rules 2016 and ensure that the solid waste is segregated & disposed of in an environmentally sound manner.
8. The project proponent shall carry out awareness and activities for the themes / action points identified under Mission LiFE (Lifestyle for the Environment) by Ministry of Environment, Forests and Climate Change given at the website (<http://missionlife-moefcc.nic.in>).

All other contents shall remain unchanged. This letter shall remain appended with the original consents issued to the project proponent under the Water (Prevention & Control of Pollution) Act, 1974.



07/12/2023

(Nikhil Gupta)  
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana. He is requested to ensure the compliance of the conditions of consent granted under the Water (Prevention & Control of Pollution) Act, 1974.

07/12/2023

(Nikhil Gupta)  
Environmental Engineer

For & on behalf

of







GREATER LUDHIANA AREA DEVELOPMENT AUTHORITY (GLADA)  
FEROZEPUR ROAD, LUDHIANA.

FORM-J  
See Rule 9 (2) and 45 (5)

PERMISSION FOR OCCUPANCY OR USE OF THE BUILDING

To

M/s Hero Realty Pvt. Ltd.,  
R/o 264, Okhla Industrial Estate,  
Phase-III, New Delhi.

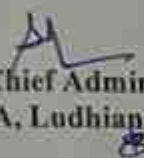
No/ACA/GLADA/Lud./2021/ 7614  
Dated:- 25-10-21

Sub:- Issue of Occupancy Certificate for Tower T4 Group Housing Project  
Namely "Hero Homes" Village Birmi, District Ludhiana (Licence No.  
2015/01)

Where as Promoter M/s Hero Realty Pvt. Ltd., has given notice of completion  
of building Tower T4 Group Housing Project Namely "Hero Homes" Village Birmi,  
District Ludhiana.

I hereby Grant permission for the occupation or use of the said building blocks  
Description of building Blocks:-

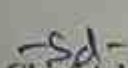
Tower T4 Group Housing Project Namely "Hero Homes" Village Birmi,  
District Ludhiana.

  
Addl. Chief Administrator  
GLADA, Ludhiana.

Endst No./ACA/GLADA/Lud./2021/

Dated:-

A copy of the above is sent to Estate Officer, GLADA, Ludhiana for  
information & necessary action.

  
Addl. Chief Administrator  
GLADA, Ludhiana.





**GREATER LUDHIANA AREA DEVELOPMENT AUTHORITY (GLADA)**  
**Near Rajguru Nagar, Ferozepur Road, Ludhiana**

To

M/s Hero Realty Private Limited,  
R/o 264, Okhla Industrial Estate,  
Phase-III, New Delhi

No: ACA/GLADA/LDH/2021/ 5166

Dated: 23-7-2021

**Subject: Issue of Partial Completion Certificate for Tower T-4 of Group Housing Project Namely "Hero Homes" Situated at Village Birmi, Distt. Ludhiana (License No. 2015/01).**

**Reference: Your Application dated: 18-03-2021**

As per your application to issue partial completion certificate in respect to **Tower T-4 of Group Housing Project Namely "Hero Homes" Situated at Village Birmi, Distt. Ludhiana (License No. 2015/01)**, has been considered keeping in view the undertaking given by you for maintenance and operation of public utilities for minimum period of five years or till handing over the maintenance of the infrastructure and services of the project to Resident Welfare Association (RWA).

Report No. 1112 dated 16-07-2021 of Inspection Committee, Report No. 1624 dated 28-04-2021 of District Town Planner, Ludhiana have been examined. Accordingly, Partial Completion Certificate in respect of **Tower T-4 of Group Housing Project Namely "Hero Homes" Situated at Village Birmi, Distt. Ludhiana (License No. 2015/01)**, is hereby issued to you subject to the conditions that you shall maintain and operate public utilities for a minimum period of five years from the date of issue of completion certificate by the undersigned or till handing over the maintenance of the infrastructure and services of the project to Resident Welfare Association (RWA). If, at any time in future during audit of records, any amount is found outstanding/due against the above said project, you shall be liable to pay the same as demanded by Competent Authority. You shall also be liable to pay the due/outstanding installments as per the schedule Endst. No. 98-112 dated 17-04-2015. In case of failure to pay the due/outstanding installments in time as per schedule the present partial completion certificate may be cancelled by Competent Authority. Apart from above, in case any NOC from any departments is required to be taken, the same shall be submitted by you at the earliest.

  
**COMPETENT AUTHORITY -CUM-  
ADDL. CHIEF ADMINISTRATOR,  
GLADA, LUDHIANA.**


**TO WHOM SO EVER IT MAY CONCERN**
**Structural Certificate for project "Hero Homes at Ludhiana"**

This is to certify that the structural design of above mentioned building is based on Architectural drawings of M/s RSP Design Consultants Pvt Ltd, Unit 507, Time Tower, MG Road, Gurgaon- 122002 confirm to the requirement of relevant Indian Standard Codes and National Building codes in respect of 'Structural Safety' in general and National hazards including earthquake in particular.

Date: 05.06.2017

Signature of Structure Engineer

**PANKISH GOEL**

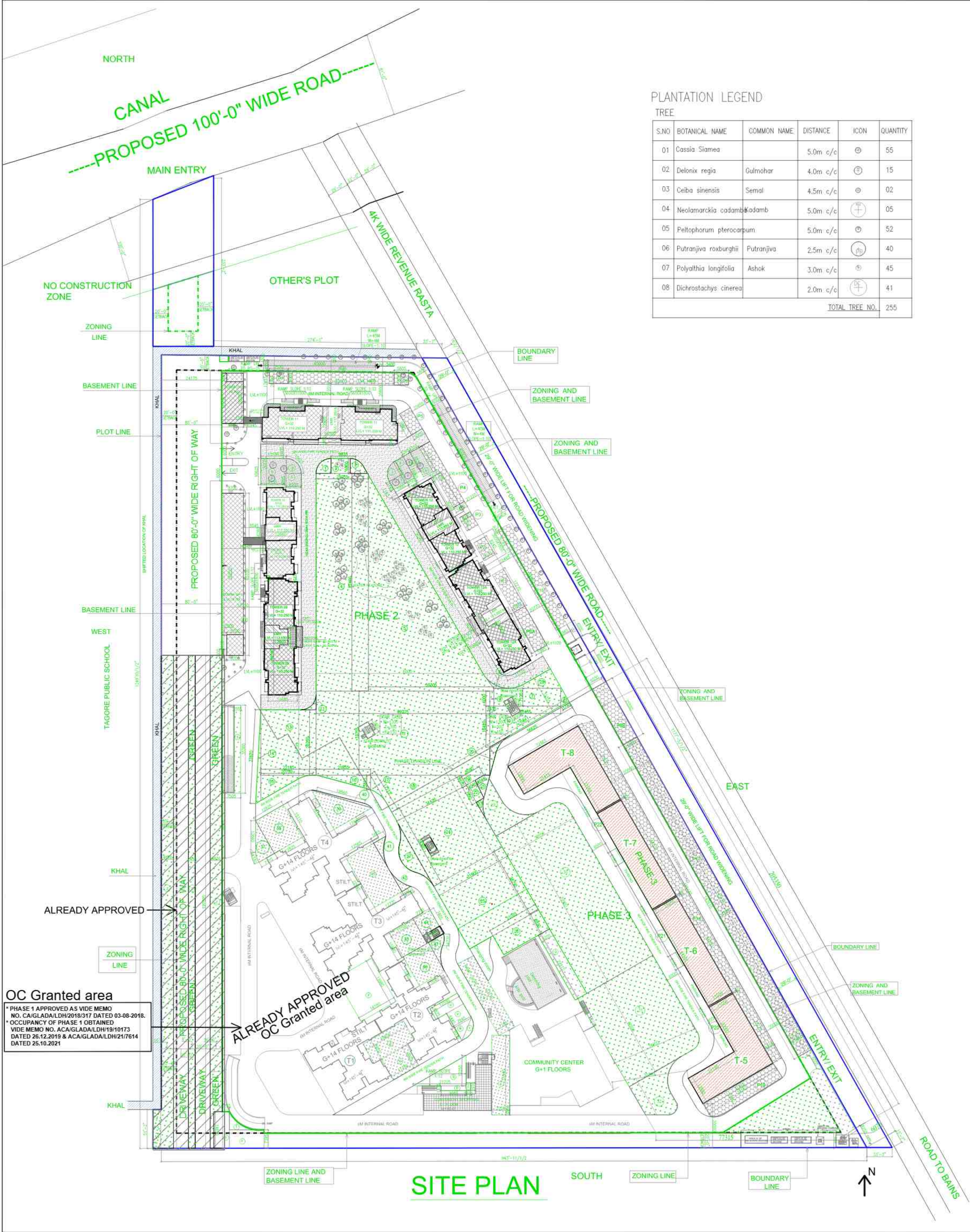
M.Sc., (Struct), USA, M.A.S.C.E.

CONSULTING STRUCTURAL ENGINEER

TPC TECHNICAL PROJECTS CONSULTANTS PVT. LTD.

(CIN : U74140DL2006PTC148128)





- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM  
WHEREVER REQUIRED BY NBC.  
BUILDING WILL BE DESIGNED (STRUCTURES)  
AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.  
100% POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.

- NOTES:
1. All dimensions are in millimeters.
  2. All levels are in meters.
  3. This drawing is a copy and property of the architect, is not to be produced, copied, handed over to third party or used for any other purpose other than for which it is intended.
  4. This drawing is to be read and not to be scaled.
  5. All dimensions shall be verified on site prior to start of work any discrepancy shall be brought to the notice of the architect.
  6. The Contractor / Project Manager must check all dimensions and details and be responsible for the same. Any discrepancy shall be brought to the notice of the Architect.
  7. This drawing shall be read in conjunction with all relevant architectural, structural and services drawings. Any discrepancy noticed shall be brought to the attention of the consultants and resolved as soon as possible, but always prior to procurement / execution of works.
  8. Project Manager shall co-ordinate and ensure that all service areas, cut-outs, sleeves, puddle flanges and ducts are correctly placed in position and walls/slabs around these are protected/casted only after the installation of respective services.
  9. Drawing approval is for the conformity with outline design intent and does not relieve the contractor/subcontractor from full responsibility for the accuracy, integration and fitness for purpose of design.
  10. Construction Manager/Project Manager to revert back within 7 working days of receiving the drawings on co-ordination and buildability issues. If otherwise it would be deemed that they have understood and accepted the drawing/design and own full responsibility for the works carried out accordingly.
  11. External finishes (curtain wall / granite cladding etc) are highly indicative, subject to submission of shop drawings by appointed Contractors.

PROJECT:	<p>PROPOSED GROUP HOUSING OF HERO REALTY PRIVATE LIMITED E-2,          OUTLIT HOTEL, COMPLEX SHAHD, JEET SINGH MARG, NEW DELHI AT          VILLAGE BIRMI DIST. LUCHHYANA.</p> <p>RESIDENTIAL GROUP HOUSING AT VILLAGE BIRMI, SUB TEHSIL          MULLANPURDIST. LUCHHYANA</p>
PROMOTERS:	<p>MS HERO REALTY PRIVATE LIMITED, E-2,          OUTLIT HOTEL, COMPLEX SHAHD, JEET SINGH MARG,          NEW DELHI-110016</p>



OWNER'S SEAL  
& SIGNATURE

ARCHITECT'S SEAL  
& SIGNATURE

JUNE-2023	Scale : 1:500	
Drawing Title:-  MASTER PLAN		Drawing No:-  ST-01





























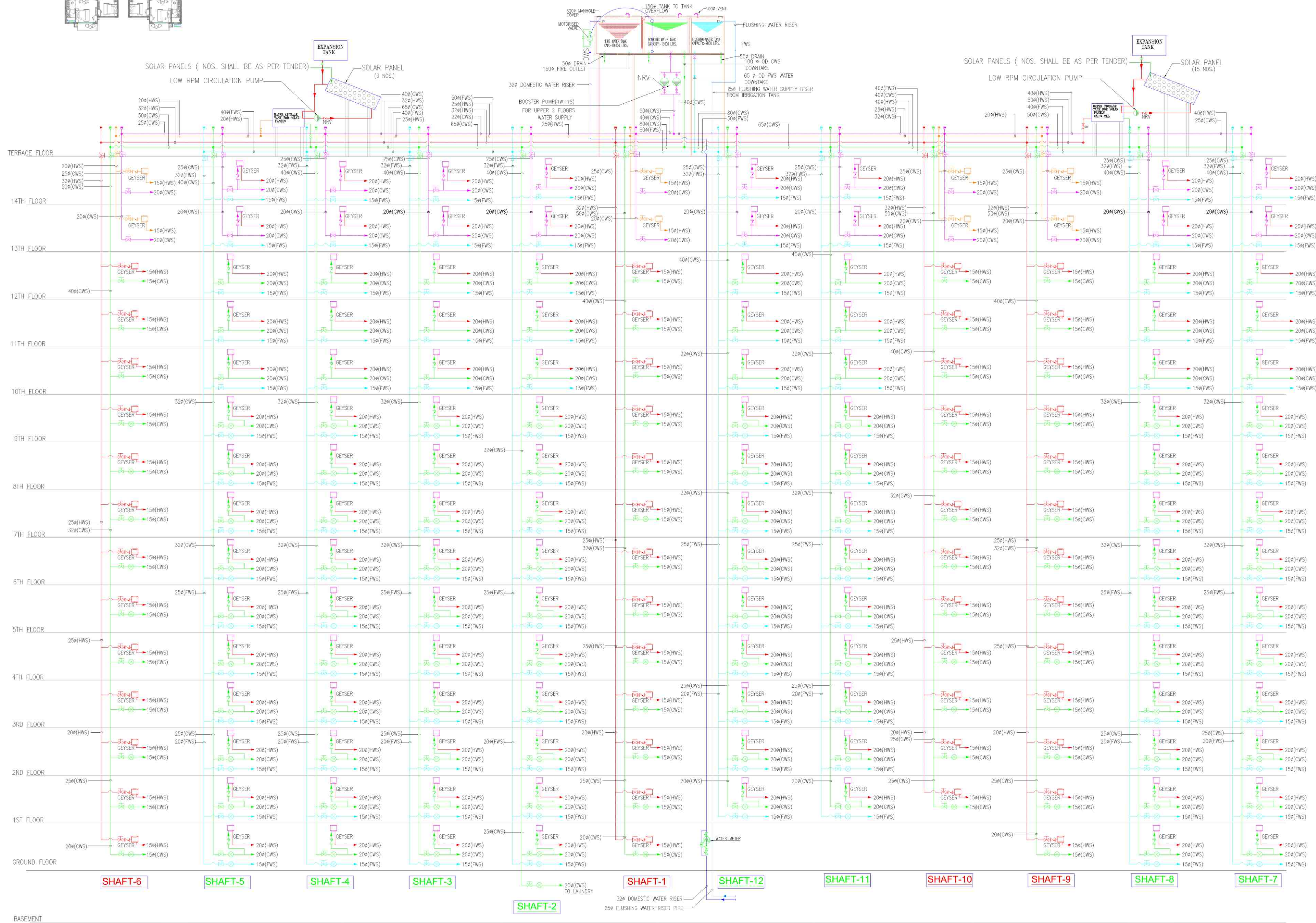




# TOWER-1

ANNEXURE-XIX

LEGEND	
1	COLD WATER SUPPLY PIPE FOR UPPER TWO FLOOR
2	COLD WATER SUPPLY PIPE FOR GF TO 12TH FLOOR
3	FLUSHING WATER SUPPLY PIPE
4	HOT WATER SUPPLY PIPE FOR UPPER TWO FLOOR
5	HOT WATER SUPPLY PIPE FOR GF TO 12TH FLOOR
6	FLUSHING WATER SUPPLY RISER PIPE
7	COLD WATER SUPPLY RISER PIPE
8	PRESSURE REDUCING VALVE
9	BALL VALVE
9A	BUTTERFLY VALVE
10	NON RETURN VALVE
11	BOOSTER PUMP
12	GEYSER
13	WATER METER WITH BY PASS ARRANGEMENT
14	AIR RELEASE VENT COWL



REVISIONS	NO.	DATE

CLIENT:  
M/S HERD REALTY LIMITED  
E-2, QUTAB HOTEL COMPLEX,  
SHAHEED JEET SINGH MARG  
NEW DELHI -110016

CONSULTANTS:  
ARCHITECT:  
RSP Design Consultants  
(India) Pvt Ltd  
Unit 507 ITime Tower,  
Sector -281 Main M.G. Road  
Gurgaon -122 001

STRUCTURE:  
MEP:  
**SERENE DESIGNS AND CONSULTANTS PVT. LTD.**  
2/31, Nehru Enclave, Kalkaji Extn.,  
New Delhi -110025, INDIA. TEL: 91-11-46110700  
Email : projects@serenedesigns.in



Project  
RESIDENTIAL GROUP  
HOUSING AT VILLAGE  
BIRMI, SUB.TEHSIL  
MULLANPUR DISTT.LUDHIANA.

Drawing Title	
PHASE-1 (TOWER-1) WATER SUPPLY SCHEMATIC DIAGRAM	
Drawn by	V.K.
Checked by	A.S.
Scale	NTS
Date	10-02-2017
Drawing No.	14-162-PL-SCH-1
Project	North
14-162	
SHEET	Revision
A0	0



## **ENERGY CONSERVATION MEASURES**

1. Towers are designed in such a way so as to utilize maximum natural light and air. (Shadow analysis has been conducted to assure the winter sun to all residents)
2. Provision of water bodies, fountains have been made within the area which may enhance evaporative cooling during summer months.
3. Window glass system are selected in such a manner so as to allow the transmittance of visible light while minimizing the solar gain.
4. BEE rated LED lighting fixtures in the common areas.
5. All the Light fittings are equipped with electronic ballasts as against copper ballasts thereby saving energy on Lighting consumption by 25 %
6. Solar energy is used in common areas and street lightning.





Dated 28-07-2020

## COMPLETION CERTIFICATE

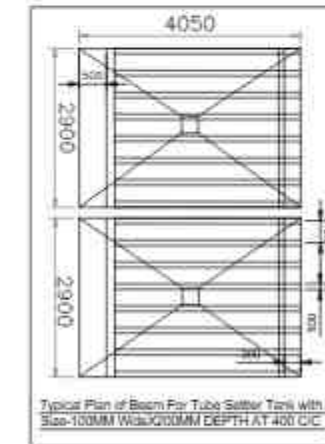
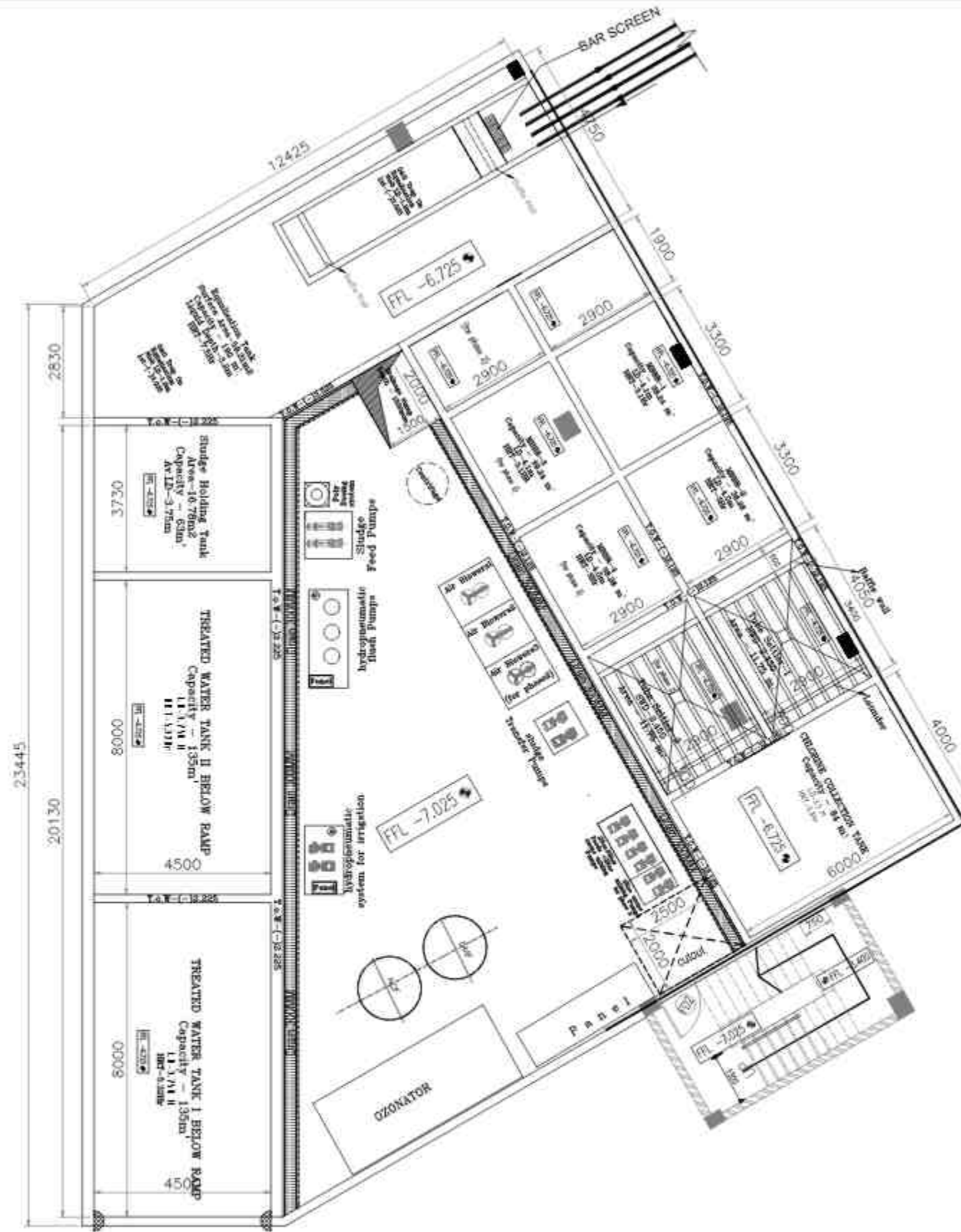
This is to certify that Detailed engineering, Equipment Selection, Supply, Installation, Testing and Commissioning of 305 KLD ( Phase-I ) of total 610 KLD Sewage Treatment Plant at Hero Homes Ludhiana (Punjab) has been completed in Feb 2020 as per Approved Data-sheets & Drawings . We confirm and stand warranty for the STP Plant Equipment for any Manufacturing defect for period of 12 months from date of commissioning till 28<sup>th</sup> Feb 2021.

Thanking you

For MIGRANI ENVIROTECH ENGINEERS PVT LTD

(Authorised Signatory)





**MIGRANI ENVIROTECH ENGINEERS PVT. LTD.**  
NEW DELHI.  
Phone/Fax:- 011-42754027 / 28 / 29  
Email:- Info@migrani.co.in

**CLIENT:-** Hero Reality Pvt. Ltd.

**PROJECT:-** 610 KLD STP for Phase-I & II Hero Homes  
Ludhiana

**DRAWING TITLE:-** LAYOUT FOR 610 KLD STP  
(As built drawing)

**PROJECT NO.:-** MEE/STP/18-19/303

**DATE:-** 28.07.20

**SCALE:-**

**DWG. NO.:-** MEE/STP/303/Lay/202

**REV.:-**

**DATE:-**

**DRAWN BY:-**

**CHECKED BY:-**

Riya

RKG

0 16.11.18

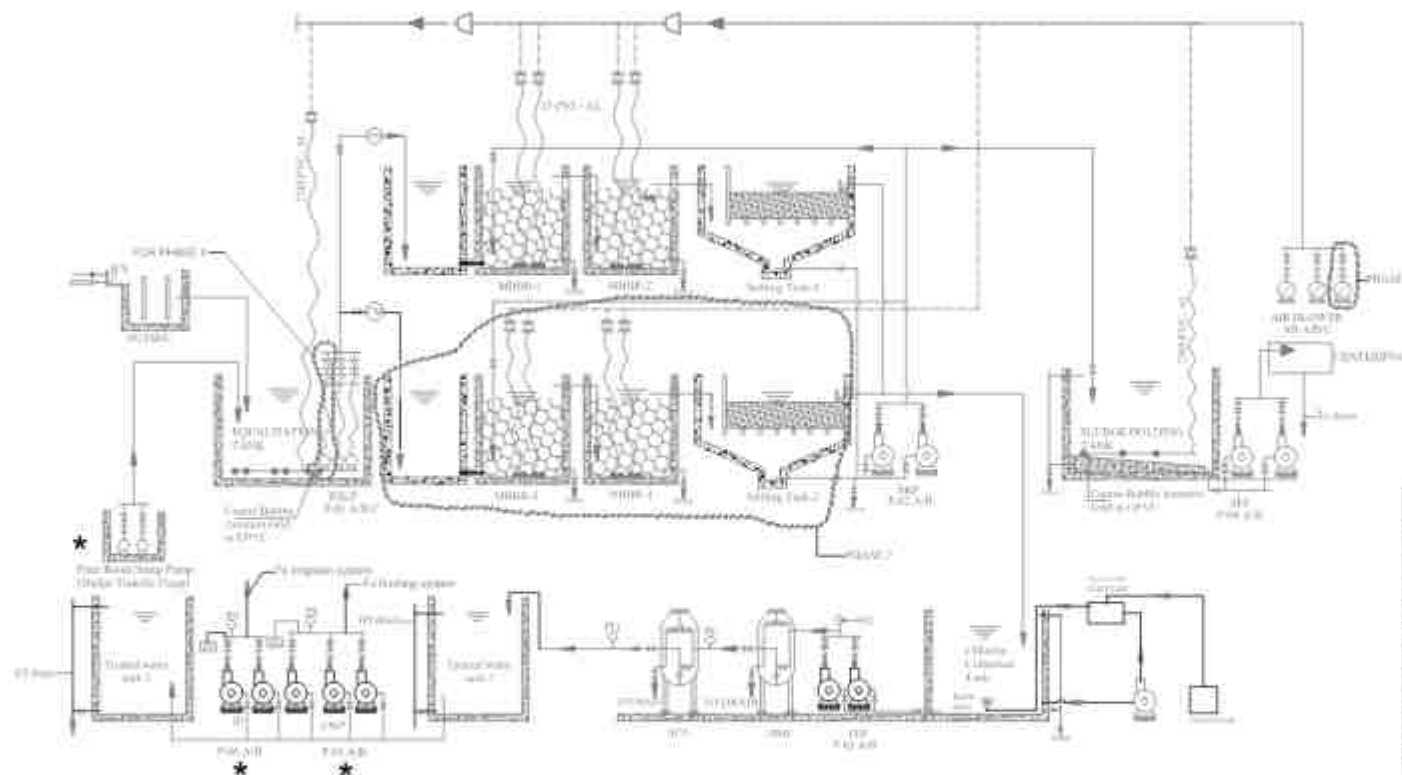
1 20.11.18

2 22.11.18

3 18.01.19

N.T.S





LEGEND	
symbol	DESCRIPTION
	butterfly valve
	non return valve
	ball valve
	reducer
	Pumps
	air blower
	Pressure gauge
	Flow Meter
	Air vessel
	Supply by others
	PRESSURE SWITCH TRANS METER

SCHEDULE OF EQUIPMENTS / PUMPS				
TAG NO.	DESCRIPTION	CAP.	QTY.	
BS	Bar Screen		2Nos.	
FDPP	Filter Press Feed Pumps	30.5m³/hr	2Nos.	
SFP	Sludge Feed Pumps	2m³/hr	2Nos.	
FPP	Filter Feed Pumps	15.75m³/hr	3Nos.	
DWP	Dosing Water Pumps	22.5m³/hr	3Nos.	
IP	Irrigation Pumps	7.2m³/hr	3Nos.	
DMF	Dual Media Filter	30.5m³/hr	1Nos.	
ACF	Activated Carbon Filter	30.5m³/hr	1Nos.	
RSLP	Sludge storage lifting pump	15.5m³/hr	2Nos.	1Nos.
AB	Air blower	250m³/hr	2Nos.	1Nos.



**MIGRANI ENVIROTECH ENGINEERS PVT. LTD.**  
NEW DELHI.  
Phone/Fax:- 011-42754027  
Email:- Info@migrani.co.in

<b>CLIENT:-</b> Hero Reality Pvt. Ltd.		<b>DRAWAING TITLE:-</b> P & I FOR 610 KLD STP (As built drawing)		
<b>PROJECT:-</b> 610 KLD STP for Phase-I & II Hero Homes Ludhiana		<b>PROJECT NO.:-</b> MEE/STP/18-19/303	<b>DATE:-</b> 28.07.20	<b>SCALE:-</b>
		<b>DWG. NO.:-</b> MEE/STP/303/P&I/101	<b>REV.:-</b>	<b>DATE:-</b>
		<b>DRAWN BY:-</b> Riya	<b>CHECKED BY:-</b> RKG	<b>N.T.S</b>
			0	16.11.18
			1	20.11.18
			2	22.11.18
			3	18.01.19





April 2024			
Water Meter Reading- (BOREWELL)			
Date	Opening (KL)	Closing (KL)	Consumption - KL
1-Apr-24	88289	88375	86
2-Apr-24	88375	88465	90
3-Apr-24	88465	88545	80
4-Apr-24	88545	88630	85
5-Apr-24	88630	88705	75
6-Apr-24	88705	88840	135
7-Apr-24	88840	88935	95
8-Apr-24	88935	89022	87
9-Apr-24	89022	89102	80
10-Apr-24	89102	89195	93
11-Apr-24	89195	89298	103
12-Apr-24	89298	89360	62
13-Apr-24	89360	89441	81
14-Apr-24	89441	89523	82
15-Apr-24	89523	89708	185
16-Apr-24	89708	89801	93
17-Apr-24	89801	89886	85
18-Apr-24	89886	89979	93
19-Apr-24	89979	90075	96
20-Apr-24	90075	90177	102
21-Apr-24	90177	90285	108
22-Apr-24	90285	90380	95
23-Apr-24	90380	90500	120
24-Apr-24	90500	90609	109
25-Apr-24	90609	90745	136
26-Apr-24	90745	90892	147
27-Apr-24	90892	90964	72
28-Apr-24	90964	91044	80
29-Apr-24	91044	91160	116
30-Apr-24	91160	91337	177
TOTAL			3048

May 2024			
Water Meter Reading- (BOREWELL)			
Date	Opening (KL)	Closing (KL)	Consumption - KL
1-May-24	91337	91417	80
2-May-24	91417	91489	72
3-May-24	91489	91586	97
4-May-24	91586	91690	104
5-May-24	91690	91820	130
6-May-24	91820	91932	112
7-May-24	91932	92031	99
8-May-24	92031	92129	98
9-May-24	92129	92244	115
10-May-24	92244	92468	224
11-May-24	92468	92583	115
12-May-24	92583	92663	80
13-May-24	92663	93237	574
14-May-24	93237	93357	120
15-May-24	93357	93457	100
16-May-24	93457	93736	279
17-May-24	93736	93825	89
18-May-24	93825	93980	155
19-May-24	93980	94138	158
20-May-24	94138	94303	165
21-May-24	94303	94583	280
22-May-24	94583	94639	56
23-May-24	94639	94749	110
24-May-24	94749	94880	131
25-May-24	94880	95005	125
26-May-24	95005	95155	150
27-May-24	95155	95290	135
28-May-24	95290	95418	128
29-May-24	95418	95547	129
30-May-24	95547	95674	127
31-May-24	95674	95783	109
TOTAL			4446



June 2024			
Water Meter Reading- (BOREWELL)			
Date	Opening (KL)	Closing (KL)	Consumption - KL
1-Jun-24	95783	95898	115
2-Jun-24	95898	96008	110
3-Jun-24	96008	96133	125
4-Jun-24	96133	96283	150
5-Jun-24	96283	96403	120
6-Jun-24	96403	96521	118
7-Jun-24	96521	96640	119
8-Jun-24	96640	96765	125
9-Jun-24	96765	97284	519
10-Jun-24	97284	97460	176
11-Jun-24	97460	97581	121
12-Jun-24	97581	97694	113
13-Jun-24	97694	97814	120
14-Jun-24	97814	97939	125
15-Jun-24	97939	98089	150
16-Jun-24	98089	98365	276
17-Jun-24	98365	98490	125
18-Jun-24	98490	98682	192
19-Jun-24	98682	99008	326
20-Jun-24	99008	99658	650
21-Jun-24	99658	99790	132
22-Jun-24	99790	99981	191
23-Jun-24	99981	100149	168
24-Jun-24	100149	100304	155
25-Jun-24	100304	100436	132
26-Jun-24	100436	100581	145
27-Jun-24	100581	100708	127
28-Jun-24	100708	100825	117
29-Jun-24	100825	100919	94
30-Jun-24	100919	100995	76
TOTAL			5212

July 2024			
Water Meter Reading- (BOREWELL)			
Date	Opening (KL)	Closing (KL)	Consumption - KL
1-Jul-24	100995	101141	146
2-Jul-24	101141	101276	135
3-Jul-24	101276	101402	126
4-Jul-24	101402	101488	86
5-Jul-24	101488	101580	92
6-Jul-24	101580	101660	80
7-Jul-24	101660	101806	146
8-Jul-24	101806	101934	128
9-Jul-24	101934	102034	100
10-Jul-24	102034	102114	80
11-Jul-24	102114	102206	92
12-Jul-24	102206	102397	191
13-Jul-24	102397	102485	88
14-Jul-24	102485	102588	103
15-Jul-24	102588	102765	177
16-Jul-24	102765	102870	105
17-Jul-24	102870	102979	109
18-Jul-24	102979	103095	116
19-Jul-24	103095	103240	145
20-Jul-24	103240	103350	110
21-Jul-24	103350	103465	115
22-Jul-24	103465	103572	107
23-Jul-24	103572	103692	120
24-Jul-24	103692	103817	125
25-Jul-24	103817	103937	120
26-Jul-24	103937	104187	250
27-Jul-24	104187	104327	140
28-Jul-24	104327	104472	145
29-Jul-24	104472	104597	125
30-Jul-24	104597	104713	116
TOTAL			3718



August-2024			
Water Meter Reading- (BOREWELL)			
Date	Opening (KL)	Closing (KL)	Consumption - KL
1-Aug-24	104713	104858	145
2-Aug-24	104858	104942	84
3-Aug-24	104942	105028	86
4-Aug-24	105028	105088	60
5-Aug-24	105088	105178	90
6-Aug-24	105178	105243	65
7-Aug-24	105243	105416	173
8-Aug-24	105416	105541	125
9-Aug-24	105541	105669	128
10-Aug-24	105669	105753	84
11-Aug-24	105753	105924	171
12-Aug-24	105924	106024	100
13-Aug-24	106024	106139	115
14-Aug-24	106139	106248	109
15-Aug-24	106248	106358	110
16-Aug-24	106358	106463	105
17-Aug-24	106463	106538	75
18-Aug-24	106538	106663	125
19-Aug-24	106663	106758	95
20-Aug-24	106758	106856	98
21-Aug-24	106856	106963	107
22-Aug-24	106963	107053	90
23-Aug-24	107053	107247	194
24-Aug-24	107247	107412	165
25-Aug-24	107412	107500	88
26-Aug-24	107500	107620	120
27-Aug-24	107620	107745	125
28-Aug-24	107745	107842	97
29-Aug-24	107842	107916	74
30-Aug-24	107916	108019	103
31-Aug-24	108019	108119	100
TOTAL			3406

September-2024			
Water Meter Reading- (BOREWELL)			
Date	Opening (KL)	Closing (KL)	Consumption - KL
1-Sep-24	108119	108238	119
2-Sep-24	108238	108335	97
3-Sep-24	108335	108455	120
4-Sep-24	108455	108564	109
5-Sep-24	108564	108675	111
6-Sep-24	108675	108807	132
7-Sep-24	108807	108966	159
8-Sep-24	108966	109094	128
9-Sep-24	109094	109250	156
10-Sep-24	109250	109360	110
11-Sep-24	109360	109450	90
12-Sep-24	109450	109548	98
13-Sep-24	109548	109658	110
14-Sep-24	109658	109690	32
15-Sep-24	109690	109732	42
16-Sep-24	109732	109829	97
17-Sep-24	109829	109940	111
18-Sep-24	109940	110044	104
19-Sep-24	110044	110106	62
20-Sep-24	110106	110298	192
21-Sep-24	110298	110376	78
22-Sep-24	110376	110496	120
23-Sep-24	110496	110671	175
24-Sep-24	110671	110791	120
25-Sep-24	110791	110889	98
26-Sep-24	110889	111007	118
27-Sep-24	111007	111138	131
28-Sep-24	111138	111259	121
29-Sep-24	111259	111387	128
30-Sep-24	111387	111512	125
TOTAL			3393





**PUNJAB  
ENERGY DEVELOPMENT  
AGENCY**  
(A Punjab Govt. Undertaking)

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No. : 11228  
Dated : 18/09/201

Hero Reality Pvt. Ltd.  
Hero Homes, Sidhwan Canal Road,  
Near Iskcon Temple, Ludhiana

**Subject: Setting up of Grid Connected Rooftop Solar Power Plant at Hero Homes, Ludhiana.**

Sir

Please refer to your letter no. HRPL/HH/LDH/2019/455 dated 31.07.2019 vide which you have requested for the issue of the NOC for solar power plant installed at Hero Homes Ludhiana.

The 55 kW Grid Connected Rooftop Solar Power plant has been installed at Hero Homes, Ludhiana. The system is installed as per specifications of MNRE, GOI.

Thanking you,

**Yours Sincerely**

  
**Senior Manager**

**SOLAR PASSIVE COMPLEX**

PLOT NO. 1-2, SECTOR 33-D, CHANDIGARH (U.T.) - 160 034 Tel. : 0172-2663328, 2663382  
Fax : 0172-2662865 E-mail : peda\_spa@yahoo.co.in Website : <http://www.peda.gov.in>

# Solar panel on roof top





Notice in The Times of India date November 29, 2016**PUBLIC NOTICE****PUBLIC NOTICE**

This is to inform the general public that Hero Homes, Village Birmi, Tehsil Mullanpur, Dist. Ludhiana Punjab, a project of Hero Realty Pvt. Ltd., New Delhi, has been accorded Environmental Clearance by the SEIAA, Punjab, Ministry of Environment, Forest and Climate Change (Govt. of India) for 7 years vide memo no. SEIAA/3581 dated 21.11.16. The copy of the letter is available at the office of SEIAA, Patiala, Punjab.

AGM (Project)  
Hero Homes, Village Birmi,  
Ludhiana.





MEMBER SECRETARY



भारत सरकार  
केंद्रीय मृत्ति जल प्राधिकारण  
जल संसाधन, नदी विकास  
और गंगा संरक्षण मंत्रालय

Government of India  
Central Ground Water Authority  
Ministry of Water Resources,  
River Development & Ganga Rejuvenation

File No:- 21-4/548/PB/INF/2015 - 1607

NOC No:- CGWA/NOC/INF/ORIG/2016/2239

Dated :- 08/08/2016

08 AUG 2016

To,

Dr. Syed Atique Ahmed Naqvi  
The Project Head-Ludhiana  
M/s Hero Realty Pvt. Ltd.,  
264, Okhla Phase-III  
New Delhi-110020

**Sub:- NOC for ground water withdrawal to M/s Hero Realty Pvt. Ltd., in respect of their Residential township project located at Hero Homes, Ludhiana, Village Birmi, Block Ludhiana, District Ludhiana, Punjab- reg.**

Refer to your application on the above cited subject. Based on recommendations of Regional Director, Central Ground Water Board, North Western Region, Chandigarh vide their recommendations dated 21/12/2015, presentation made before the committee on 10.04.2016 and further deliberations on the subject, the NOC of Central Ground Water Authority is hereby accorded to **M/s Hero Realty Pvt. Ltd., in respect of their Residential township project located at Hero Homes, Ludhiana, Village Birmi, Block Ludhiana, District Ludhiana, Punjab.** The NOC is, however subject to the following conditions:

1. The firm may abstract **436 cu.m/day (not exceeding 1,59,140 cu.m/year)** of ground water through proposed three (3) tubewells only. No additional ground water abstraction structures to be constructed for this purpose without prior approval of the CGWA.
2. All the wells to be fitted with water meter by the firm at its own cost and monitoring of ground water abstraction to be undertaken accordingly on regular basis, atleast once in a month. The ground water quality to be monitored twice in a year during pre- monsoon and post- monsoon periods.
3. **M/s Hero Realty Pvt. Ltd.,** shall, in consultation with the Regional Director, Central Ground Water Board, North Western Region, Chandigarh implement ground water recharge measures atleast to the tune of **33,000 cu.m/year** as proposed, for augmenting the ground water resources of the area within six

West Block - 2, Wing - 3, Sector - 1, R.K. Puram, New Delhi - 110066

Tel : 011-26175362, 26175373, 26175379 • Fax : 011-26175369

Website : [www.cgwa-noc.gov.in](http://www.cgwa-noc.gov.in)

स्वच्छ सुरक्षित जल - सुन्दर खुशहाल कल

CONSERVE WATER - SAVE LIFE

months from the date of issue of this letter. Firm shall also undertake periodic maintenance of recharge structures at its own cost.

4. The photographs of the recharge structures after completion of the same are to be furnished immediately to the Regional Director, Central Ground Water Board, North Western Region, Chandigarh for verification and under intimation to this office.

5. The firm at its own cost shall install 3-4 piezometers fitted with automatic water level recorders having telemetry systems at suitable location and execute ground water regime monitoring programme in and around the project area on regular basis in consultation with the Central Ground Water Board, North Western Region, Chandigarh.

6. The ground water monitoring data in respect of S. No. 2 & 5 to be submitted to Central Ground Water Board, North Western Region, Chandigarh on regular basis at least once in a year.

7. The firm shall ensure proper recycling and reuse of waste water after adequate treatment.


8. Action taken report in respect of S. No. 1 to 7 may be submitted to CGWA within one year period.

9. The permission is liable to be cancelled in case of non-compliance of any of the conditions as mentioned in S. No. 1 to 8.

10. This NOC is subject to prevailing Central/State Government rules/laws or Court orders related to construction of tubewell/ ground water withdrawal/ construction of recharge or conservation structures/ discharge of effluents or any such matter as applicable.

11. This NOC does not absolve the applicant / proponent of his obligation / requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.

12. The NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and be taking decisions independently of the NOC.

  
Member Secretary

**Copy to:**

1. The Member Secretary, Punjab State Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, Punjab **with a request to ensure that the conditions mentioned in the NOC are complied by the firm.**

2. The Deputy Commissioner, District Ludhiana, Punjab.

3. The Regional Director, Central Ground Water Board, North Western Region, Chandigarh. This has reference to your recommendation dated 21/12/2015.

4. TS to the Chairman, Central Ground Water Board, Bhujal Bhawan, Faridabad, Haryana.

✓ 5. Guard File 2016-17.

  
Member Secretary





**PUNJAB WATER REGULATION AND DEVELOPMENT AUTHORITY**

sco 149-152, Sector 17 c, 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
0850501352	PWRDA/I/03/2024/L2/301	13.03.2024	12.03.2027

1	Name of Unit:	Hero Realty Private Limited "Hero Homes Ludhiana"	
2	Activity of Unit:	Housing Infrastructure	
3	Address/Location of Unit:	Village Birmi, Canal Road, District Ludhiana	
		District Ludhiana	PIN: 142027
4	Assessment Area (Block):	Ludhiana-II	Status: Orange
5	District	Ludhiana	
6	Head Office Address:	Village Birmi, Canal Road, District Ludhiana	
			PIN: 142027
	Email	vinod.kumar@herorealty.in	
	Phone/Mobile No.	70273-90402	
7	Project Status:	New :05-07-2023	
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted
	00	02	02
9	Volume of Ground Water Permitted to be Extracted(m <sup>3</sup> /month)	Fresh	Brackish/Saline
		3773	-

Additional volume of 13500m<sup>3</sup>/month of Groundwater as specified by the user is exempted for drinking and domestic usage under Para 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 27<sup>th</sup> January, 2023 under section 15 of the Punjab Water Resources (Management and Regulation) Act, 2020 and is subject to the conditions given overleaf.

Dated: 13.03.2024

Place: Chandigarh



  
Executive Engineer A.O.L-2  
Punjab Water Regulation and Development Authority  
Chandigarh.

### **Terms and Conditions**

- 1) User shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, The Punjab Groundwater Extraction and Conservation Directions, 2023 and other Regulations, Directions and instructions issued by the Authority from time to time.
  - 2) The User shall install a water meter of required Specifications at each extraction structure and inform PWRDA along with a Calibration Certificate. The water meter shall conform to the technical specifications, performance parameters and connectivity standards, etc. as required by the Authority. The timeline for installation of water meters of required specifications shall be:  
*The unit having existing extraction structure/(s), shall install required water meter on each existing extraction structure within six months of the date of permission or by 31<sup>st</sup> July, 2024, whichever is later.*  
*The Unit proposing to construct extraction structure/(s), shall install required water meter on each of the proposed extraction structure within six months from the date of installation of the extraction structure/(s).*
  - 3) The User (if required to install piezometer as per Directions) shall install the piezometer of the required specifications within six months of the date of permission or the date of commencement of groundwater extraction, whichever is later. (refer para 5.2 of the Directions).
  - 4) Payment Cycle and Schedule shall be as per para 4.8 of the Directions.
  - 5) In case of proposed water extraction structure which is yet to be commissioned, the user will intimate the Authority regarding all the details of the structure within 15 days of energizing of structure.
  - 6) This Permission does not absolve the Unit of its obligations to obtain other required statutory and administrative clearances from appropriate Authorities.
  - 7) The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted to the unit by the concerned Authorities.
  - 8) This Permission is being issued without any prejudice to the orders of any court of law in cases related to groundwater or any other related matters.
  - 9) The Authority may inspect the Unit and original documents at any time. In case it is found that any material facts have been concealed or misreported or any material difference is found in the information submitted and the site conditions or documents, the Authority may suspend the permission granted immediately and may cancel or alter the permission after giving a notice to the Unit. This will be without prejudice to any other action that may be taken under the law for supply of wrong information.
  - 10) The User is advised to keep on checking the website of the Authority for updates on Directions and instructions on matters related to extraction of groundwater.
  - 11) The User shall obtain revised/varied/fresh permission as the case may be, in case there is any change in ground water extraction structure, volume etc, before the aforesaid change is affected or within the time permitted under the Directions.
  - 12) A user shall apply for renewal of permission in the required format three months prior to the expiry of permission.
-



From

DEPARTMENT OF TOWN &amp; COUNTRY PLANNING, PUNJAB

Senior Town Planner,  
Ludhiana.

ANNEXURE-XVI

To

✓ Sh.Kalyan Ghosh, Authorised Signatory,  
M/S Hero Realty Limited,  
Regd. Office E-2, Qutub Hotel Complex,  
Shaheed Jeet Singh Marg, New Delhi-110016.

Memo No. 2379 STP(L)/TW-12 Dated: 7-8-14

Sub: - Regarding Change of Land Use (C.L.U.) for residential (Group Housing) purpose, land measuring 15.60 acres situated at village Birmi (HB No. 146), Sub Tehsil Mullanpur, Distt. Ludhiana.

Ref: Your application dated 30-7-14 and 6-8-14.

2. Your application referred above regarding Change of Land Use (C.L.U.) for land measuring 15.60 acres located at village Birmi (H.B. No. 146), Sub Tehsil Mullanpur Distt. Ludhiana has been considered in this office. The site falls in Residential (RD-2) Zone as per Master Plan Ludhiana(2007-2021). The permission for C.L.U. for residential (Group Housing) purpose is granted as per the provisions of "The Punjab Regional & Town Planning & Development (Amendment) Act, 2006" and Rules framed thereunder and in view of instructions issued vide Punjab Government Notification No.18/30/2009-5Hg2/3577 dated 22-12-10.

3. The detail of area as verified by Naib Tehsildar, Mullanpur vide letter dated 22-7-14 is given below :-

Sr. No.	Khevat / Khatoni No.	Khasra No.	Area as per Jamabandi and CLU applied.		CLU issued
			K - M	K - M	
1.	491/549	79/1/1	0 - 03	0 - 03	Net area for CLU 15.60 acres after excluding area left for road widenings.
2.	228/253	97/1/1 2/1 3/1/1	2 - 10 2 - 10 0 - 14	5 - 14	
3.	226/251	86/10/3 11/1 12/1 19/3 20 21 22/1 23/1	3 - 06 7 - 03 0 - 05 3 - 10 8 - 0 8 - 0 7 - 05 0 - 06	37 - 15	
4.	229/254	87/1/15 16 25 96/5	7 - 12 7 - 12 7 - 12 2 - 01	24 - 17	
5.	253/278	79/23/2 24/1 86/1/1 87/3/2 4 5/2 6 7 8/1 13/2 14 17 18/1 23/2	0 - 12 1 - 06 0 - 04 0 - 12 8 - 0 6 - 18 7 - 12 8 - 0 0 - 12 0 - 12 8 - 0 8 - 0 0 - 12 0 - 12		

For Hero Realty Limited  
61-16  
Authorised Signatory

		24/1 ✓ 24/2 96/3/2 4	5 - 13 2 - 07 0 - 03 2 - 01		
6.	313/1/350	79/24/2	1 - 2.18	1 - 2.18	
		Total Area	131 - 7.18	16.42 acres	15.60 acres

The permission shall be granted subject to the following terms & conditions:-

- i. The change of land use shall be in the hands of M/S Hero Realty Limited and promoter shall deposit EDC/ License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department, Punjab from time to time.
- ii. **The permission for change of landuse shall be valid for two years from the date of permission. If such a permission is not availed within the stipulated period, it shall deemed to be cancelled without any further notice.**
- iii. The promoter shall be responsible for any litigation regarding land ownership/owners or any other aspect in any court of law.
- iv. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU doesn't in any manner grant or effect ownership right of this land, which have to be determined by competent Authority. The applicant in whose hand this Change of Land Use lies shall be bound by the decision of such competent authority..
- v. The promoter shall develop the site only after taking licence under PAPR Act 1995.
- vi. **Building plans of the entire project shall be got approved from the Competent Authority before starting any construction at site.**
- vii. Through revenue rasta/khal passing through the site shall be kept unobstructed.
- viii. The promoter shall obtain NOC from PPCB under the Water Prevention and Control of Pollution Act, 1974 ,Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act before undertaking any development at site.
- ix. The promoter shall not make any construction under L.T./H.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.
- x. The promoter shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- xi. The promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain / storm water of the surrounding area.
- xii. The applicant shall make provisions of rain water harvesting within the project area at its own cost.
- xiii. The promoter shall obtain NOC from PPCB and comply with all the conditions imposed in NOC or other notifications issued by the Ministry of Environment and Forest, Govt. of India, if required.
- xiv. The promoter shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Govt. at his own level. *PD*

For Hero Realty Limited

*[Signature]*  
Authorised Signatory



- xv. The premises /area for which C.L.U. is granted shall not be sub divided or used for any other purpose other than specified above.
- xvi. The promoter shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from Competent Authority.
- xvii. The promoter shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Master Plan Ludhiana(2007-2021).
- xviii. The promoter shall leave 19 feet wide strip of land on front free of cost from his site to widen the existing 81' road to 100' and shall leave 29' wide strip of land on one side from his site to widen the existing 22' road to 80' as per the proposals of the Master Plan, Ludhiana & these areas shall be part of public roads as per undertaking submitted by him in this office. That promoter shall not raise any construction on the land falling within proposed road widening and also not object acquisition of the same in future.
- xix. The promoter shall develop the site as per provisions of Master Plan, Ludhiana.
- xx. The promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14-9-2006 of Ministry of Environment and Forest, Government of India before starting Development works of colony.
- xxi. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xxii. The promoter shall obtain NOC if required from the Forest Deptt., Govt. of India, under Forest Act, 1980 before undertaking development at site. (H)

The receipt of D.D.No.000485 dated 30-7-14 amounting to Rs.1,80,00,000/- D.D.No. 000486 dt. 30-7-14 amounting to Rs. 7,00,000/- and DD No.000487 dt. 30-7-14 amounting to Rs.20,000/- issued by Axis Bank Ltd. thus total amounting to Rs. 1,87,20,000/- (Rupees one crore, eighty seven lac, twenty thousand only) towards CLU charges is acknowledged. These charges are tentative and actual charges shall be worked out at the time of approval of Layout Plan and promoter shall be bound to pay the difference. However, the promoter has to pay EDC & License Fee to GLADA at the time of approval of project according to the instructions of the government. (H)

  
Senior Town Planner,  
Ludhiana.

Endst. No. STP(L)

Dated:

A copy of complete documents is forwarded to the Chief Administrator, PUDA, Mohali along with DD No.000488 dt. 30-7-14 issued by Axis Bank worth Rs.9,36,000/- (Rupees nine lac, thirty six thousand only) on account of Social Infrastructure Fund (SIF).

For Hero Realty Limited

  
Authorized Signatory

  
Senior Town Planner,  
Ludhiana.

Endst. No.

STP(L)/

Dated:

Copy is forwarded for information and necessary action to:-

- 1) Chief Town Planner, Pb. Chandigarh along with copy of complete documents.
- 2) Chief Administrator, GLADA, Ludhiana.
- 3) Chairman, Punjab Pollution Control Board, Patiala.
- 4) Chief Conservator of Forests, Punjab, Chandigarh.
- 5) District Town Planner, Ludhiana.
- 6) Naib Tehsildar, Mullanpur.

*sd/-*  
**Senior Town Planner,  
Ludhiana.**

**For Hero Realty Limited**

  
**Authorised Signatory**



## FROM APR-V

(See Rule 13)

License No : 2015/01

## (LICENSE TO DEVELOP COLONY)

This License is granted under the Punjab Apartment & Property Regulation Act 1995 and amendments made there under to **M/s Hero Reality Limited, E-2, Qutub Hotel complex, Shaheed Jeet Singh Marg, New Delhi** for developing land as residential group housing colony namely "**Hero Homes**" (area 15.60 acres) at Village Birmi, Teh & Distt. Ludhiana on the following terms and conditions.

- 1 The design and specification of the development works to be provided in the colony shall include:-
  - a) Metalling of roads and paving of foot-paths as per Public Works Department Specifications.
  - b) Turfing and plantation of trees
  - c) Street Lighting.
- 2 The promoter shall deposit with the Competent Authority service charges under section 32 of the Punjab Apartment Regulation Act 1995.
- 3 In the layout plan of the colony, the land reserved for roads, parks, open spaces, schools and health centre etc shall be as per approved layout plan / master plan
- 4 The Promoter shall not contravene the provisions of any other law for the time being in force in the area where the colony is being developed.
- 5 The Promoter shall maintain a separate account in any schedule bank regarding sums taken by him from persons intending to take or who have taken by apartment or plots, as advance, towards the sale price or for any other purpose or deposit and shall disburse the money for meeting the cost of development works, and shall on demand, in writing, by the Competent Authority, make full and true disclosure of all transactions in respect of that account.
- 6 The license is valid for a period of five years commencing from the date of Issue of License and shall be renewed for a further period of two years or payment of such fee and charges and on such terms & conditions as may be specified by the Competent Authority Promoter shall complete the development works within the period.
- 7 The Promoter shall comply with the provisions of the Punjab Apartment Regulation Act, 1995 and the rules made there under.
- 8 The Promoter shall carry and complete the development of the land in accordance with the provisions of the Urban Land (Ceiling ) Act 1976 (Central Act 33 to 1976) and other laws for the time being in force.

**OTHER TERMS OF LICENSE ARE AS UNDER:-**

- 1 The Road formation level will be got approved from the Superintending Engineer, GLADA, Ludhiana before the start of the development works.
- 2 Plinth Level will be kept minimum 0.45 mtr above the road formation level.
- 3 Electrification will be carried out as per the design and specifications approved by the P.S.E.B/P.S.P.C.L under their strict supervision.
- 4 The Electric Plan/ load will be approved from P.S.P.C.L before execution of work as per their specifications/ norms. Energy saving fittings should be used in street lighting.
- 5 All the work will be got carried out strictly as per PWD/GLADA/PUDA/Ministry of Road Transport specifications /provisions.
- 6 All the materials to be used will conform to latest BIS/ISI code duly ISI marked.
- 7 The rain harvesting structures for the disposal of storm water will be provided as per design approved by CGWB before execution of work.
- 8 Promoter will be responsible:-
  - 1) To provide good quality work and workmanship as per norms/specifications
  - 2) Storm water disposal up to out fall
  - 3) Plinth of buildings ground levels w.r.t. H.F.L hydraulic conditions
  - 4) To comply with observations, if any, raised by XEN PWD (B) and Drainage and to provide portable drinking water.
- 9 The specification to be adopted at site for the construction of roads should be as per circulated by Chief Engineer is as per requirement of MINISTRY OF ROAD TRANSPORT
- 10 The layout plan/Zoning Plan/Master plan/ Building Plan and the estimates are the part of agreement/License.
- 11 Promoter shall ensure the minimum distance from the nearby industry if any, as prescribed by PPCB Deptt. Promoter will also comply with the conditions as prescribed in notification no: 3/6/07/STE (4)/2274 dated 25.07.08 of PPCB.
- 12 Promoter will obtain Confirmed/ Final NOC from the P.S.P.C.L within 90 days from the date of issue of license, failing which action shall be initiated against the promoter under the relevant provisions of PAPR Act, 1995 and rules made there under.
- 13 The license will be governed by the provisions of the water (Prevention of Pollution) Act, 1974 Air (Prevention of Pollution) Act, 1981 and rules made there under.
- 14 Land earmarked for social infrastructures are to be got developed by the developer either at his own level or through anybody else. Therefore, the liability of providing the same infrastructure remain with the developer. In case the promoter fail to do the above he shall transfer such land to the state Govt. free of cost or upon payment of



actual cost of developed land as decided by the state Govt., which shall be at the liberty to transfer such land to any local authority or any person or any institution on such terms and conditions as it may deem fit.

- 15 Demarcation as per layout plan will be done within two months of issue of license and reconciled discrepancy, if any. Before getting Architectural Control approved integrated zoning plans of commercial area, residential and other buildings shall be got approved from the Competent Authority within three months of the issue of license.
- 16 Building plans will be approved by the concerned Estate Officer, as per bye-laws applicable i.e. PUDA bye-laws for colonies located outside Municipal Corporation limits Corporation bye-laws for colonies located within Municipal Corporation limits.
- 17 Provision of ground water recharging has been taken provisionally in the estimate. However, the promoter should submit the comprehensive proposal along with necessary drawings of structures before start of work.
- 18 Promoter will take a written permission/NOC from as per and PPCB before the start of work at site.
- 19 In case the balance amount of EDC & LF is to be paid in instalments, then
  - (a) Either a Bank Gaurantee in the requisite performa, equivalent to the amount of balance 85% EDC & 75% LF, shall be submitted
  - Or
  - (b) Hypothecation of property(Plots) equivalent to the amount of balance 85% EDC & 75% LF, shall be submitted within 30 days from the issue of License

Installment No.	Due Date	Principal Amount	Interest @ 10% p.a	Amount Payable
1	15-Oct-2015	7956000	3978000	11934000
2	15-Apr-2016	7956000	3580200	11536200
3	15-Oct-2016	7956000	3182400	11138400
4	15-Apr-2017	7956000	2784600	10740600
5	15-Oct-2017	7956000	2386800	10342800
6	15-Apr-2018	7956000	1989000	9945000
7	15-Oct-2018	7956000	1591200	9547200
8	15-Apr-2019	7956000	1193400	9149400
9	15-Oct-2019	7956000	795600	8751600
10	15-Apr-2020	7956000	397800	8353800
	<b>TOTAL</b>	<b>79560000</b>	<b>21879000</b>	<b>101439000</b>

The Installment Schedule for License Fee is as Follows :

Installment No.	Due Date	Principal Amount	Interest @ 10% p.a	Amount Payable
1	15-Oct-2015	1950000	292500	2242500
2	15-Apr-2016	1950000	195000	2145000
3	15-Oct-2016	1950000	97500	2047500
	<b>TOTAL</b>	<b>5850000</b>	<b>585000</b>	<b>6435000</b>

- 20 Promotewr shall also bond to develop the colony as per provisions of Master plan Ludhiana. Promoter shall obtain NOC, if required from forest Dept. Govt. of India under forest Act, 1980 before undertaling development at site.



- 21 Promoter shall leave 19' feet wide strip land on front free of cost from his site to widen the existing 81' road to 100' and shall leave 29' wide strip on land on one side from his site to widen the existing 22' road to 80' as per proposals of the Master Plan Ludhiana. These areas shall be part of public roads as per condition no (XVIII) of CLU granted by STP Ludhiana vide letter no. 2379 dt. 7/8/14.
- 22 Promoter will ensure to provide 10% area will be used for plantation of trees as per approved layout plan.
- 23 Promoter will acquire 25% of title of the land within six months of the issue of the license, further 25% within next six months, another 25% within next six months and final 25% within next following six months and no sale shall be effected unless title of the land is acquired by the promoter, if required.
- 24 Promoter will make his own arrangements of independent water supply and install sewerage treatment plant and also ensure smooth supply of electricity and other requisite services to the colony at their own cost and such costs are included in their estimates and also ensure that no earth excavation will be allowed from the plot for construction of roads.
- 25 After receiving final payment of the plot/apartments within 90 days, Colonizer will register a conveyance deed in favour of allottees.
- 26 Promoter will also be responsible to make full security arrangement for the residents of the colony.
- 27 Promoter will connect the storm water, drainage with the storm water, drainage and sewer of MC, Ludhiana at his own cost as and when these services are laid by the concerned MC, and also provide water supply and sewerage services to the colony at his expenses till it is integrated with the services of concerned Municipal Corporation Ludhiana.
- 28 Promoter will not make any development activity on forest land before getting permission from Govt. of India under Forest Conservation Act, 1980.
- 29 Promoter will not make any construction/development activities below L.T/H.T lines passing through his colony unless these lines are shifted/adjusted at his own cost, from the concerned authority i.e. P.S.P.C.L.
- 30 Promoter will not use the access before obtaining permission from Executive Engineer/ M.O.R.T.H. for access to road.
- 31 Promoter is responsible to make the disposal of solid wastes as per guidance of Pollution Control Board. He should get the prior approval from Municipal Corporation/Committee for the disposal of garbage at their site or in case the disposal is made on its own the proposal should be got approved from GLADA before the start of work.
- 32 Promoter shall get prior approval of the detailed comprehensive proposal for the



disposal of treated sewage water from GLADA before taking work in hand .

- 33 That the promoter will not object or obstruct the integration of road network or utilities with the surrounding development or for realization of proposals made in master plan/sector zoning plan by Municipal authorities or any other development agency authorized to do so under any law or by the Govt.
- 34 The Revenue Rasta Khaal if any passing through the colony shall be kept unobstructed.
- 35 Promoter will submit detailed Project Report to Superintending Engineer, GLADA before the start of work.
- 36 Promoter shall deposit the required sewerage charges share cast to MC Ludhiana Authority as and when these services will connect with the sewerage system laid down by MC Ludhiana as per their requirements / Rules.
- 37 The promoter shall be bound to facilitate the inspection of development works by the Competent Authority or his nominee at any time with or without notice. The promoter shall submit written progress report about the execution of development works to the competent authority from time to time.
- 38 The promoter shall bound to submit balance 10% bank gurantee of the internal development works with in 15 days from the issu of license as per their undertaking dated 10-04-2015.
- 39 The promoter shall also bound to comply with the terms and conditions mentioned in LOI issued vide letter no. 416-430 dated 26/12/14 and the legal undertaking with affidavit submitted by him or any other instructions issued by Competent Authority or Govt. from time to time, failing of which the approval granted may be withdrawn by competent authority without any prejudice.
- 40 The License is subject to the correctness/genuiness of the documents submitted by the promoter.
- 41 The Promoter shall not object to the acquisition of land for proposed roads if any passing through are hear the site according to the proposals of MAster Plan Ludhiana (2007-2021)
- 42 Promoter shall to transfer the area reserved for EWS purposes as per Govt. Notification No. 17/17/2001-5HG2/PF/4255 dt. 31-12-2013.
- 43 If any kind of Term is lapsed/misprinted, promoter will bound to full fill the such condition as informed by the competent authority.

Dated : 17-4-15

  
COMPETENT AUTHORITY.

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

- 1) The Chairman, PPCB, Patiala.
- 2) The Supdt./Engineer ,PSPCL Ludhiana..
- 3) D.T.P Ludhiana
- 4) The Superintending Engineer, GLADA, Ludhiana.
- 5) XEN, PWD (B & R), Ludhiana
- 6) District Forest Officer, Ludhiana
- 7) A.T.P, Municipal Corporation, Ludhiana
- 8) Executive Officer, Municipal Improvement Trust, Ludhiana
- 9) Estate Officer, GLADA, Ludhiana.
- 10) Estate Officer (R), GLADA, Ludhiana.
- 11) Sr. Account Officer GLADA, Ludhiana.
- 12) S.T.P Ludhiana
- 13) E.O Mullanpur Dakha, Ludhiana Council
- 14) Naib Tehsildar Mullanpur Dakha, Ldh

  
COMPETENT AUTHORITY





Kotak Mahindra Bank

Ground Floor, Shop No 1, 2, 3, 6, 8a, Basement Flr, Shop No. 8-1, Deonar  
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Authorised Signatory

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23/07/2019

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# L. Bahadur Chand Munjal Foundation

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No. 11823

Dated : 22.10.2019

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Rs. 200000/-

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of Income Tax Act, 1961 as per letter No.  
Gh/Tech/80-G/07-08 dt. 11.05.07  
Notification letter No. 661 dt. 20.6.2007  
PAN: A ATL2854M

