



Chandigarh Intl. Airport Road, Mohali

Date: 12.05.2025

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

Many reasons
TO BE HERE.

Subject: Submission of six monthly compliance report for period ending 31.03.2025 for the commercial project namely "CP.67" located at Sector 67, SAS Nagar (Mohali), Punjab by M/s AB Alcobev Pvt. Ltd.

Respected Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 31.03.2025 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,

For M/s AB Alcobev Pvt. Ltd.



(Authorized Signatory)

Name-

Contact No.- 7973249669

Designation-.....

Email- abalcobev@cp67.co.in

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

2025

SIX MONTHLY COMPLIANCE REPORT (Period ending 31.03.2025)

For
“CP.67”
Sector-67, SAS Nagar (Mohali), Punjab

Project By:
M/s A.B ALCOBEV (P) LTD.
18, CHANDERLOK, PRITAMPURA,
NEW DELHI-110034.

Prepared by:

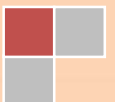


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New Ministry of Environment, Forest and Climate Change
Northern Regional Office,
Chandigarh-160030
DATA SHEET

1.	Project Type	“Commercial Project”
2.	Name of the Project	“CP.67”
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance is granted in the name of “Homeland Mall” by SEIAA, Punjab vide Letter No. SEIAA/2016/3149 dated 22.08.2016. Copy of the same is attached along as Annexure 1(a) . Environmental Clearance for expansion is granted by MoEF&CC vide F.No. 21-104/2020-IA.III dated 04.08.2021. Copy of the same is attached along as Annexure 1(b) .
4.	Location	Sector-67,
	a) District (s)	SAS Nagar (Mohali)
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	30°40'45.14"N , 76°43'19.63"E
5.	Address for correspondence	Mr. Umang Jindal (Authorized Signatory) M/s A.B. ALCOBEV (P) Ltd. Site No. 252, Sector-67, Airport Road, Mohali, Punjab.
6.	Salient features	
	a) of the project	As per Environmental Clearance, the total plot area of the project is 16,888.620 sq. m. (4.173 acres) and the built up area of the project is 1,08,196.296 sq.m. It comprises of 100 studio hotel apartments, 940 seats for Cinema, retail, office block and club. The project site falls within M.C. limits of Mohali.
	b) of the environmental management plans	The total water requirement for the project will be 370 KLD, out of which fresh water will be 239 KLD which will be met through tubewell or public supply. The total wastewater generation from the project will be 302 KLD which will be treated in STP of 390 KLD capacity. The total quantity of solid waste generation will be 2,567 kg/day. The solid waste will be segregated into biodegradable and non-biodegradable components and handled as per Solid Waste Management (Rules), 2016. Biodegradable waste will be composted by using

		<p>composter. The non-biodegradable waste will be handed over to authorized vendors.</p> <p>Total power requirement during operational phase is 3,966 KW which will be met from PSPCL.</p> <p>Total 4 no. rainwater recharging pits have been proposed.</p> <p>Solar panels have been proposed on the terrace for 40 kw of solar power generation.</p>
7.	Break-up of the project area	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	Not applicable
8.	Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others <i>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)</i>	Not applicable
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	<p>Original planned project cost: Rs. 160 Crores (2016)</p> <p>Revised Estimated Project: Rs. 436.61 Crores (2021)</p> <p>Revised Estimated Project Cost: Rs. 560.00 Crores (2023).</p> <p>Revised Estimated Project Cost: Rs. 691.73 Crores (2025).</p>
	b) Allocations made for environmental management plans with item wise and year wise break up.	<p>During construction phase, Rs. 83.5 lacs have been allocated towards capital cost and Rs. 5.90 lacs/annum have been allocated towards recurring cost.</p> <p>During operation phase, Rs. 17.9 lacs/annum have been allocated towards recurring charges including environment monitoring cost.</p>
	c) Benefit cost ratio/internal rate of	It will be calculated and submitted.

	return and the year of assessment	
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes
	e) Actual expenditure incurred on the project so far.	The expenditure of Rs.691.73 Crore has been incurred on the project till date 31.03.2025.
	f) Actual expenditure incurred on environmental management plans so far.	Rs. 1,78,70,540/- has been spent on the EMP till 31.03.2025.
10.	Forest land requirement:	
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) the status of clear felling, if any	Not Applicable.
	c) the status of compensatory afforestation, if any.	Not Applicable.
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information	Not applicable
12.	Status of construction:	Construction phase has been completed and project is in operational stage. Photographs of the project site is attached along as Annexure 2.
	a) Date of commencement (actual and/or planned)	Actual date of commencement- April, 2017
	b) Date of completion (actual and/or planned)	Partial completion- July, 2022 Date of completion- October, 2023. Completion certificate has been obtained. Copy is attached as Annexure-3.
13.	Reasons for the delay, if the project is yet to start	Not applicable

Compliance Report on conditions imposed in Environmental Clearance for period ending 31.03.2025.

A. SPECIFIC CONDITIONS:

Sl. No.	Conditions	Reply
1.	Fresh water requirement shall not exceed 239 KLD during operational phase. Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA).	Fresh water requirement will not be exceeding 239 KLD during the operational phase. Permission from PWRDA for ground water extraction has been obtained which is valid till 24.01.2027. Copy of the same is attached as Annexure-4(a) & (b).
2.	As proposed, waste water shall be treated in onsite STP of 390 KLD capacity. At least 181 KLD of treated wastewater from onsite STP shall be recycled and reused for flushing (156 KLD), Gardening (2 KLD), HVAC and DG cooling (23 KLD) etc.	A Sewage Treatment Plant (STP) with a capacity of 390 KLD has been installed within the project premises to treat wastewater. The treated water is being reused on-site for purposes such as flushing, landscaping, HVAC systems.
3.	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	Noted and complied.
4.	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 350 sq. m. As proposed, at least 646 trees shall be maintained during the operation phase of the project. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sq.m of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). The species with	Green Belt comprising over 646 trees of adequate width has been developed in accordance with the prescribed norms. Various native tree species have been planted within the project premises along with a variety of shrubs. Project photographs depicting the plantation are enclosed as Annexure-2.

	heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	
5.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 4 RWH pits shall be provided for rain water harvesting after filtration.	The provisions of the local bye-laws regarding rainwater harvesting have been duly complied with. A total of four RWH (Rainwater Harvesting) pits have been constructed within the project premises, and regular maintenance of these pits is being carried out to ensure their effective functioning.
6.	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste, as per SWM Rules, 2016. As committed, biodegradable waste shall be composted by use of Composter. Inert waste shall be dumped to authorized site. The recyclable waste shall be sold to resellers. Construction and demolition waste shall be segregated and managed as per C&D Waste Management Ruled, 2016.	Solid waste is being properly segregated into biodegradable and non-biodegradable components in accordance with the Solid Waste Management Rules, 2016. A designated area has been allocated for waste segregation within the project premises. Biodegradable waste is being composted using a 1500 kg capacity composter, while recyclable waste is being handed over to authorized resellers. Inert waste is being disposed of at an authorized dumping site. Project photographs are attached as Annexure-2 .
7.	The PP shall provide electric charging points in the parking areas for e- vehicles as committed.	Electric vehicle (EV) charging points have been installed in the designated parking areas to promote the use of sustainable and eco-friendly transportation within the project premises. Regular maintenance of the charging infrastructure is ensured for optimal functionality. Photographs of the installed EV charging stations are attached as Annexure-2 .
8.	At least 40 KW of the total power requirement shall be met through solar power as committed.	Energy conservation measures have been actively implemented within the project premises. A solar power system with an installed capacity of 195 KW has been provided to reduce dependency on conventional energy sources. In addition, solar lighting has been installed for the illumination of common areas. The project also complies with the energy efficiency guidelines outlined in the

		National Building Code (NBC), 2005, to further enhance energy conservation efforts.
9.	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.	Noted and agreed. The Environmental Clearance for the project has been granted in accordance with the provisions of the EIA Notification, 2006. All other necessary approvals, clearances, or permissions are obtained as required under applicable Acts, Regulations, or Statutes relevant to the project.

I. STATUTORY COMPLIANCE:

Sl. No.	Conditions	Reply
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	All necessary permissions and approvals have been duly obtained as per the applicable requirements. Furthermore, all construction activities have been carried out in compliance with the local building bye-laws. The land for the development of the project has been allotted by GMADA, and a copy of the allotment letter is enclosed as Annexure-18 .
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	The building has been designed considering the fact that it is earthquake resistant and as per National Building Code (NBC). Structural Safety Certificate and fire NOC is enclosed as Annexure 5 & 8 respectively.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	The project does not involve any forest land, as the land has been allotted by GMADA. Therefore, forest clearance is not required for the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of bird or wildlife sanctuary. Thus, NBWL clearance is not required.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Consent to Establish (CTE) grant certificates copies have already been submitted. Consent to Operate (CTO) renewal under Air & Water Act for overall project has been applied and acknowledgment of the same is attached as Annexure 6 .

6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Permission from PWRDA for ground water extraction has been obtained which is valid till 24.01.2027. Copy of the same is attached as Annexure-4(a) and 4(b) .
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	NOC from PSPCL has been obtained vide dated 10.05.2022; copy of NOC is attached as Annexure 7 .
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Construction work has already been completed and Approval from Airport Authority of India (AAI) has been obtained and copy of the same has already been submitted. Also, NOC from Fire Department has also been obtained; copy of Fire Safety Certificate is attached as Annexure-8 .
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastic Waste Management Rules, 2016, shall be followed.	Solid waste generated is being collected, stored and disposed off as per Solid Waste Management Rules, 2016. All the rules pertaining to Solid Waste Management Rules (2016); E-Waste (Management) Rules and Plastic Waste Management Rules are being followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Agreed. ECBC/ECBC-R prescribed by the Bureau of Energy Efficiency, Ministry of Power is being followed strictly.

II. AIR QUALITY MONITORING AND PRESERVATION:

Sl. No.	Conditions	Reply
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Dust mitigation measures for construction and demolition activities were implemented throughout the construction period to minimize air pollution These measures included regular water spraying on surfaces, covering of debris, use of dust suppression equipment, and ensuring proper storage and disposal of materials. Regular monitoring and adjustments were made to maintain effective dust control,

		in compliance with environmental regulations and best practices.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	All necessary steps are being considered to reduce the air pollution and to improve the air quality.
3.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Ambient air quality was monitored in regular intervals during construction phase. However, same is being complied in operational phase also. Recent environmental monitoring has been carried out. Test Reports for ambient air quality monitoring are attached along as Annexure-9 .
4.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Silent type DG sets conforming to provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986 is being used. Test reports for stack emissions monitoring is attached along as Annexure-10 . Also, DG sets are placed at basement and same is verified by PPCB.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	All necessary measures were taken during the construction phase to minimize the impact of air pollution. Tarpaulin sheets were used to cover construction materials that could generate dust at the site. Additionally, no uncovered vehicles were allowed to transport construction materials or waste throughout the construction period. To further reduce dust, water sprinkling was regularly applied to exposed surfaces, and dust suppression equipment was used where needed. The construction site was also regularly cleaned, and proper waste disposal protocols were followed to ensure compliance with environmental standards.
6.	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Noted and agreed. Sand, loose soil, cement, stored at the site was properly covered to mitigate the effects of the dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting	Agreed.

8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Regular water sprinkling was done on unpaved surfaces and loose soil to mitigate the effects of dust pollution during construction phase.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	Construction waste generated during the construction phase was used within the project premises for leveling purpose, etc.
10.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	DG used during construction was of low sulphur diesel type and confirm to EPA.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	DG set installed are of low Sulphur diesel type and confirm to EPA. Also, acoustic enclosure as well as stack of adequate height as per the norms has been provided with DG sets. Photographs of DG sets are enclosed as Annexure-2 . Test Reports for monitoring of DG stack emissions are attached along as Annexure-10 .
12.	For indoor air quality the ventilation provisions as per National Building Code of India.	National Building Code (NBC) of India has been followed in the project for provisions for ventilation of indoor air quality.

III. WATER QUALITY MONITORING AND PRESERVATION:

SI. No.	Conditions	Reply
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Agreed, natural drainage system has not been altered for ensuring unrestricted flow of water. No construction was allowed to obstruct natural drainage at the site.

2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Same was complied.
3.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed. Records of fresh water usage, treated water from STP is being maintained. The record of the same is attached as Annexure-17 .
4.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Permission from PWRDA for ground water extraction has been obtained which is valid till 24.01.2027. Copy of the same is attached as Annexure-4(b) .
5.	At least 20% of the open spaces as required by the local building bye- laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Noted and agreed.
6.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Agreed. Dual plumbing system has been provided within the project for reuse of treated wastewater for flushing and green area.
7.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Agreed. Water saving fixtures for conserving water has been provided in the project.
8.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	The dual plumbing system has been provided for reuse of treated wastewater for flushing as well as for green area development.

9.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted and agreed. Water demand has been reduced by the use of pre-mixed concrete and curing agents during construction phase.
10.	Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Total 4 rain water harvesting recharge pits has been constructed for ground water recharging as per CGWB norms.
11.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Agreed, rain water harvesting plan has been designed as stated and storage capacity of minimum one day of fresh water requirement has been provided. The local bye law provisions on rain water harvesting has been followed. Permission from PWRDA for ground water extraction has been obtained which is valid till 24.01.2027. Copy of the same is attached as Annexure-4(b) .
12.	All recharge should be limited to shallow aquifer.	Noted and agreed. All the recharge is limited to shallow aquifer.
13.	No ground water shall be used during construction phase of the project.	No ground water was used for construction activities. Only treated wastewater from nearby STP was used for construction activities.
14.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Agreed. No ground water dewatering has been done in the project.
15.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling, rainwater harvesting is being monitored. The record of the same is attached as Annexure- 17 .
16.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As	Wastewater generated is being treated in already installed STP and treated wastewater is being recycled for flushing, landscaping purpose, HVAC & DG cooling and only excess is being discharged into GMADA

	proposed, no treated water shall be disposed in to municipal drain.	sewer. Copy of permission is attached along as Annexure-12.
17.	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage or untreated effluent water is being discharged into storm water drains. Wastewater generated is being treated in STP and same is being recycled for flushing, landscaping purpose, HVAC & DG cooling and excess into GMADA sewer.
18.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Sewage Treatment Plant of 390 KLD capacity has been installed prior to operation phase. The wastewater being generated is being treated in STP and same is being recycled for flushing, landscaping purpose, HVAC & DG cooling and only excess into GMADA sewer..
19.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Treated wastewater from STP is being monitored regularly. Test reports of STP outlet is attached as Annexure-11. Also, adequate measures are being followed to mitigate the odour problem from STP.
20.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge generated from STP is being utilized as manure for landscaping within the project only.

IV. NOISE MONITORING AND PREVENTION:

Sl. No.	Conditions	Reply
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB	Ambient noise levels is being monitored at regular intervals. Adequate measures are being made to reduce ambient air & noise level. Recent monitoring has been carried out. Test Reports for ambient noise level monitoring is attached along as Annexure-9 .
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Ambient noise levels are being monitored in regular intervals. Recent environmental monitoring has been done. Test report is enclosed as Annexure-9 .
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	The noise levels are being maintained by providing acoustic enclosure with DG sets as well as ear plugs for operating personnel.

V. ENERGY CONSERVATION MEASURES:

Sl. No.	Conditions	Reply
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC	ECBC guidelines are being followed in the project. Details for energy conservation measures have already been submitted.
2.	Outdoor and common area lighting shall be LED.	LED lights have been provided within the project to save energy. Also, light efficient fixtures such as LED lights have been provided.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall,	Best design practices have been followed to assure optimum use of day light, efficient building envelope, etc. has been followed. ECBC guidelines are being followed in the project. Details for energy conservation measures have already been submitted

	window, and roof U-values shall be as per ECBC specifications.	
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning	Energy conservation building Code and National Building Code, 2005 on Energy Conservation has been adopted. LED lights and solar lights in common areas have been provided as energy conservation measures. Also, light efficient fixtures such as LEDs have been provided.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	The same is being complied. Solar panels of 195 KW capacity have been provided for energy conservation. LED lights and solar lights in common areas have been provided as energy conservation measures. Photographs of the same is attached as Annexure-2 .
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	The same is being complied. Solar panels have been provided for energy conservation. Photographs of the same is attached as Annexure-2 .

VI. WASTE MANAGEMENT:

Sl. No.	Conditions	Reply
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained	Solid waste is being collected, stored and disposed off as per Solid Waste Management Rules, 2016. The solid waste generated is being segregated into biodegradable and non-biodegradable components and handled as per Solid Waste Management (Rules), 2016. Biodegradable waste is being composted by using composter. The non-biodegradable waste is being handed over to authorized vendors.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and	Agreed and complied. The muck generated during construction phase was used for leveling and filling purpose within the project. No muck was disposed outside the premises.

	health aspects of people, only in approved sites with the approval of competent authority	
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed, separate area as well as wet and dry bins have been provided for segregation of solid waste into wet garbage and inert materials. Photographs showing the same is attached as Annexure-2 .
4.	Organic waste compost/ Vermi-culture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Bio-degradable waste is being managed by composting of waste. Biodegradable waste is being managed by using composter of 1500 kg capacity.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted. The same is being complied.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	No such hazardous waste was generated during construction phase. During operational phase, only hazardous waste in the form of used oil will be generated which will be disposed off as per applicable rules and norms. Agreement has been made with authorized vendor. Copy of agreement is attached as Annexure 13(a) . Also, Hazardous waste authorization has been obtained from PPCB. Copy of the same is attached as Annexure-13(b) .
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.	Agreed and complied. Fly Ash based cement was used for the construction purpose.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27 th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in building construction.	Fly ash based cement was used for the construction purpose.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Agreed and complied. Construction waste was managed strictly conforming to the Construction and Demolition Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the	No CFLs and TFLs are being used in the project.

	regulatory authority to avoid mercury contamination.	
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VII. GREEN COVER:

SI. No.	Conditions	Reply
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	No tree cutting has been done in the project premises. Thus, permission is not required
2.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	No tree cutting has been done in the project premises. Green belt (more than 646 trees) of adequate width has been provided as per the norms and tree species such as Maulsari Tree (<i>Mimusops elengi</i>), Basant rani/ Rosy Trumpet Tree (<i>Tabubia Rosea</i>), Champa or Temple Tree (<i>Plumeria alba</i>), Sago Palm (<i>Cycas revolute</i>) Date Palm (<i>Phoenix dactylifera</i>), Foxtail Palm (<i>Wodyetia Bifurcata</i>), Madagascar almond tree (<i>Terminalia mantaly</i>) Kachnar tree (<i>Bauhinia tree</i>) and <i>Ficus Panda</i> have already been planted along with shrubs within the project. Project photographs showing the same is attached as Annexure-2 .
3.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Agreed and complied. The top soil excavated during the construction activities was used for landscaping purpose within the project premises to the maximum possible extent.

VIII. TRANSPORT

SI. No.	Conditions	Reply
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks.	Agreed and complied. Adequate parking space has been provided within the project premises. Wide roads for the entry and exit have been provided. Parking areas are fully internalized.

	<p>Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ol style="list-style-type: none"> Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. Traffic calming measures. Proper design of entry and exit points. Parking norms as per local regulation. 	<p>Thus, there is no traffic congestion. Project photographs showing the same is attached as Annexure-2.</p>
2.	<p>Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.</p>	<p>Vehicles used during construction phase was in good condition and having valid PUC certificates.</p>
3.	<p>A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.</p>	<p>Agreed and complied. Traffic management plan has been prepared and being implemented in accordance with GMADA rules.</p>

IX. HUMAN HEALTH ISSUES:

SI. No.	Conditions	Reply
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed and complied. Personal protection equipments (PPE) kits & Dust mask were provided to the workers for safety at the time of construction phase.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Complied. National building code (NBC) has been followed for construction of the project. So, the ventilation provisions have been provided accordingly.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted. All the provisions for risk management and emergency preparedness was followed during construction phase and same is being followed in operational phase also.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	During construction phase, labourers were residing within the project site, all the mandatory facilities which include proper housing and sanitation facilities, etc. were provided.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Regular health check-up of the workers was done on regular basis during construction phase.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid room was provided during construction phase and same is also maintained during operation phase.

X. MISCELLANEOUS:

SI. No.	Conditions	Reply
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded	Advertisement have been published in the two local newspapers in English and Hindi language. Copy of newspaper advertisement has already been submitted.

	environment clearance and the details of MoEFCC /SEIAA website where it is displayed.	
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	The copies of the environmental clearance have already been submitted to the heads of local bodies.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Environmental Clearance letter as well as status of compliance of the stipulated environment clearance conditions, including results of monitored data has been uploaded on the company's website https://www.cp67.co.in/compliance-report/ . Screenshot showing the same is attached as Annexure-14.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted. Six monthly compliance of the stipulated environmental conditions are being uploaded at Environmental Clearance portal of Ministry of Environment, Forest and Climate Change. Copy of the screenshot of mail is attached as Annexure- 15.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Agreed and complied, environment policy is being implemented as approved by the board of directors. Copy of environment policy is attached as Annexure-16.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Environment Management Cell has been formed for the monitoring environment related aspects of the project. Mr. Sonia Mittal, Ms. Pallavi and Mr. Deepak Mehta are name of persons involved in Environment Management Cell.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be	Agreed and complied, action plan for implementing EMP and environmental conditions has already been prepared.

	prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	Rs. 1,78,70,540/- have been spent on the EMP till 31.03.2025.
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Environmental statement Form-V for financial year 2024-25 will be submitted to Punjab Pollution Control Board (PPCB) prior to 30 th September, 2025.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	The same is being submitted in the datasheet which is submitted along with compliance report.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Stipulations made by the State Pollution Control Board and the State Government are being strictly followed.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	The commitments made during the time of EC are being followed and will be followed throughout the operational phase as well.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Agreed and complied.
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.

16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Noted. Full cooperation is being extended to the officer of the Regional Office of Ministry and PPCB by furnishing the requisite data/ information/ monitoring reports.
17.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter	Noted.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	No appeal against the Environmental Clearance was made within the 30 days' time of grant of EC.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forests & Climate Change, Government of India

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

Item No. 113.12

No. SEIAA/2016/3149

REGISTERED

Date: 22.08.2016

To

Sh. Umang Jindal, Director,
M/s. A.B ALCOBEV (P) Ltd.
18, Chanderlok, Pritampura,
New Delhi-110034

Subject: Environmental clearance under EIA notification dated 14.09.2006 for establishment of a Commercial Mall namely "Homeland Mall" in Sector 67, Distt. SAS Nagar (Mohali), Punjab by M/s. A.B ALCOBEV (P) Ltd. (Proposal no. SIA/PB/NCP/56497/2016)

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the Commercial Mall namely "Homeland Mall" in Sector 67, Distt. SAS Nagar (Mohali), 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 construction of the Commercial Mall namely "Homeland Mall" in Sector 67, Distt. SAS Nagar (Mohali). The total plot area of the project is 16556 sqm and the total built up area of the Project is 92205.87 sqm. The project comprises of 100 service apartments, cinema having 1500 seats, hotel having 100 rooms, commercial & offices. The total cost of project is Rs. 160 Crores. The project site falls within M.C. limits of Mohali. The GMADA vide letter no. 16349 dated 11.04.2016 allotted land to the project proponent for hotel (100 rooms minimum) & commercial site. The total cost of the project is Rs. 160.0 crore.

The total water requirement for the project will be 402 KLD, which will be met through tubewell or public supply. The total wastewater generation from the project will be 322 KLD, which will be treated in a STP of capacity 350 KLD (considering 10 KLD as wet weather flow) to be installed at project site. In summer season, the

project proponent has proposed to utilize 110 KLD of treated wastewater for flushing purpose, 43 KLD for DG set cooling make up water, 5 KLD will be utilized for horticulture and remaining 164 KLD will be discharged into M.C. sewer. In winter season, 110 KLD of treated wastewater for flushing purpose, 32 KLD for DG set cooling make up water, 01 KLD will be utilized for horticulture and remaining 179 KLD will be discharged into M.C. sewer. In rainy season, 110 KLD of treated wastewater for flushing purpose, 43 KLD for DG set cooling make up water and remaining 169 KLD will be discharged into M.C sewer. GMADA vide letter no. 16349 dated 11.04.2016 has informed to project proponent that project shall be entitled for the sewer & storm water connection in the main sewer & storm network developed by it.

The total quantity of solid waste generation will be 1491 kg/day. Solid wastes generated will be segregated through garbage chute system. The biodegradable organic wastes will be sent to approve dumping site. The project proponent has also proposed to provide Mechanical composter for proper handling of the solid waste. Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site.

The total load of electricity required for commercial project will be 8000 KW which will be taken from the PSPCL. There is a proposal to install silent 4 nos. DG Sets (2 X 1500 KVA & 2 x 240 KVA) as stand-by arrangement. The project proponent has also proposed to provide rain water harvesting pit to recharge the rain water. The e-waste generated will be stored in an isolated room and will be sold to the manufacturers as per the E-Waste (Management) Rules, 2016. Used oil to be generated from the DG sets will be managed, handled and disposed as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

Director of the project will be responsible for implementation of EMP. During construction phase, Rs. 5.90 Lacs/annum will be incurred towards recurring expenditure of environment monitoring cost. During operation phase, Rs. 83.5 Lacs will be incurred towards capital investment and Rs 17.9 Lacs will be incurred towards recurring charges including environment monitoring cost. The project proponent shall spent Rs. 15.0 lac for the implementation of following CSR activities:

- a) Provide jobs to near by people
- b) Environment awareness camps
- c) Trees for plantation in 10 km area.
- d) Free books, scholarships or economically weaker sections in 10 km area of the project.

e) Widening of road within the vicinity of the project

The case was considered by the SEAC in its 148th meeting held on 19.07.2016 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 113th meeting held on 10.08.2016, 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 establishment of a Commercial Mall namely "Homeland Mall" in an area of 16556 sqm and having built up area as 92205.87 sqm in Sector 67, Distt. SAS Nagar (Mohali), 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) The grant of environmental clearance does not necessarily implies that forestry and wildlife clearance be granted to the project and that their proposals for

forestry and wild life clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment and Forests shall not be responsible in this regard in any manner

- (vii) 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.
- (viii) 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.
- (ix) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) 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.
- (xiv) 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.

- (xv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xvi) The unpaved area shall be more than or equal to 20% of the recreational open spaces.

PART-B – Specific Conditions:

IV. 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.

V. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed

concrete, curing agents and other best practices.

- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
 - (for reuse)
 - d. Treated wastewater : Yellow
 - (for discharge)
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (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.

VI. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 402 KLD, which will be met through tubewell or public supply (if available in near future).
- iii) a) The total wastewater generation from the project will be 322 KL/day, which will be treated in a STP of capacity 350 KLD (considering 10 KLD as wet weather flow). As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For horticulture purpose (KLD)	For DG set cooling as make up water (KLD)	Discharge onto sewer (KLD)
Summer	110	5	43	164
Winter	110	1	32	179
Rainy	110	-	43	169

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged onto land for plantation to be developed as per Karnal Technology/ into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The wastewater generated from swimming pool(s) 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

- vi) 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.
- vii) 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.
- viii) 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.
- ix) The project proponent shall obtain CLU from the competent authority.
- x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 83.5 Lacs towards capital

investment, Rs.5.90 Lacs/annum towards recurring expenditure and Rs.15 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.83.5 lacs towards capital cost and Rs. 17.90 lacs/ annum recurring expenditure as proposed in the EMP.
- ii) **b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.15 Lacs as proposed.
- iii) 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.

Sd/-

Member Secretary (SEIAA)

Dated 22.08.2016

Endst. No 3150-57

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

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
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, SAS Nagar.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Director (Environment), Ministry of Environment and Forest, 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. Umang Jindal, Director
 - b) Contact no. : 011-27355218
 - c) E-mail ID : accounts@homelandheights.com
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.

Sd/-

Member Secretary (SEIAA)

F. No. 21-104/2020-IA.III

Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: August 4th, 2021

To,

Shri Sanjiv Garg,

M/s A.B Alcobev (P) Ltd.
154, 1st Floor, Aggarwal Cyber Plaza-1,
Plot No. C-4,5,6, SAS Nagar – 160062, Punjab
Email: abalcobev20@gmail.com

Subject: Environmental Clearance for Expansion of a Commercial Project namely “CP.67” earlier “Homeland Mall” in Sector 67, Distt. SAS Nagar (Mohali), Punjab by M/s. A.B Alcobev (P) Ltd. – regarding.

Sir,

This has reference to your Application/Proposal No. IA/PB/MIS/185207/2020; received on 27th November, 2020 through Parivesh Portal for Environmental Clearance (EC) for Expansion of a Commercial Project namely “CP.67” earlier “Homeland Mall” in Sector 67, Distt. SAS Nagar (Mohali), Punjab by M/s. A.B Alcobev (P) Ltd.

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

3. Accordingly, the abovementioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) first in its 58th meeting held on 17th December, 2020, then in its 65th meeting held during 27-28 May, 2021, in its 66th meeting held on 16th June 2021 and thereafter in its 67th meeting held on 30th June, 2021.

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

- i. The project is located at Site no. 252, Sector-67, Airport Road, SAS

Nagar (Mohali), Punjab. The corner coordinates of the project site are: 30°40'45.14"N 76°43'19.63"E; 30°40'45.55"N 76°43'20.43"E; 30°40'37.53"N 76°43'27.13"E; 30°40'36.41"N 76°43'25.31"E and 30°40'43.48"N 76°43'19.33"E.

- ii. The project is an expansion.
- iii. Earlier, the project has obtained Environmental Clearance from SEIAA Punjab vide letter no. SEIAA/2016/3149 dated 22.08.2016 for plot area of 16,556 sqm and built-up area of 92,205.87 sqm in the name of "Homeland Mall" for 100 service apartments, cinema having 1500 seats, hotel having 100 rooms, commercial & offices. However, plot area of project was incorrectly mentioned in earlier EC application. Further, planning of the project has been changed in such a way that one basement has been reduced and thereby increasing one floor i.e. from 3B+G+11 floors to 2B+G+12 floors including terrace. In addition to it, part of Non-FAR area was not included in the built-up area during the time of earlier EC. Now, the project comprises of 100 services apartments, 940 seats for cinema, retail & multiplex, office block, club, etc. with the name change from "Homeland Mall" to "CP.67". Thus, the built up area will increase from 92,205.87 sqm to 1,08,196.296 sqm. Accordingly, Environmental Clearance for expansion is being applied for.
- iv. The details of the proposed expansion and amendment are given as follows:

S. No.	Description	Earlier EC accorded on 22.08.2016	Proposed	Total (After Expansion/ Amendment)
1	Name of the Project	Homeland Mall	CP.67	CP.67 (Name change request)
2	Total Plot Area	16,556 sqm	16,888.620 sqm (4.173 acres)	16,888.620 sqm (4.173 acres) (Correction)
3	Components	100 service apartments, cinema having 1500 seats, hotel having 100 rooms, commercial & offices	-560 seats of Multiplex; club	100 studio hotel rooms, 940 seats for cinema, retail, office block & club
4	Built up Area	92,205.87sqm	15,990.43 sqm	1,08,196.296 sqm
5	Estimated Population	6,857 Persons	4,080 Persons	10,937 Persons
6	Domestic Water Demand	402 KLD	-32 KLD	370 KLD (Fresh water Demand = 239 KLD)
7	Wastewater Generated	322 KLD	-20 KLD	302 KLD

8	STP capacity	Proposed STP of 390 KLD capacity		
9	Solid waste generation	1,491 kg/day	1,076 kg/day	2,567 kg/day
10	Power Load	8,000 KW	-4,034 KW	3,966 KW
11	DG sets	4 No. of DG Sets (2 X1500 KVA each and 2X 240 KVA each)	Change in capacity of DG sets	5 No. of DG sets (4 X 1500 KVA and 1 X 500 KVA)
12	Parking Proposed	914 ECS	140 ECS	1054 ECS
13	Project Cost	₹160.0 Crores	₹276.61 Crores	₹436.61 Crores

- v. During construction phase, total water requirement is expected to be 12 KLD which will be met by treated water. During the construction phase, septic tank will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labour force.
- vi. During operational phase, total water requirement of the project is expected to be 420 KLD (370 KLD Domestic water demand + 25 KLD swimming pool make-up water + 23 KLD HVAC & DG Cooling + 2 KLD Horticultural demand) and the same will be met by 239 KLD fresh water from borewells (2 Nos.) and 181 KLD recycled water. 296 KLD of wastewater generated will be treated in an STP of total 390 KLD capacity. 181 KLD of treated wastewater will be recycled and re-used (156 KLD for flushing, 2 KLD for gardening and 23 KLD for HVAC and DG cooling). About 109 KLD will be disposed off for nearby construction or to GMADA sewer.
- vii. About 2,567 kg/day solid wastes will be generated in the project. The biodegradable waste (1,155 kg/day) will be processed in mechanical composters and the non-biodegradable and hazardous waste generated (1,412 kg/day) will be handed over to authorized local vendor.
- viii. The total power requirement during operation phase will be 3,966 KW and will be met from Punjab State Power Corporation Limited (PSPCL). Total 5 DG Sets (4 x 1500 KVA each and 1 x 500 KVA) are proposed for standby use for emergency purposes.
- ix. 4 Rain water recharging pits have been proposed.
- x. Parking facility for 1054 ECS and 19 sqm for loading/unloading area is proposed against the requirement of 1,051 ECS (according to local norms).
- xi. Solar panels have been proposed on the terrace for 40 KW of solar power generation.
- xii. City Bird Sanctuary is located at a distance of approx. 8 km from the project location. However, project is located outside the notified eco-sensitive zone of the sanctuary. NBWL Clearance is not required.
- xiii. Forest Clearance is not required.
- xiv. No Court case is pending against the project.
- xv. 350 sqm of green area and plantation of 375 trees is proposed.
- xvi. Investment/Cost of the project is ₹436.61 Crores.
- xvii. Employment potential: 100 persons during construction phase.
- xviii. Benefits of the project: The project is a Commercial Project that will

provide high end facilities to the nearby population.

5. The EAC noted that the project proponent has obtained certified compliance report from MoEF&CC Integrated Regional Office, Chandigarh vide file No. 16-27/2016-RO (NZ)/ 276-277-278 dated 15.04.2021 based on site visit dated 12.03.2021 and the PP has submitted action taken report dated 08.04.2021.

6. The EAC (Infra 2), based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended granting environment clearance to the project. The aforesaid recommendation of EAC (Infra-2) is subject to certain specific conditions, as stipulated during its 67th meeting held on 30th June, 2021.

7. Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project for Expansion of a Commercial Project namely "CP.67" earlier "Homeland Mall" in Sector 67, Distt. SAS Nagar (Mohali), Punjab by M/s. A.B Alcobev (P) Ltd., under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the following specific and standard conditions:

A. Specific Conditions:

- i. Fresh water requirement shall not exceed 239 KLD during operational phase. Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA).
- ii. As proposed, waste water shall be treated in onsite STP of 390 KLD capacity. At-least 181 KLD of treated water from onsite STP shall be recycled and reused for flushing (156 KLD), gardening (2 KLD), HVAC and DG cooling (23 KLD) etc.
- iii. The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- iv. Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 350 sqm. The landscape planning should include plantation of native species. As proposed, at least 375 trees to be maintained within the premises during the operation phase of the project. A minimum of 01 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- v. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban

Development Model Building Byelaws, 2016. As proposed, 4 Nos RWH pits shall be provided for harvesting after filtration.

- vi. The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste. As committed, biodegradable waste shall be composted by use of Composter. Inert waste shall be dumped to authorized site. The recyclable waste shall be sold to resellers. Construction & Demolition waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
- vii. The PP shall also provide electric charging points in the parking areas for e-vehicles as committed.
- viii. At-least 40 KW of the total power requirement shall be met through solar power as committed.
- ix. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/ Regulations or Statutes as applicable to the project.

B. Standard Conditions:

I. Statutory compliance:

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire-fighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

- ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height

shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

III. Water quality monitoring and preservation:

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- iv. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- v. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vi. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- vii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- viii. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- ix. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- x. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xi. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xii. All recharge should be limited to shallow aquifer.

- xiii. No ground water shall be used during construction phase of the project.
- xiv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvi. Sewage shall be treated in the STP with tertiary treatment.
- xvii. No sewage or untreated effluent water would be discharged through storm water drains.
- xviii. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xix. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xx. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention:

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

V. Energy Conservation measures:

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.

- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management:

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover:

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

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

consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues:

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

X. Miscellaneous:

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

- vi. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
- vii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
- viii. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- ix. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- xii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- xiii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiv. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvii. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xviii. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

8. The Environmental Clearance is being granted to M/s. A.B Alcobev (P) Ltd. for Expansion of a Commercial Project namely "CP.67" earlier "Homeland Mall" in Sector 67, Distt. SAS Nagar (Mohali), Punjab.

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



(Dr. Dharmendra Kumar Gupta)
Director (S)

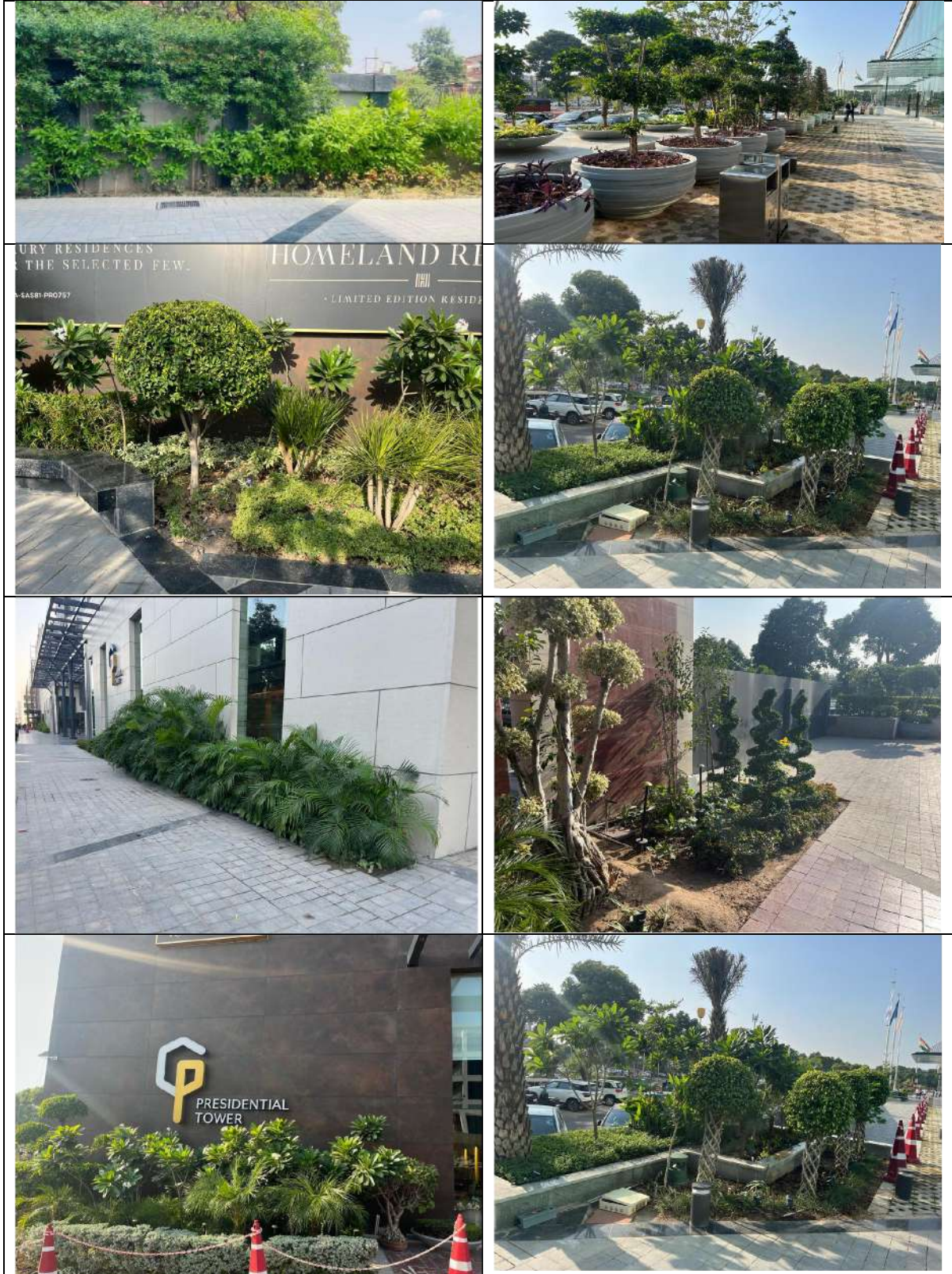
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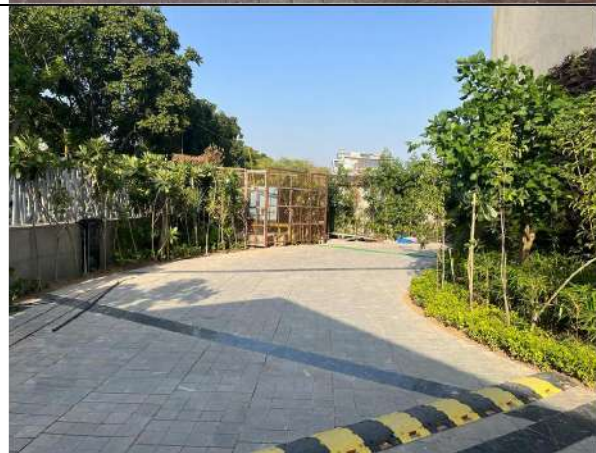
1. Secretary, Department of Science & Technology and Environment, Government of Punjab, Punjab Civil Secretariat-2, 9A, Sector-9, Chandigarh-160009
2. Deputy Director General of Forests (C), Ministry of Env., Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31 A, Dakshin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



(Dr. Dharmendra Kumar Gupta)
Director (S)

PHOTOGRAPHS OF THE GREEN AREA WITHIN THE PROJECT



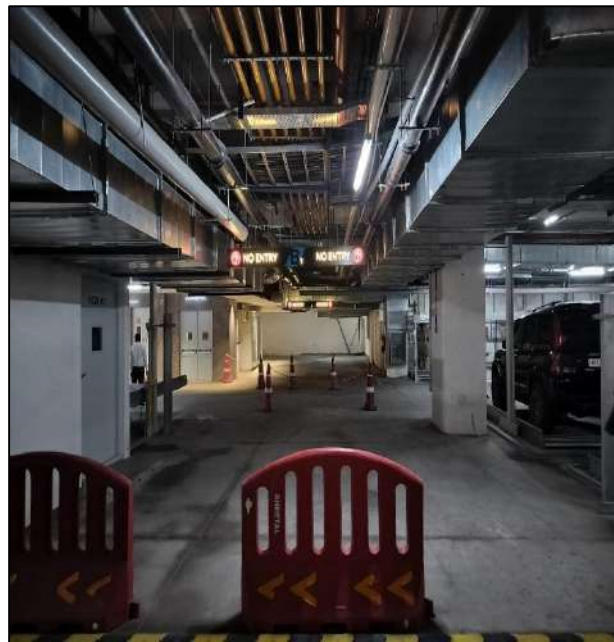




PHOTOGRAPHS OF THE PROJECT

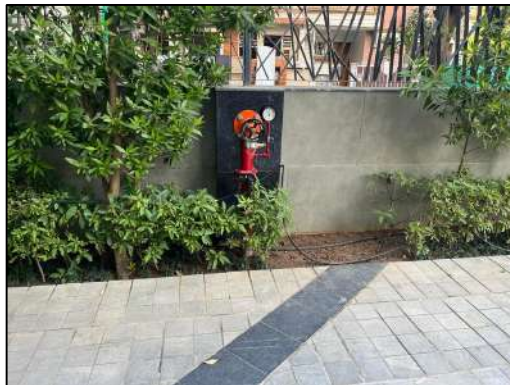


PHOTOGRAPHS OF THE PARKING SPACES













FIRE-FIGHTING MEASURES

PHOTOGRAPHS OF THE STP PLANT







FIRST AID ROOM





SOLID WASTE MANAGEMENT





PHOTOGRAPHS OF DG SETS WITHIN THE PROJECT





Photograph of installed solar panels



Electric charging points for e-vehicles in the parking areas.





RWH PITS





ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰਿਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ ਸੈਕਟਰ 62 ਐਸ. ਏ. ਐਸ. ਨਗਰ।

(ਮਿਲਖ ਦਫਤਰ)

FORM-H

SEE RULE-8(2), 7(3) & 45(5)

COMPLETION CERTIFICATE FROM COMPETENT AUTHORITY.

To,

M/s AB Alcobev Pvt Ltd,
Institute Site. 252, Sec-67,
SAS Nagar.

Memo. No. ACA (GMADA)/2022/ 15647

Dated:- 26/07/2022

Whereas M/s AB Alcobev Pvt Ltd had given notice of Partial Completion of the Project described below.

I hereby:-


Grant Permission for the Completion of Ground Floor Entrance Lobby & 4th to 12th Floor of Zone-1, 5th Floor (Service Floor) of Zone-2, Ground Floor Entrance Lobby & 4th to 12th Floor of Zone-3, Ground Floor Entrance Lobby & 6th to 8th Floor of Zone-4.

Description of Building:-

Hotel & Commercial Site
Sector - 67,
SAS Nagar.

Site No. 252,
Area- 4.173 Acres

- Note:-
1. Partial Completion is issued only for the common areas of the Floors mentioned above.
 2. The internal sizes of units may vary subject to finishing of individual units GMADA is not responsible for minor variations in sizes of internal units.


Additional Chief Administrator,
GMADA, S.A.S. Nagar.

Endst. No. ACA (GMADA)/2022/

Dated:-

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

1. D.E. (PH-1), GMADA, SAS Nagar
2. AEO (H), GMADA, SAS Nagar. Dues if any may be recovered from allottee.

1
Additional Chief Administrator,
GMADA, S.A.S. Nagar.



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰਿਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ ਸੈਕਟਰ 62 ਐਸ. ਏ. ਐਸ. ਨਗਰ।

(ਮਿਲਖ ਦਫਤਰ)

FORM-H

SEE RULE-8(2), 7(3) & 45(5)

COMPLETION CERTIFICATE FROM COMPETENT AUTHORITY.

To,

M/s AB Alcobev Pvt Ltd,
Institute Site. 252, Sec-67,
SAS Nagar.

Memo. No. ACA (GMADA)/2022/ 97968

Dated:- 30.12.22

Whereas M/s AB Alcobev Pvt Ltd had given notice of Partial Completion of the Project described below.

I hereby:-


Grant Permission for the Completion of Basement-1, Basement-2, Ground Floor, First Floor, Second Floor, Third Floor & Fourth Floor Only.

Description of Building:-

Hotel & Commercial Site
Sector - 67,
SAS Nagar.

Site No. 252,
Area- 4.173 Acres

- Note:-
1. Partial Completion is issued only for the common areas of the Floors mentioned above.
 2. The internal sizes of units may vary subject to finishing of individual units GMADA is not responsible for minor variations in sizes of internal units.



Additional Chief Administrator,
GMADA, S.A.S. Nagar.

Endst. No. ACA (GMADA)/2022/

Dated:- 30/12/22

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

1. D.E. (PH-1), GMADA, SAS Nagar
2. AEO (H), GMADA, SAS Nagar. Dues if any may be recovered from allottee.


Additional Chief Administrator,
GMADA, S.A.S. Nagar.

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰਿਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਪੁੱਤਾ ਭਵਨ ਸੈਕਟਰ 62 ਐਸ.ਏ.ਐਸ.ਨਗਰ।

FORM-H

SEE RULE-8(2), 7(3) & 45(5)

PARTIAL COMPLETION CERTIFICATE FROM COMPETENT AUTHORITY.

To,

M/s AB Alcobev Pvt Ltd,
Institute Site. 252, Sec-67,
SAS Nagar.

Memo. No. ACA (GMADA)/2023/ 86038

Dated:- 31/10/2023

Whereas M/s AB Alcobev Pvt Ltd had given notice of Partial Completion of the Project described below.

I hereby:-

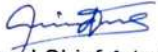
Grant Permission for the Partial Completion of project- Basement – 1 & 2, Ground Floor to Fourth Floor, Sixth Floor to 12th Floor & Terrace Floor Only.

Description of Building:-

Hotel & Commercial Site
Sector - 67,
SAS Nagar.

Site No. 252,
Area- 4.173 Acres

- Note:-
- 1 Partial Completion of rest of the areas of above site has already been issued vide letter no 15647 dated 26.07.2022 & letter no. 97968 dated 30.12.2022. Hence, the site is fully complete
 - 2 The internal sizes of units may vary subject to finishing of individual units GMADA is not responsible for minor variations in sizes of internal units.
 - 3 You are bound to pay balance dues if any found at the time of issuing of Occupancy Certificate



Additional Chief Administrator,
GMADA, S.A.S. Nagar

Endst. No. ACA (GMADA)/2023/

Dated:- 31/10/23

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

1. D.E. (PH-1), GMADA, SAS Nagar
2. AEO (H), GMADA, SAS Nagar. Dues if any may be recovered from allottee.


Additional Chief Administrator,
GMADA, S.A.S. Nagar.



PUNJAB WATER REGULATION AND DEVELOPMENT AUTHORITY

SCO 149-152, SECTOR 17, CHANDIGARH – 160017

ad interim PERMISSION FOR EXTRACTION OF GROUNDWATER

Name of Unit	CP. 67 by M/s AB Alcobev Pvt. Ltd.		
Activity of Unit:	Infrastructure		
Address of Unit:	CP. 67, Site No. 252, Sector 67, SAS Nagar, Punjab		PIN Code: 160062
Assessment Unit (Block):	Kharar	Category: Yellow	
District:	SAS Nagar		
Correspondence Address:	Corporate Office,154, 1 st Floor, Aggarwal Cyber Plaza, Plot No. C-4,5,6, Netaji Subhash Place Pitampura, New Delhi	PIN Code: 110034	
Unit ID	0940500020		
Permission Number	PWRDA/02/2021/L2/22	Dated: 23.02.2021	
Project Status:	New Unit		
Permission Type:	ad-interim Permission		
Validity Period:	For a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this ad interim permission, whichever is earlier.		
Ground Water Extraction Permitted: 239 m ³ /day			
Fresh Water		Saline Water	
m ³ /day	m ³ /month*	m ³ /day	m ³ /month*
239	7,170	-	-

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

Fees and Charges Paid:A. Application Fees for Groundwater Extraction:

Volume of Groundwater Extraction Applied For per day (in m ³ /day)	Fees Deposited (in Rs.)
239	16,000/- (20% Covid-19 rebate applied)

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

Category of Area	Extraction Permitted: (m ³ /day)	239	Amount Deposited (Rs.)
Yellow	Charges for two months		1,83,456/- (20% Covid-19 rebate applied)
	≤10 m ³ /day	10-100 m ³ /day	
	3,600	75,600	
		>100 m ³ /day	1,50,120

C. Tube-well Registration Fee paid:

No. of existing tube-wells	No. of Proposed tube-wells	No. of total tube-wells	Registration Fee applicable per tube-well	Total Registration Fee Paid (Rs.)
Nil	02	02	10,000/-	16,000/- (20% Covid-19 rebate applied)

D. Total Amount Paid (Rs.):

Application Fee	Advance Deposit	Tube-well Registration Fee	Total (Rs.)
16,000/-	1,83,456/-	16,000/-	2,15,456/-

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

Dated: 23rd February, 2021

Place: CHANDIGARH

Signature
Jobanpreet Singh, A.O Level-2



ad interim PERMISSION CONDITIONS

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



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

PERMISSION FOR EXTRACTION OF GROUNDWATER

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

Unit ID	Permission Number	Date of Grant of Permission	Valid up to
20230200281	GW/PWRDA/01/2024/L2/19	25-Jan-2024	24-Jan-2027

1	Name of Unit	CP-67 by M/s AB Alcobev Pvt. Ltd.	
2	Activity of Unit	Commercial	
3	Address/Location of Unit	Site No. 252, Sector 67, Airport Road, Mohali, District SAS Nagar, Sector 67	
		S.A.S.Nagar - Mohali	PIN: 160062
4	Assessment Area(Block)	KHARAR	Status: YELLOW
5	District	S.A.S Nagar	
6	Head Office Address	Site No. 252, Sector 67, Airport Road, Mohali, District SAS Nagar	
		S.A.S Nagar, PUNJAB	PIN: 160062
	Email	Abalcobev@cp67.co.in	
	Phone/Mobile No.	7986353802	
7	Project Status	Existing : 22-09-2023	
8	No. of Existing Tube-Wells	No. of Proposed Tube-Wells	Total Number of Tube-Wells Permitted
	2	0	2
9	Volume of Ground Water Permitted to be Extracted (m3/month)	Fresh	Brackish/Saline
		7170	0

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

Designation : A.O.L-2

Terms and Conditions

1. User shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, The Punjab Groundwater Extraction and Conservation Directions, 2023 and other Regulations, Directions and instructions issued by the Authority from time to time.
2. The User shall install a water meter of required Specifications at each extraction structure and inform PWRDA along with Calibration Certificate within three months of issue of this Permission. The water meter shall conform to the technical specifications, performance parameters and connectivity standards, etc. as required by the Authority.
3. The User (if required to install piezometer as per Directions) shall install the piezometer of the required specifications within three months of issue of this permission. (refer para 5.2 of the Directions).
4. Payment Cycle and Schedule shall be as per para 4.8 of the Directions.
5. In case of proposed water extraction structure which is yet to be commissioned, the user will intimate the Authority 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 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 and 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.

**NUTECH INFRASTRUCTURE PVT.LTD.,
581/4 MAIN ROAD CHIRAG DELHI,
NEW DELHI 110017.**

TEL. 41834972, 29251044, FAX- 29251044.

E.Mail: nutech@nutechinfrastructure.co.in

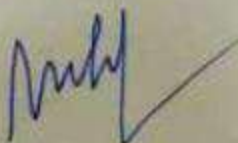
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the structural design of the Hotel and Commercial building (CP-67) at Sec.67, Sasnagar, Mohali, Punjab being developed by AB Alcobevpvt. Ltd. has been designed in accordance with the provision of National Building Code and the relevant Indian Standard Codes for all seismic load, all dead loads and live loads, wind pressure and structural safety from earthquake of the intensity expected in Zone IV.

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

The design has been found satisfactory and hence, approved and building is safe (Seismic Zone -IV).

Signature:



Name of the Structural Engineer:

Qualification

M. P. GOYAL
(M. Tech Structure)
581/4, Main Road,
Chirag Delhi, New Delhi

Nutech Infrastructure (P)Ltd

(Director)



Online Consent Management & Monitoring System

Ministry of Environment, Forest and Climate Change
Government of India


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Welcome CP.67 by M/s. AB Alcobev Pvt. Ltd.

Date : 14-4-2025

Consent Application Details

Application No : **28433426**

Congratulations! Application submitted successfully.

Please submit the required enclosures to concerned Office within 48Hrs with online submitted application.

Your Consent Application application has been received under the Application Number **28433426**. *(Note this number for future communication and know the online status of the application submitted)*

To view the submitted application form click onto "View Application Form" and To print the application form click onto "Print Application Form"

[View Application Form](#)
[Print Application Form](#)

Head Office Address
Member Secretary
Punjab Pollution Control Board
Vatavaran Bhawan, Nabha Road, Patiala, 147001,
Punjab, India
Phone: 91-175-2215793, 2215802
Website: www.ppcb.gov.in
[Regional Office Address](#)



Punjab
State Pollution Control Board

Online Consent Management & Monitoring System

Ministry of Environment, Forest and Climate Change
Government of India



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▶ View Notices 0

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and suggestions



click here for any kind
complaints or query



Welcome CP.67 by M/s. AB Alcobev Pvt. Ltd.

Date : 14-4-2025

Consent Application Details

Application No : **28433408**

Congratulations! Application submitted successfully.

Please submit the required enclosures to concerned Office within 48Hrs with online submitted application.

Your Consent Application application has been received under the Application Number **28433408**. *(Note this number for future communication and know the online status of the application submitted)*

To view the submitted application form click onto "View Application Form" and To print the application form click onto "Print Application Form"

[View Application Form](#)

[Print Application Form](#)

Head Office Address
Member Secretary
Punjab Pollution Control Board
Vatavaran Bhawan, Nabha Road, Patiala, 147001,
Punjab, India
Phone: 91-175-2215793, 2215802
Website: www.ppcb.gov.in
[Regional Office Address](#)



O/O CHIEF ENGINEER / COMMERCIAL, PSPCL, PATIALA

Fax: 0175-2210320, E-Mail: ce-commercial@pspcl.in

To
Regd.

✓ M/s AB Alcobev Private Limited,
Site no.252, Sector-67, Mohali-160062

Memo No. 549-49 / CP-67, Sec-67, Mohali / SAP RID-11611

Dated 10 / 05 / **2022**

Sub: NOC to M/s AB Alcobev Private Limited for electrical scheme of 4.173 Acres Commercial project 'CP-67' at Sector-67, SAS Nagar for 5996.23 KW/ 6662.477 KVA (SAP RID-11611).

Ref: I. Your online request dated 07.08.2021 for issue of NOC against SAP RID-11611.
II. The Allotment letter for 4.173 Acres at Sector-67, SAS Nagar issued by Estate Officer, GMADA, SAS Nagar vide memo no. GMADA (EO)/2016/16349 dated 11.04.2016.

With reference to the subject and online application received vide SAP RID-11611, the NOC for release of electricity connections to individual consumers by PSPCL in subject cited project being developed as per the layout plan approved by Estate Officer, GMADA, SAS Nagar and Electrical Layout Plan approved by the field office (copy enclosed) is hereby given subject to the following terms & conditions.

1. As per Load Sheet, the total estimated load of the project is 5996.23 KW/ **6662.477 KVA** which will be fed through 1 no. 2500 KVA and 3 no. 2000 KVA distribution transformers (total 8500 KVA). The brief load details of the project are as under:

- a) Commercial Load = 5769.73 KW/ 6410.81 KVA
- b) Common Services = 226.5 KW/ 251.66 KVA
(i.e. Lifts, Water Works, STP,
Fire Fighting Street Light, (common area)

2. As per online application filed by you, requiring Single Point Supply under Regulation 6.6.2 of PSERC (Electricity Supply Code and Related Matters) Regulations-2014 (Supply Code-2014) as amended from time to time, the same shall be allowed by appointing you as Distribution Franchisee for making electricity available within the area under the project.

In this regard, this office has issued instructions vide memo no. 2213-38 dated 21.09.2019 that the developer has to sign only new franchisee agreement 2021 after its finalization by PSPCL. However as per instructions issued vide memo no. 2381 dated 28.10.2021, during the transient period (i.e till finalization of franchisee agreement 2021) if you intends to take electricity connectivity for your project, you can sign draft franchisee agreement 2021 (under approval) with validity only till finalization of new franchisee agreement 2021 subjected to condition that you shall also furnish undertaking for signing and abiding by conditions of new franchisee agreement 2021 after its finalization by PSPCL.

3. Electrical connectivity to the said project for 6662.477 KVA load will be given by tapping existing line of 66 KV IISER Grid. This Grid is emanating from 220 KV Substation Sector-80 Mohali. Total cost to be deposited by you for electrical connectivity to the said project as per latest Standard Cost data (CC-23/2019) is Rs. 8,35,01,943/-, (Rs. Eight Crore, Thirty Five Lakh One Thousand Nine Hundred and Forty Three only), whose breakup is as follows:-

[Handwritten signature]

Sr.No	Item	Amount (in Rs.)
i)	Tentative cost of 2150 meter new 66 KV line (with 240sq. mm XLPE cable between 66 KV S/s IISER upto 66KV S/s at project site	7,12,00,000/-
ii)	Proportionate cost of existing 66KV with 240sq. mm XLPE cable from 220 KV S/s Sector-80 Mohali upto 66KV S/s IISER (6662.48 KVA x Rs.631/KM/KVA x 2.805 KM)	1,17,92,290/-
iii)	Proportionate cost of 1 no. 66KV Bay (O/G bay at 220KV S/s Banur) (6662.48 KVA x Rs.76.496/KVA)	5,09,653/-
	Total amount	8,35,01,943/-

The above cost of estimate is purely on tentative basis which shall be subject to actual sanction of estimate at the time of execution of work as per Supply Code-2014 and policy/regulations of PSPCL at the time of release of load. Statutory taxes, if applicable, shall be chargeable extra on the estimated amount of Connectivity Charges.

Note: Proposed new 66 KV line is crossing 200 feet wide Airport Road. PSPCL shall be arranging the necessary permission from the competent authority and all the charges/ fees for the permission from Competent Authority (for road crossing) shall be payable by you.

4. The Allotment letter of Hotel (100 Rooms Minimum) and Commercial Site for 4.173 Acres at Sector-67, SAS Nagar has been issued by Estate Officer, GMADA, SAS Nagar vide memo no. GMADA (EO)/2016/16349 dated 11.04.2016.
5. Since NOC has been applied under single point supply Regulation 6.6.2, LD system shall be constructed and maintained by you. Therefore 15% of Supervision charges on labour cost of LD system shall not be recovered from you
6. The estimated expenditure for layout of electrical LD system of the project shall be Rs. 3,51,95,809/- (Rupees Three Crore Fifty One Lakh Ninety Five Thousand Eight Hundred and Nine only) and is subject to change as per rates prevailing at the time of execution of work. In case of request for energisation of incomplete LD system, the same shall be allowed provided you furnish a Bank Guarantee (BG valid for 3 years) from any bank registered & regulated by RBI equivalent to the estimated cost of balance works as per the cost of material and labour prevailing at the time of allowing connectivity for the partial load plus expected % age increase in the cost of material & labour in the next 3 years as may be approved by PSERC.


The amount of Bank Guarantee shall keep on reducing with the completion of remaining works of the LD system. After submission of Bank Guarantee to the satisfaction of PSPCL, the 20% BG accepted at the time of issue of NOC shall be returned to you and it shall be the responsibility of PSPCL to release connections to the residents/ occupiers of the colony/complex. After its completion and inspection by the Chief Electrical Inspector to Govt. of Punjab, PSPCL will take over the LD system which will be connected to its distribution system. PSPCL shall thereafter maintain the LD system at its own cost.

Note- At present as decided by PSERC, PSPCL shall accept a BG (valid for three years) equivalent to 105% of the estimated cost of balance works of LD system.

7. 20% bank guarantee vide BG No. 16391IGL0000522 dated 25.04.2022 amounting to Rs. 70,39,170/- (Rupees Seventy Lakh Thirty Nine Thousand One Hundred and Seventy only) valid for Five years (till 24.04.2027) from Union Bank of India has been submitted by you. As per detailed instruction issued vide memo no. 157 dated 20.03.2019, following are the 'Events of default' regarding 20% Bank Guarantee :-

- 3-
- a) 20% BG shall be returned back when you avails partial connectivity/ full connectivity against the NOC.
 - b) In case connectivity is not sought by you within the validity of NOC, a notice shall be issued to you one month before the expiry of BG for its extension for a further period of 3 years & applying for revised NOC for release of connections in the project. Copy of the notice will also be sent to the bank for encashing the BG in case of its non-extension.
 - c) In case 20% BG is not extended by you before its expiry, it shall be got encashed by PSPCL. Later whenever you apply for revised NOC, fresh/ separate 20% BG shall have to be submitted. The amount of 20% BG already encashed shall be adjusted towards the external connectivity charges payable by you against revised NOC.
8. Poles for laying HT/ LT lines in the proposed project shall be so erected that no pole comes in front of the entrance of any plot or causes any hindrance to the residents in easy & free entrance to the plot. As far as possible, the poles may be erected at the junction of two plots. In case any pole comes in front of the entrance/ main gate of the plot, the same shall be got shifted by you at your own cost.
 9. It will be ensured that length of the LT line/ capacity of distribution transformers does not exceed the specified limits of PSPCL as per approved plan/guidelines of PSPCL and metering equipment may be installed as per PSPCL guidelines.
 10. If at any given point of time, firm has to hand over all the established system to PSPCL, it will be taken over as per PSPCL norms/instructions prevalent at that time.
 11. The expense of shifting of HT & LT lines inside the project shall be borne by you.
 12. As per your undertaking dated 07.08.2021, no construction shall be allowed under the HT/ EHT lines and no construction corridor shall be provided below the HT/EHT lines and that appropriate clearance from existing lines/ buildings shall be maintained as per the CEA Regulations (amended to date). You shall be solely responsible for any violation of Rules and relevant act/rules in view of the undertaking submitted to PSPCL.
 13. If at any stage, the Government/ Developer revises the layout plan of the project due to revision in layout, change in FAR norms or change in project area/ planning, you shall be liable to take the revised NOC alongwith payment of charges as per norms of PSPCL.
 14. For erection of HT/ LT lines & Distribution Transformers, the instructions of PSEB Manual on Standard Instructions on Distribution System & Construction Practices must strictly be followed.
 15. Due to non-development of the requisite electrical LD system or deposit of costs to PSPCL by you, if PSPCL is not able to give electric connection(s) to the prospective consumer(s) (owners/ residents of the plots), the responsibility of such inaction/ delay in release of connections shall solely rest on you.
 16. The clearance from Chief Electrical Inspector, Punjab for electrical installations inside the project shall have to be obtained by you.
 17. You shall be responsible for any fatal / non-fatal accident during the electrification work of the project inside the site.
 18. The issue of NOC shall not mean any commitment on the part of PSPCL to release the connections, which shall be subject to rules, seniority and other policy/ regulations prevalent at the time of release of connections.
 19. The NOC for release of electricity connections is being issued keeping in view the provision of electricity installations only and does not mean grant of clearances from other departments as per requirement under relevant rules/ laws prevalent in their case.
 20. **The validity of this NOC shall be five years from the date of issue and during validity period, connectivity charges should be deposited along with erection of complete LD system or connectivity charges should be deposited along with erection of partial LD system along with submission of 105% BG for the balance work of LD system. In case**

these conditions are not complied with, application for issue of revised NOC shall have to be submitted which shall be considered on merit based on the then prevalent loading conditions and other policy/regulations of PSPCL.
DA/As above



SE Regulation,
for Chief Engineer / Commercial,
PSPCL, Patiala.

Dated...../...../ 2022

1. Endst. No...../ CP-67, Sec-67, Mohali / SAP RID-11611

- Regd. Copy of the above is forwarded to the **DY. CE/ DS CIRCLE, MOHALI** for information and necessary action w.r.t. the case forwarded to this office vide memo no. 7470 dated 08.10.2021 and 1973 dated 21.03.2022 and 2831 dated 20.04.2022. The responsibility with regard to authenticity of documents including grid data, voltage drop and loading conditions of the feeder shall lie with his office. The approved electrical layout drawing is being enclosed for reference and record in his office. The validity of all the documents uploaded by the promoter may be checked before release of electric connection. The actual sanction of all estimates at the time of execution of work should be as per Clause 9.3.6 of Supply Code-2014 amended upto date.
- It must be ensured before release of connection that no construction is allowed under the HT/EHT lines and a no construction corridor is provided below the HT/EHT lines and that necessary horizontal and vertical clearances from HT/EHT lines as per IE Rules/ CEA guidelines be maintained by promoter.
 - It must be ensured that in case of request for energisation of incomplete LD system is made by promoter; the same shall be allowed, provided a Bank Guarantee (BG valid for 3 years) from any bank registered & regulated by RBI equivalent to the estimated cost of balance works as per the cost of material and labour prevailing at the time of allowing connectivity for the partial load plus expected % age increase in the cost of material & labour in the next 3 years is submitted by promoter before release of connection.
 - Detailed instructions regarding 20% BG has already issued by this office vide memo no. 157 dated 20.03.2019, 584-88 dated 07.08.2020 and 688 dated 01.09.2020, the same should be meticulously complied with by the concerned AE/AEE (DS).
 - The instructions regarding temporary connection to the developer were issued vide memo no. 1392-1419 dated 09.04.2021, the same should be meticulously complied by the concerned field office.
 - It has been decided to install HT, CT/PT meter for energy audit purpose and actual cost of the same may be got deposited from the developer.
 - The instructions regarding release of water supply connections before the release of any other connection in the colony were issued vide memo no. 849-54 dated 4.12.2020, the same should be meticulously complied with by the concerned AE/AEE (DS).
 - This office has issued instructions vide memo no. 2213-38 dated 21.09.2019 that the developer has to sign only new franchisee agreement 2021 after its finalization by PSPCL. However as per instructions issued vide memo no. 2381 dated 28.10.2021, during the transient period (i.e till finalization of franchisee agreement 2021) if developer intends to take electricity connectivity for its project, they can sign draft franchisee agreement 2021 (under approval) with validity only till finalization of new franchisee agreement 2021 subjected to condition that shall also furnish undertaking for signing and abiding by conditions of new franchisee agreement 2021 after its finalization by PSPCL. Field office should ensure meticulous compliance of these instructions.
 - It must be ensured that total charges/ fees for the permission from Competent Authority for road crossing should be recovered from the developer. However the requisite permission from Competent Authority shall be the responsibility of PSPCL.


DA: As above


SE/ Regulation,
for Chief Engineer / Commercial,
PSPCL, Patiala.

Regd.

Copy of the above is forwarded to the **Estate Officer, GMADA, PUDA Bhawan, Sector-62, SAS Nagar** for information and necessary action w.r.t. the Allotment letter for 4.173 Acres commercial project at Sector-67, SAS Nagar issued by your office vide memo no. GMADA (EO)/2016/16349 dated 11.04.2016. The estimated expenditure for layout of electrical LD system of the project is approved for Rs. 3,51,95,809/- (Rupees Three Crore Fifty One Lakh Ninety Five Thousand Eight Hundred and Nine only) subject to change as per rates prevailing at the time of execution of work. This amount shall have to be secured from the promoter by you in case of default of promoter and the same shall have to be deposited to PSPCL for execution of work of LD system and release of connection to the consumers. The funds shall be placed at the disposal of PSPCL by your office within 15 days of the default on the part of promoter having been notified/ intimated to your office by SE/ Operation, so that the residents/ owners of the plots (the prospective consumers of PSPCL) are not denied electric connections for want of development of LD system. The above cost estimate is purely on tentative basis which shall be subject to actual sanction of estimate (recoverable amount) at the time of execution of work as per Clause 9.3.6 of Supply Code-2014. The estimated time period for complete development of the electrical LD system of the project is 60 months from the date of issue of NOC. The concerned section of your office may be instructed to watch progress of electrification of the project, so that the project is connected within the validity period of NOC. Any delay in development of LD system may be reported by the concerned field staff and promoter be followed to deposit the cost of connectivity and complete the LD system for release of individual connections.

DA: As above


SE/ Regulation,
for Chief Engineer/ Commercial,
PSPCL, Patiala.

O/O CHIEF ENGINEER / COMMERCIAL, PSPCL, PATIALA

Fax: 0175-2210320, E-Mail: ce-commercial@pspcl.in

To
Regd. ✓ M/s AB Alcobev Private Limited,
 Site no.252, Sector-67, Mohali-160062

Memo No. 858-61 / CP-67, Sec-67, SAS Nagar/SAP RID-11611
 Dated 19 / 07 / 2022

Sub: Regarding amendment in NOC no. 547-49 dated 10.05.2022 issued to M/s AB Alcobev Private Limited for electrical scheme of 4.173 Acres Commercial project 'CP-67' at Sector-67, SAS Nagar for 5996.23 KW/ 6662.477 KVA (SAP RID-11611).

1. NOC issued to you for 4.173 Acres Commercial project 'CP-67' at Sector-67, SAS Nagar vide memo no. 547-49 dated 10.05.2022. Further, As per clause-3 of NOC, 11 KV connectivity charges alongwith System Loading Charges were to be deposited by you.
2. After issue of NOC SE/DS Mohali vide memo no. 5777 dated 18.07.2022 stated that the consumer has given a representation dated 04.07.2022 in which it was informed that Xen (Electrical), GMADA vide letter dated 09.03.2022 has given the ROW through overhead for laying 66 KV lines from IISER Grid to the said project.
3. With reference to this matter and as per the proposal and comments given by SE/DS Mohali vide memo no. 5777 dated 18.07.2022 and ASE/TL, TL Division, PSPCL memo no. 2126 dated 16.07.2022 the estimate cost of this line is Rs.1,45,23,228/- (Rupees One Crore Forty Five Lakh Twenty Three Thousand Two Hundred and Twenty Eight Only) and the above cost shall be replaced by tentative cost of 2150 mtr new 66 KV line with 240 Sq.mm XLPE cable between 66 KV Substation IISER upto 66 KV Substation at project site amounting to Rs.7.12 Crore as per the original NOC.
4. This matter has been considered by competent authority and accordingly, clause no. 3 of the NOC issued vide memo no. 547-49 dated 10.05.2022 is being amended and same shall now be read as under:-

Clause No. 3

Electrical connectivity to the said project for 6662.477 KVA load will be given by tapping existing line of 66 KV IISER Grid. This Grid is emanating from 220 KV Substation Sector-80 Mohali. The land for 66 KV S/S at project site will be provided by you and erection and commissioning of 66KV S/S inside the project will be done by you. Total cost to be deposited by you for electrical connectivity to the said project as per latest Standard Cost data (CC-23/2019) is Rs. 2,68,25,171/-, (Rs. Two Crore Sixty Eight Lakh Twenty Five Thousand One Hundred and Seventy One only), whose breakup is as follows:-

Sr.No	Item	Amount (in Rs.)
i)	Tentative cost of Specialty designed Z Tower, S-2+6M(PN), S-30+6M (QN), S-60+6M (RN), 2D-60+6M Towers between 66 KV S/s IISER upto 66KV S/s at project site	1,45,23,228/-
ii)	Proportionate cost of existing 66KV with 240sq. mm XLPE cable from 220 KV S/s Sector-80 Mohali upto 66KV S/s IISER (6662.48 KVA x Rs.631/KM/KVA x 2.805 KM)	1,17,92,290/-

iii)	Proportionate cost of 1 no. 66KV Bay (O/G bay at 220KV S/s Banur) (6662.48 KVA x Rs.76.496/KVA)	5,09,653/-
iv)	Total amount	2,68,25,171/-

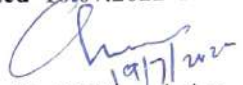
The above cost of estimate is purely on tentative basis which shall be subject to actual sanction of estimate at the time of execution of work as per Supply Code-2014 and policy/regulations of PSPCL at the time of release of load. Statutory taxes, if applicable, shall be chargeable extra on the estimated amount of Connectivity Charges.

Note:1 Proposed new 66 KV line is crossing 200 feet wide Airport Road. PSPCL shall be arranging the necessary permission from the competent authority and all the charges/ fees for the permission from Competent Authority (for road crossing) shall be payable by you.


Note:2 The vetting of latest route plan and Right of Way from GMADA and all other permissions/ NOCs from the concerned authorities for the erection of line shall be your responsibility.

All other terms and conditions of NOC issued vide memo no. 547-49 dated 10.05.2022 and ASE/TL, TL Division, PSPCL memo no. 2126 dated 16.07.2022 shall remain same.


This issues with the approval of Competent Authority.


Dy.CE/ Regulation,
for Chief Engineer/ Commercial,
PSPCL, Patiala.


1. Endst. No...../ CP-67, SAS Nagar/SAP RID-11611 Dated...../...../ 2022
Regd. Copy of the above is forwarded to Dy. CE/DS Circle, PSPCL Mohali for information and necessary action please. In continuation to NOC issued vide memo no. 547-49 dated 10.05.2022, following clause is added in endst no. 548 dated 10.05.2022:- **Due to several 11 KV feeders running as well as crossing the proposed route, SE/DS shall make the arrangement for maintaining required clearance with the proposed 66 KV line and the conditions as mentioned in ASE/TL, TL Div., PSPCL memo no. 2126 dated 16.07.2022 shall be complied upon.**


Dy.CE/ Regulation,
for Chief Engineer/ Commercial,
PSPCL, Patiala.

2. Endst. No...../ CP-67, SAS Nagar/SAP RID-11611 Dated...../...../ 2022
Regd. Copy of the above is forwarded to Estate Officer, GMADA, PUDA Bhawan, Sector-62, SAS Nagar for information and necessary action please, in continuation to NOC issued vide memo no. 547-49 dated 10.05.2022.


Dy.CE / Regulation,
for Chief Engineer/ Commercial,
PSPCL, Patiala.

3. Endst. No...../ CP-67, SAS Nagar/SAP RID-11611 Dated...../...../ 2022
Regd. Copy of the above is forwarded to Divisional Engineer(E) for CA GMADA, PUDA Bhawan, Sector-62, SAS Nagar for information and necessary action please.


Dy.CE / Regulation,
for Chief Engineer/ Commercial,
PSPCL, Patiala.

Punjab Fire Services (Mohali MC)



FIRE SAFETY CERTIFICATE ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਮਾਣ ਪੱਤਰ

NOC No **2004-116321-Fire/87568**NOC Type: **Renew**Dated **15-May-2025**

Certified that the **CP67** at **Plot No. 252, Sector 67, S.A.S Nagar (Mohali)** comprised of **2** basements and **14** (Upper floor) owned/occupied by **AB Alcobev Pvt Ltd** have compiled with the fire prevention and fire safety requirements of National Building Code and verified by the officer concerned of fire service on **05-May-2025** in the presence of **Gurbhagwant Singh** (Name of the owner or his representative) and that the building / premises is fit for occupancy group **E and D** subdivision **6** (As per NBC) for period of **one year** from issue date. Subject to the following conditions.

Issued on **15-May-2025** at **Mohali MC**

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ **CP67** ਜੋ ਕਿ **Plot No. 252, Sector 67, S.A.S Nagar (Mohali)** ਸਮੇਤ **2** ਬੇਸਮੈਂਟ ਅਤੇ **14** (ਉਪਰਲੀ ਮੰਜ਼ਿਲ) ਮਲਕੀਅਤ/ਕਾਬਜ਼ਦਾਰ **AB Alcobev Pvt Ltd** ਨੂੰ ਅੱਗ ਬੁਝਾਉਣ ਦੇ ਪ੍ਰਭਾਵੀ ਅਤੇ ਬਚਾਅ ਦੇ ਰਾਸ਼ਟਰੀ ਬਿਲਡਿੰਗ ਕੋਡ ਅਨੁਸਾਰ ਜਿਸ ਨੂੰ ਸਬੰਧਤ ਅੱਗ ਬੁਝਾਊ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਪ੍ਰਮਾਣਿਤ ਕੀਤਾ ਗਿਆ **05-May-2025** ਮੌਜੂਦਗੀ ਵਿੱਚ **Gurbhagwant Singh** (ਮਾਲਕ ਦਾ ਨਾਮ ਜਾਂ ਉਸ ਦਾ ਪ੍ਰਤੀਨਿਧੀ) ਅਤੇ ਇਮਾਰਤ / ਬਿਲਡਿੰਗ ਆਬਾਦੀ ਲਈ ਯੋਗ ਹੈ। Occupancy Group **E and D** subdivision **6** (ਐਨ. ਬੀ. ਸੀ. ਦੇ ਅਨੁਸਾਰ) ਦੇ ਪ੍ਰਭਾਵੀ ਸਮੇਂ ਤੋਂ **ਇੱਕ ਸਾਲ** ਤੱਕ। ਜਿਸ ਲਈ ਨਿਮਨ ਅਨੁਸਾਰ ਹਦਾਇਤਾਂ ਹਨ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ **15-May-2025** ਕਿੱਥੇ **Mohali MC**.

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. No, alteration/ addition/ change in use of occupancy is allowed.
ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਦੇ ਬਦਲਾਅ/ ਵਾਧੇ/ ਕਾਬਜ਼ਕਾਰ ਵਿੱਚ ਬਦਲਾਵ ਦੀ ਮਨਾਹੀ ਹੈ।
3. 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।
4. 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 ਬ੍ਰਿਗੇਡ 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।
5. 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 digitaly created cerificate, no signatue are needed

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

TEST REPORT



ULR No : NA		Test Report No : NAAL010525NA011	
Type of Sample # : Ambient Air		Date of reporting : 08/05/2025	
Reference Type : Email		Reference No : Dt.: 05/04/2025	
Customer #	Commercial Mall "CP 67", By M/s AB Alcobev Pvt. Ltd. Located at Sector 67, Mohali, Punjab		
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Prabhjot Singh
Period of Sampling	30/04/2025 - 01/05/2025	Date of Receipt of Sample	01/05/2025
Sampling Location	Project Site (Near Gate No.3)	Period of Analysis	01/05/2025 - 07/05/2025
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/90/PCI-L dated 18 Nov, 2009	Environmental Condition	Clear Sky
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

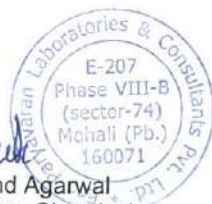
I. Atmospheric Pollution (Ambient Air)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter as PM10	µg/m3	85	100(max.)	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m3	41	60(max.)	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	15	80(max.)	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m3	22	80(max.)	IS 5182 (Part 6)
5	Ammonia as NH3	µg/m3	24	400(max.)	IS 5182 (Part 25)
6	Ozone as O3	µg/m3	39	180(max.)	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.71	4(max.)	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



EL-FMT-7.8.2 -AA

Page No.1/2

TEST REPORT



TC-11818

ULR No : NA

Test Report No : NAAL010525NA011

Type of Sample # : Ambient Air

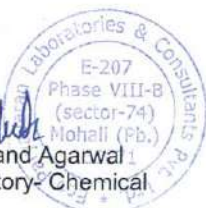
Date of reporting : 08/05/2025

OTHER INFORMATION

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

Mr. Mukesh Chand Agarwal
Authorized Signatory - Chemical



TEST REPORT



ULR No : NA	Test Report No : NANL010525NA012		
Type of Sample # : Ambient Noise	Date of reporting : 02/05/2025		
Reference Type : Email	Reference No : Dt.: 05/04/2025		
Customer Name #	Commercial Mall "CP 67"		
Address #	By M/s AB Alcobev Pvt. Ltd. Located at Sector 67, Mohali, Punjab		
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Prabhjot Singh
Period of Sampling	30/04/2025 - 30/04/2025	Date of Receipt of Sample	01/05/2025
Sampling Location	Refer Below [^]	Period of Analysis	01/05/2025 - 02/05/2025
Standard/Specifications	EPA 1986 Schedule-III	Environmental Condition	-
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

Sr.No	Location ^	Unit	Result (Day)	Test Method
1	Near Main Gate No.3 (Project Site)	dB(A)	54.7	EL/SOP/AN/01

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

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

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

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

Page No.1/2

ECO BHAWAN

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

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TEST REPORT



TC-11818

ULR No : NA

Test Report No : NANL010525NA012

Type of Sample # : Ambient Noise

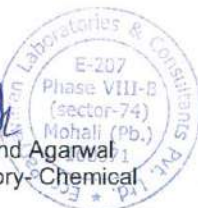
Date of reporting : 02/05/2025

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Mr. Mukesh Chand Agarwal
Authorized Signatory-Chemical



EL-FMT-7.8.2-AN

Page No.2/2

TEST REPORT



ULR No : NA		Test Report No : NGWL300425NA046	
Type of Sample # : Water- Ground Water			
Reference Type : Email		Reference No : Dt.: 05/04/2025	
Customer Name #	Commercial Mall "CP 67"		
Address #	By M/s AB Alcobev Pvt. Ltd. Located at Sector 67, Mohali, Punjab	Period of Sampling	30/04/2025 - 30/04/2025
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Receipt of Sample	30/04/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Prabhjot Singh	Period of Analysis	30/04/2025 - 07/05/2025
Testing Location	Permanent Facility	Date of reporting	08/05/2025
Sampling Location	From Borewell (Project Site)		
Sample Description	Colourless liquid.		
Standard/Specifications	IS 10500 : 2021		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (CP/30/01A), Glass Bottle-1 litre (CP/30/01B), Glass Bottle-500ml (CP/30/01C) & PE Bottle-500ml (CP/30/01D)		

RESULTS

1. Chemical Testing

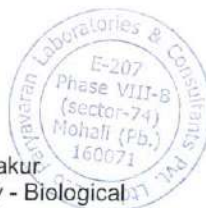
I. Water (Water- Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5(Max.)	15(Max.)	IS 3025 (Part 4) Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part 5)
3	pH @ 25°C	-	7.30	6.5-8.5	No relaxation	IS 3025 (Part 11)
4	Taste	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part 8)
5	Turbidity	NTU	BDL (0.1)	1	5	IS 3025 (Part 10)
6	Chloride as Cl	mg/l	17	250(Max.)	1000(Max.)	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.002	1.0(Max.)	No Relaxation	USEPA 3015A
8	Total Hardness as CaCO ₃	mg/l	196	200(Max.)	600(Max.)	IS 3025 (Part 21)

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-W

Ms. Lata Thakur
Authorized Signatory - Biological



Page No.1/2

TEST REPORT



TC-11818

ULR No : NA

Test Report No : NGWL300425NA046

Type of Sample # : Water- Ground Water

2. Biological Testing

II. Water (Water- Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total Coliform	Present or Absent / 100ml	Absent	shall not be detectable in any 100 ml sample	-	IS 15185
2	E.coli.	Present or Absent / 100ml	Absent	shall not be detectable in any 100 ml sample	-	IS 15185

Remarks : NA

End of Report

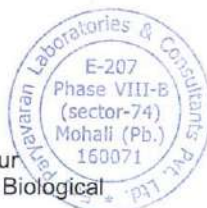
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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological



TEST REPORT



ULR No : NA		Test Report No : NSL300425NA047	
Type of Sample # : Soil			
Reference Type : Email		Reference No : Dt.: 05/04/2025	
Customer Name #	Commercial Mall "CP 67"		
Address #	By M/s AB Alcobev Pvt. Ltd. Located at Sector 67, Mohali, Punjab	Period of Sampling	30/04/2025 - 30/04/2025
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	30/04/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Prabhjot Singh	Period of Analysis	30/04/2025 - 07/05/2025
Testing Location	Permanent Facility	Date of reporting	08/05/2025.
Sampling Location	From Park (Project Site)		
Sample Description	Brown coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (Gol); 2011		
Packing, Markings, Seal & Qty.	10Kg Polybag Marked (CP/30/02)		

RESULTS

1. Chemical Testing

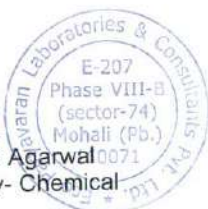
I. Pollution & Environment (Soil)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Electrical Conductivity @ 25°C	mS/cm	0.318	IS 14767
2	Organic Matter	%	1.62	IS: 2720 (Part XXII) Sec-1
3	pH @ 25°C	-	7.91	IS 2720 (Part 26) Cl 2
4	Moisture Content	%	6.8	IS:2720 (Part-II) Sec-1
5	Texture	-	Sandy Loam	IS:2720 (Part-4) Cl 2,4
6	Bulk Density	gm/cc	1.56	IS: 2720 (Part-7)

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



EL-FMT-7.8.2-S

Page No.1/2

TEST REPORT



ULR No : NA

Test Report No : NSL300425NA047

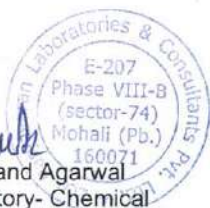
Type of Sample # : Soil

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



TEST REPORT

ULR No : NA		Test Report No : NSL300425NA047/A	
Type of Sample # : Soil			
Reference Type : Email		Reference No : Dt.: 05/04/2025	
Customer Name #	Commercial Mall "CP 67"		
Address #	By M/s AB Alcobev Pvt. Ltd. Located at Sector 67, Mohali, Punjab	Period of Sampling	30/04/2025 - 30/04/2025
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	30/04/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Prabhjot Singh	Period of Analysis	30/04/2025 - 07/05/2025
Testing Location	Permanent Facility	Date of reporting	08/05/2025
Sampling Location	From Park (Project Site)		
Sample Description	Brown coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	10Kg Polybag Marked (CP/30/02)		

RESULTS


1. Chemical Testing

I. Pollution & Environment (Soil)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Sand	%	75	IS:2720 (Part-4) Cl 2,4
2	Silt	%	6	IS:2720 (Part-4) Cl 2,4
3	Clay	%	19	IS:2720 (Part-4) Cl 2,4

Remarks : NA

End of Report


 Mr. Mukesh Chand Agarwal
 Authorized Signatory- Chemical

TEST REPORT

ULR No : NA


Test Report No : NSL300425NA047/A

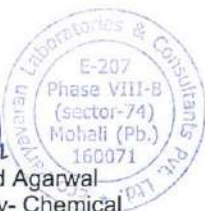
Type of Sample # : Soil

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical





Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TEST REPORT



TC-11818

ULR No : NA		Test Report No : NSTL120325NA045	
Type of Sample : Stack Emission			
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.)		
Customer Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS 11255, CPCB: LATS/80/2013-14	Date of Sample Receipt	12/03/2025
Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Source of Emission	DG Set of 1500 KVA	Date of reporting	21/03/2025
Stack Description	Single, Circular & Metal	Fuel Used	HSD
Point of Sample Collection	From Port Hole	APCD Details (If provided)	NA
Standard/Specifications	Emission- Diesel Engine greater than 800 KW or 1000 KVA : EPA 1986 S.No. 96		
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

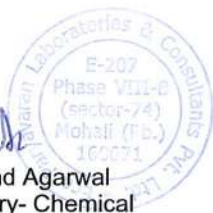
I. Atmospheric Pollution (Stack Emission)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Particulate Matter (at 15% O2 Corr.)	mg/Nm3	59	75(max.)	IS 11255 (Part-1)
2	Sulphur dioxide	mg/Nm3	39	Not Specified	EL/SOP/FGA/01
3	Carbon monoxide (at 15% O2 Corr.)	mg/Nm3	135	150(max.)	EL/SOP/FGA/01

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



EL-FMT-7.8.2-SE

Page No.1/2

TEST REPORT



TC-11818

ULR No : NA

Test Report No : NSTL120325NA045

Type of Sample : Stack Emission

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



EL-FMT-7.8.2-SE

Page No.2/2

TEST REPORT

ULR No : NA		Test Report No : NSTL120325NA045/A	
Type of Sample : Stack Emission			
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.)		
Customer Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS 11255, CPCB: LATS/80/2013-14	Date of Sample Receipt	12/03/2025
Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Source of Emission	DG Set of 1500 KVA	Date of reporting	21/03/2025
Stack Description	Single, Circular & Metal	Fuel Used	HSD
Point of Sample Collection	From Port Hole	APCD Details (If provided)	NA
Standard/Specifications	Emission- Diesel Engine greater than 800 KW or 1000 KVA : EPA 1986 S.No. 96		
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Stack Emission)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Oxides of Nitrogen (at 15% O2 Corr.)	ppmv	509	710(max.)	EL/SOP/FGA/01

Remarks : NA

End of Report

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SE

Page No.1/1

TEST REPORT NO : NSTL120325NA045
SAMPLE CODE: 120395525



DG Set of 1500 KVA

*Ok. verified.
M. K. K.*

TEST REPORT



ULR No : NA		Test Report No : NSTL120325NA046	
Type of Sample : Stack Emission			
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobeve Pvt. Ltd.)		
Customer Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS 11255, CPCB: LATS/80/2013-14	Date of Sample Receipt	12/03/2025
Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Source of Emission	DG Set of 2000 KVA	Date of reporting	21/03/2025
Stack Description	Single, Circular & Metal	Fuel Used	HSD
Point of Sample Collection	From Port Hole	APCD Details (If provided)	NA
Standard/Specifications	Emission- Diesel Engine greater than 800 KW or 1000 KVA : EPA 1986 S.No. 96		
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Stack Emission)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Particulate Matter (at 15% O2 Corr.)	mg/Nm3	59	75(max.)	IS 11255 (Part-1)
2	Sulphur dioxide	mg/Nm3	37	Not Specified	EL/SOP/FGA/01
3	Carbon monoxide (at 15% O2 Corr.)	mg/Nm3	139	150(max.)	EL/SOP/FGA/01

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SE

Page No.1/2

TEST REPORT



TC-11818

ULR No : NA

Test Report No : NSTL120325NA046

Type of Sample : Stack Emission

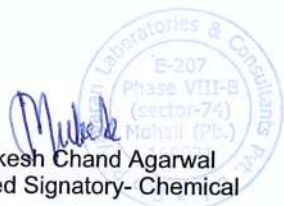
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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



TEST REPORT

ULR No : NA		Test Report No : NSTL120325NA046/A	
Type of Sample : Stack Emission			
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.)		
Customer Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS 11255, CPCB: LATS/80/2013-14	Date of Sample Receipt	12/03/2025
Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Source of Emission	DG Set of 2000 KVA	Date of reporting	21/03/2025
Stack Description	Single, Circular & Metal	Fuel Used	HSD
Point of Sample Collection	From Port Hole	APCD Details (If provided)	NA
Standard/Specifications	Emission- Diesel Engine greater than 800 KW or 1000 KVA : EPA 1986 S.No. 96		
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Stack Emission)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Oxides of Nitrogen (at 15% O2 Corr.)	ppmv	529	710(max.)	EL/SOP/FGA/01

Remarks : NA

End of Report

OTHER INFORMATION

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

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SE

Page No.1/1

TEST REPORT NO : NSTL120325NA046
SAMPLE CODE: 120395425



DG Set of 2000 KVA

ok. verified.
Mukesh

TEST REPORT



ULR No : NA		Test Report No : NSTL120325NA047	
Type of Sample : Stack Emission			
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.)		
Customer Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS 11255, CPCB: LATS/80/2013-14	Date of Sample Receipt	12/03/2025
Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Source of Emission	DG Set of 1010 KVA	Date of reporting	21/03/2025
Stack Description	Single, Circular & Metal	Fuel Used	HSD
Point of Sample Collection	From Port Hole	APCD Details (If provided)	NA
Standard/Specifications	Emission- Diesel Engine greater than 800 KW or 1000 KVA : EPA 1986 S.No. 96		
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Stack Emission)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Particulate Matter (at 15% O2 Corr.)	mg/Nm3	70	75(max.)	IS 11255 (Part-1)
2	Sulphur dioxide	mg/Nm3	34	Not Specified	EL/SOP/FGA/01
3	Carbon monoxide (at 15% O2 Corr.)	mg/Nm3	132	150(max.)	EL/SOP/FGA/01

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SE

Page No.1/2

TEST REPORT



ULR No : NA

Test Report No : NSTL120325NA047


Type of Sample : Stack Emission

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SE

Page No.2/2

TEST REPORT

ULR No : NA		Test Report No : NSTL120325NA047/A	
Type of Sample : Stack Emission			
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.)		
Customer Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS 11255, CPCB: LATS/80/2013-14	Date of Sample Receipt	12/03/2025
Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Source of Emission	DG Set of 1010 KVA	Date of reporting	21/03/2025
Stack Description	Single, Circular & Metal	Fuel Used	HSD
Point of Sample Collection	From Port Hole	APCD Details (If provided)	NA
Standard/Specifications	Emission- Diesel Engine greater than 800 KW or 1000 KVA : EPA 1986 S.No. 96		
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Stack Emission)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Oxides of Nitrogen (at 15% O2 Corr.)	ppmv	523	710(max.)	EL/SOP/FGA/01

Remarks : NA

End of Report

OTHER INFORMATION

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

Terms & Conditions :

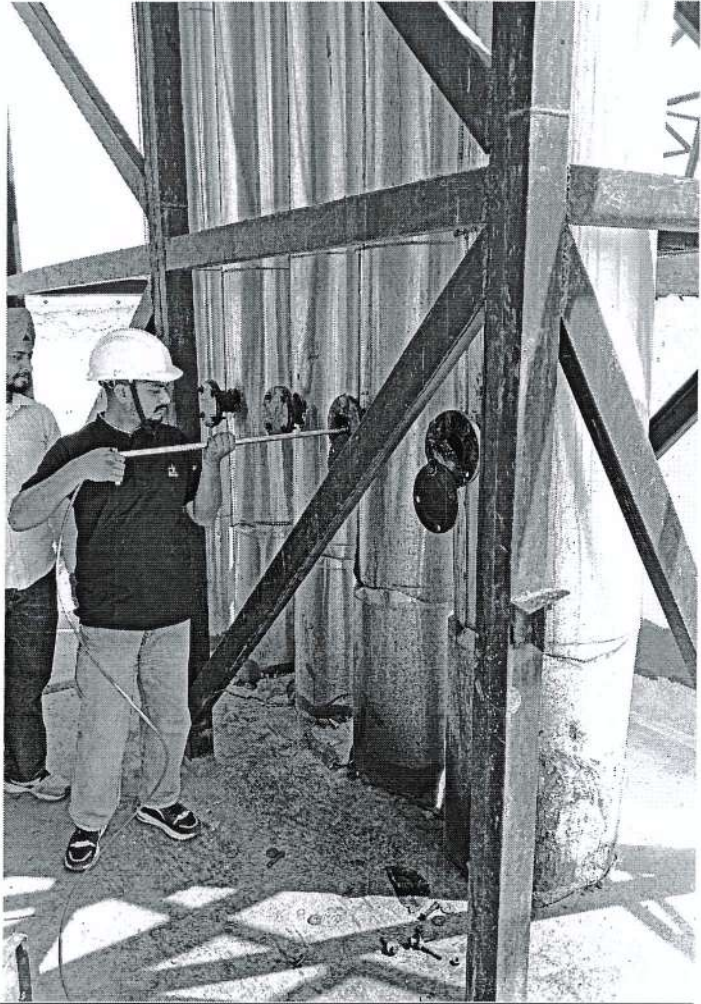
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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SE

Page No.1/1

TEST REPORT NO : NSTL120325NA047
SAMPLE CODE: 120395325



DG Set of 1010 KVA

*ok verified.
Mubashir*

TEST REPORT



ULR No : NA		Test Report No : NSTL120325NA052	
Type of Sample : Stack Emission			
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.)		
Customer Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS 11255, CPCB: LATS/80/2013-14	Date of Sample Receipt	12/03/2025
Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Source of Emission	DG Set of 500 KVA	Date of reporting	21/03/2025
Stack Description	Single, Circular & Metal	Fuel Used	HSD
Point of Sample Collection	From Port Hole	APCD Details (If provided)	NA
Standard/Specifications	Emission- Diesel Engine upto 800 KW or 1000 KVA: EPA 1986		
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Stack Emission)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Particulate Matter	mg/Nm3	60	IS 11255 (Part 1)
2	Sulphur Dioxide as SO2	mg/Nm3	26	EL/SOP/FGA/01
3	Oxides of Nitrogen as NOX	mg/Nm3	168	EL/SOP/FGA/01
4	Carbon Monoxide as CO	mg/Nm3	127	EL/SOP/FGA/01

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SE

Page No.1/2

TEST REPORT



TC-11818

ULR No : NA

Test Report No : NSTL120325NA052

Type of Sample : Stack Emission

OTHER INFORMATION

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

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



Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

TEST REPORT NO : NSTL120325NA052
SAMPLE CODE: 120394825



DG Set of 500 KVA

ok. verified.
Mubesh

TEST REPORT



ULR No : NA		Test Report No : NSNL120325NA048	
Type of Sample : Source Noise Levels		Date of reporting : 21/03/2025	
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.), Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb		
Sampling Protocol	IS 4758, EI-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar
Period of Sampling	12/03/2025 - 12/03/2025	Date of Receipt of Sample	12/03/2025
Sampling Location	DG Set of 1500 KVA (Mfg.Yr.04.2022)	Period of Analysis	12/03/2025 - 13/03/2025
Standard/Specifications	Noise- Generator Set- Insertion Loss: EPA 1986 S.No. 94	Environmental Condition	--
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Source Noise Levels)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Noise Levels- (At 0.5 m from acoustic enclosure/Room with all door/windows/openings are OPEN)	dB(A)	102.1	--	IS 4758
2	Noise Levels- (At 0.5 m from acoustic enclosure/Room with all door/windows/openings are CLOSED)	dB (A)	76.2	--	IS 4758
3	Insertion Loss	dB (A)	25.9	Min. 25	IS 4758

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SN01

Page No.1/2

TEST REPORT



TC-11818

ULR No : NA

Test Report No : NSNL120325NA048

Type of Sample : Source Noise Levels

Date of reporting : 21/03/2025

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical



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Test Report No. NSNL/20325/NA048
Date of Reporting 21-03-2015

ANNEXURE-1

Ministry of Environment and Forests
Notification

G.S.R. 371(E) dated 17th May, 2002 along with G.S.R. 520 (E) dated 1st July, 2003 and G.S.R 448 dated 12.07.2004 (The Environment (Protection) Amendment Rules, 2003)

94. NOISE LIMIT FOR GENERATOR SETS RUN WITH DIESEL

1. Noise limit for diesel generator sets (upto 1000 KVA) manufactured on or after the 1st January, 2005.

The maximum permissible sound pressure level for new diesel generator (DG) sets with rated capacity up to 1000 KVA, manufactured on or after the 1st January, 2005 shall be 75 dB(A) at 1 meter from the enclosure surface. The diesel generator sets should be provided with integral acoustic enclosure at the manufacturing stage itself.

2. Noise limits for diesel generator sets not covered by paragraph 1, shall be as follows:

- i. Noise from DG set shall be controlled by providing an acoustic enclosure or by treating the room acoustically, at the users end.
- ii. The acoustic enclosure or acoustic treatment of the room shall be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on the higher side (if the actual ambient noise is on the higher side, it may not be possible to check the performance of the acoustic enclosure/acoustic treatment. Under such circumstances the performance may be checked for noise reduction up to actual ambient noise level, preferably, in the night time). The measurement for Insertion Loss may be done at different points at 0.5 m from the acoustic enclosure/room, and then averaged.



TEST REPORT



ULR No : NA		Test Report No : NSNL120325NA049	
Type of Sample : Source Noise Levels		Date of reporting : 21/03/2025	
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.), Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb		
Sampling Protocol	IS 4758, EI-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar
Period of Sampling	05/02/2025 - 05/02/2025	Date of Receipt of Sample	12/03/2025
Sampling Location	DG Set of 2000 KVA (Mfg.Yr.02.2024)	Period of Analysis	12/03/2025 - 13/03/2025
Standard/Specifications	Noise- Generator Set- Insertion Loss: EPA 1986 S.No. 94	Environmental Condition	--
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Source Noise Levels)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Noise Levels- (At 0.5 m from acoustic enclosure/Room with all door/windows/openings are OPEN)	dB(A)	104.6	--	IS 4758
2	Noise Levels- (At 0.5 m from acoustic enclosure/Room with all door/windows/openings are CLOSED)	dB (A)	78.6	--	IS 4758
3	Insertion Loss	dB (A)	26.0	Min. 25	IS 4758

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SN01

Page No.1/2

TEST REPORT



ULR No : NA

Test Report No : NSNL120325NA049

Type of Sample : Source Noise Levels


Date of reporting : 21/03/2025

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

Test Report No. NSNL/20325NA049
Date of Reporting 21/03/2025

ANNEXURE-1

Ministry of Environment and Forests
Notification

G.S.R. 371(E) dated 17th May, 2002 along with G.S.R. 520 (E) dated 1st July, 2003 and G.S.R. 448 dated 12.07.2004 (The Environment (Protection) Amendment Rules, 2003)

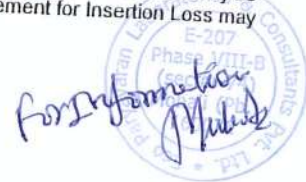
94. NOISE LIMIT FOR GENERATOR SETS RUN WITH DIESEL

1. Noise limit for diesel generator sets (upto 1000 KVA) manufactured on or after the 1st January, 2005.

The maximum permissible sound pressure level for new diesel generator (DG) sets with rated capacity up to 1000 KVA, manufactured on or after the 1st January, 2005 shall be 75 dB(A) at 1 meter from the enclosure surface. The diesel generator sets should be provided with integral acoustic enclosure at the manufacturing stage itself.

2. Noise limits for diesel generator sets not covered by paragraph 1, shall be as follows:

- i. Noise from DG set shall be controlled by providing an acoustic enclosure or by treating the room acoustically, at the users end.
- ii. The acoustic enclosure or acoustic treatment of the room shall be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on the higher side (if the actual ambient noise is on the higher side, it may not be possible to check the performance of the acoustic enclosure/acoustic treatment. Under such circumstances the performance may be checked for noise reduction up to actual ambient noise level, preferably, in the night time). The measurement for Insertion Loss may be done at different points at 0.5 m from the acoustic enclosure/room, and then averaged.



TEST REPORT



ULR No : NA		Test Report No : NSNL120325NA050	
Type of Sample : Source Noise Levels		Date of reporting : 21/03/2025	
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.), Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb		
Sampling Protocol	IS 4758, EI-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar
Period of Sampling	12/03/2025 - 12/03/2025	Date of Receipt of Sample	12/03/2025
Sampling Location	DG Set of 1010 KVA (Mfg.Yr.08.2023)	Period of Analysis	12/03/2025 - 13/03/2025
Standard/Specifications	Noise- Generator Set- Insertion Loss: EPA 1986 S.No. 94	Environmental Condition	--
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Source Noise Levels)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Noise Levels- (At 0.5 m from acoustic enclosure/Room with all door/windows/openings are OPEN)	dB(A)	101.7	--	IS 4758
2	Noise Levels- (At 0.5 m from acoustic enclosure/Room with all door/windows/openings are CLOSED)	dB (A)	75.6	--	IS 4758
3	Insertion Loss	dB (A)	26.1	Min. 25	IS 4758

Remarks : NA

End of Report

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SN01

Page No.1/2

TEST REPORT



ULR No : NA

Test Report No : NSNL120325NA050

Type of Sample : Source Noise Levels


Date of reporting : 21/03/2025

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

Test Report No. NSNL 120325 NA 050

Date of Reporting 21/03/2025

Ministry of Environment and Forests
Notification

G.S.R. 371(E) dated 17th May, 2002 along with G.S.R. 520 (E) dated 1st July, 2003 and G.S.R 448 dated 12.07.2004 (The Environment (Protection) Amendment Rules, 2003)

94. NOISE LIMIT FOR GENERATOR SETS RUN WITH DIESEL

1. Noise limit for diesel generator sets (upto 1000 KVA) manufactured on or after the 1st January, 2005.

The maximum permissible sound pressure level for new diesel generator (DG) sets with rated capacity up to 1000 KVA, manufactured on or after the 1st January, 2005 shall be 75 dB(A) at 1 meter from the enclosure surface. The diesel generator sets should be provided with integral acoustic enclosure at the manufacturing stage itself.

2. Noise limits for diesel generator sets not covered by paragraph 1, shall be as follows:

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TEST REPORT



ULR No : NA		Test Report No : NSNL120325NA053	
Type of Sample : Source Noise Levels		Date of reporting : 21/03/2025	
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.), Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb		
Sampling Protocol	IS 4758, EI-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Deepak Kumar
Period of Sampling	12/03/2025 - 12/03/2025	Date of Receipt of Sample	12/03/2025
Sampling Location	DG Set of 500 KVA (Mfg.Yr.11.2021)	Period of Analysis	12/03/2025 - 13/03/2025
Standard/Specifications	Noise Generator Set: EPA 1986- S.No. 94	Environmental Condition	--
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Source Noise Levels)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Noise levels at 1.0 meter from acoustic enclosure/room	dB(A)	73.6	75	IS 4758

Remarks : NA

End of Report

OTHER INFORMATION

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Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-SN01

Page No.1/1

Test Report No. NSNL/2035 NATS3
 Date of Reporting: 21/03/2025

Ministry of Environment and Forests
 Notification

G.S.R. 371(E) dated 17th May, 2002 along with G.S.R. 520 (E) dated 1st July, 2003 and G.S.R. 448 dated 12.07.2004 (The Environment (Protection) Amendment Rules, 2003)

94. NOISE LIMIT FOR GENERATOR SETS RUN WITH DIESEL

1. Noise limit for diesel generator sets (upto 1000 KVA) manufactured on or after the 1st January, 2005.

The maximum permissible sound pressure level for new diesel generator (DG) sets with rated capacity up to 1000 KVA, manufactured on or after the 1st January, 2005 shall be 75 dB(A) at 1 meter from the enclosure surface. The diesel generator sets should be provided with integral acoustic enclosure at the manufacturing stage itself.

2. Noise limits for diesel generator sets not covered by paragraph 1, shall be as follows:

- i. Noise from DG set shall be controlled by providing an acoustic enclosure or by treating the room acoustically, at the users end.
- ii. The acoustic enclosure or acoustic treatment of the room shall be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on the higher side (if the actual ambient noise is on the higher side, it may not be possible to check the performance of the acoustic enclosure/acoustic treatment. Under such circumstances the performance may be checked for noise reduction up to actual ambient noise level, preferably, in the night time). The measurement for Insertion Loss may be done at different points at 0.5 m from the acoustic enclosure/room, and then averaged.

For Information
 Phase VIII-B
 E-207
 Consultants Pte. Ltd.

TEST REPORT



TC-11818

ULR No : NA		Test Report No : NSWL120325NA051	
Type of Sample : Sewage		Date of reporting : 21/03/2025	
Reference Type : Email		Reference No : Dt.: 11/03/2025	
Customer Name	CP.67 (Project by M/s AB Alcobev Pvt. Ltd.)		
Address	Site No. 252, Sector-67, Airport Road, SAS Nagar Mohali, Pb	Period of Sampling	12/03/2025 - 12/03/2025
Sampling Protocol	IS17614 (Part-1)EL-MSP-7.3	Date of Receipt of Sample	12/03/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Deepak Kumar	Period of Analysis	12/03/2025 - 21/03/2025
Testing Location	Permanent Facility	Date of reporting	21/03/2025
Sampling Location	After MGF & ACF (STP Outlet)		
Sample Description	Yellowish Liquid with suspended and settleable particles.		
Standard/Specifications	Sewage- STP other than Metro Cities G.S.R. 1265 (E)		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (C/12/03A), Glass Bottle-1 litre (C/12/03B), Glass Bottle-1 litre(C/12/03C) & Glass Bottle-500ml (C/12/03D)		

RESULTS

1. Chemical Testing

I. Pollution & Environment (Sewage)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	pH @ 25°C	-	7.76	6.5-9.0	IS 3025 (Part 11)
2	Total Dissolved Solids	mg/l	1375	Not Specified	IS 3025 (Part 16)
3	Total Suspended Solids	mg/l	37	<100(Max.)	IS 3025 (Part 17)
4	Biochemical Oxygen Demand (BOD) at 27°C for 3 Days	mg/l	23	30(Max.)	IS 3025 (Part 44)
5	Chemical Oxygen Demand (COD)	mg/l	70	Not Specified	IS 3025(Part 58)

2. Biological Testing

II. Pollution & Environment (Sewage)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
6	Thermotolerant Coliforms (F.coliforms)	MPN/100ml	920	<1000(Max.)	APHA 23rd Ed 9221 E

Remarks : NA

End of Report

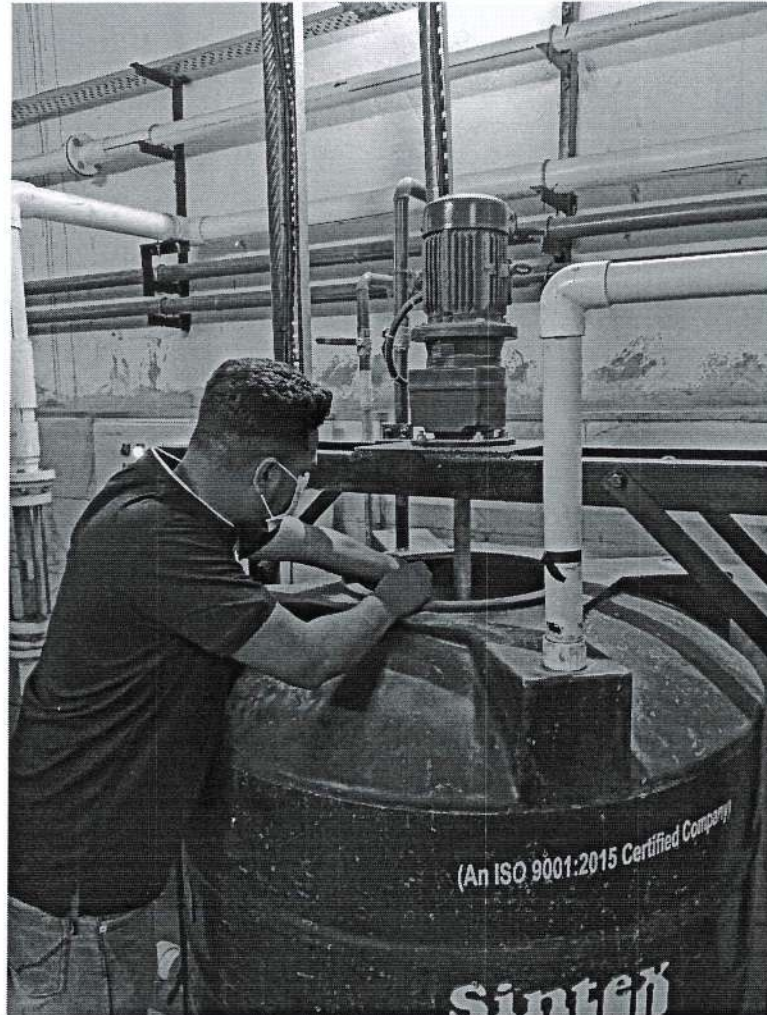
Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological

EL-FMT-7.8.2-WW

Page No.1/2

TEST REPORT NO : NSWL120325NA051
SAMPLE CODE: 120394925



After MGF & ACF (STP Outlet)

ok. verified.
Mukesh

www.gmada.gov.in

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ. ਏ. ਐਸ. ਨਗਰ |

ਸੇਵਾ ਵਿਖੇ,

A B Alcobev Pvt Ltd

s/d/w/o -

R/o 18 CHANDERLOK, PITAM PURA NEW DELHI

ਮੀਮੋ ਨੰ: ਗਮਾਡਾ/ਮੰ:ਇੰਜ:(ਜਸ-1)/ 2022/GMADA/22-23/SSC/760

ਮਿਤੀ: 03-Sep-2022

ਵਿਸ਼ਾ :

ਪਲਾਟ ਨੰ: SECTOR : 67, INSTITUTE No. : 252 , Institutional Site , 20198.789 Sq. Yard ਐਸ. ਏ. ਐਸ. ਨਗਰ ਸੀਵਰੇਜ ਕੁਨੈਕਸ਼ਨ ਜਾਰੀ ਕਰਨ ਬਾਰੇ |

ਮਿਲਖ ਅਫਸਰ , ਗਮਾਡਾ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵੱਲੋਂ ਓਹਨਾਂ ਦੇ ਦਫਤਰੀ ਪੱਤਰ ਨੰ: GMADA/22-23/IOC/707 ਮਿਤੀ 02-Aug-2022 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੇ ਪਾਰਸੀਅਲ / ਐਕੂਪੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ , ਪਲਾਟ ਨੰ: SECTOR : 67, INSTITUTE No. : 252 , ਫੇਸ / ਸੈਕਟਰ - Institutional Site , ਐਸ. ਏ. ਐਸ. ਨਗਰ ਸ਼ਹਿਰੀ ਮਿਲਖ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਸੀਵਰੇਜ ਕੁਨੈਕਸ਼ਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਿਮਨਲਿਖਤ ਸ਼ਰਤਾਂ ਤੇ ਦਿਤੀ ਜਾਂਦੀ ਹੈ :-

- 1) ਇਮਾਰਤ ਦੀ ਵਰਤੋਂ ਮੰਜੂਰ ਸ਼ੁਦਾ ਮੰਤਵ ਤੋਂ ਇਲਾਵਾ ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ |
- 2) ਇਮਾਰਤ ਵਿਚ ਸਿਵਾਏ ਰਸੋਈ ਦੇ ਹੋਰ ਕਿਸੇ ਜਗਾ ਤੇ ਖਾਣਾ ਆਦਿ ਬਣਾਉਣ ਦੀ ਇਜਾਜ਼ਤ ਨਹੀਂ ਹੋਵੇਗੀ !
- 3) ਇਹ ਸੀਵਰੇਜ ਕੁਨੈਕਸ਼ਨ ਮੌਕੇ ਤੇ ਵਿਭਾਗ ਦੇ ਨੁਮਾਇੰਦੇ ਦੀ ਹਾਜ਼ਰੀ ਵਿਚ ਹੀ ਕਰਵਾਇਆ ਜਾਵੇਗਾ ਅਤੇ ਸੀਵਰੇਜ ਕੁਨੈਕਸ਼ਨ ਕਰਨ ਉਪਰੰਤ ਪਾਣੀ ਦਾ ਕੁਨੈਕਸ਼ਨ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ - ਅੰਦਰ ਰੈਗੂਲਾਇਜ਼ ਕਰਵਾਇਆ ਜਾਵੇਗਾ !
- 4) ਇਸ ਸੀਵਰ ਕੁਨੈਕਸ਼ਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਆਰਜ਼ੀ ਤੌਰ ਤੇ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿਉਂ ਜੋ ਆਪ ਵੱਲੋਂ ਇਸ ਬਿਲਡਿੰਗ ਵਿੱਚ ਸੋਲਰ ਸਿਸਟਮ ਦੀ ਵਿਵਸਥਾ ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਇਹ ਪ੍ਰਵਾਨਗੀ ਆਪ ਵੱਲੋਂ ਮਿਤੀ 03-Sep-2022, ਨੂੰ ਦਿੱਤੀ ਗਈ ਅੰਡਰਟੇਕਿੰਗ ਦੇ ਆਧਾਰ ਤੇ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ | ਜਿਸ ਵਿਚ ਮੇਰੇ ਵੱਲੋਂ ਲਿਖਿਆ ਗਿਆ ਹੈ ਕਿ ਜਦੋਂ ਮੇਰੇ ਵੱਲੋਂ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਮੁਕੰਮਲ ਕਰ ਲਈ ਜਾਵੇਗੀ, ਉਸ ਸਮੇਂ ਸੋਲਰ ਵਾਟਰ ਹੀਟਿੰਗ ਸਿਸਟਮ ਦੀ ਵਿਵਸਥਾ ਕਰ ਲਈ ਜਾਵੇਗੀ | ਆਪ ਵੱਲੋਂ ਸੋਲਰ ਵਾਟਰ ਹੀਟਿੰਗ ਦੀ ਵਿਵਸਥਾ ਕਰਨ ਬਾਰੇ ਜਾਣਕਾਰੀ ਇਸ ਦਫਤਰ ਨੂੰ ਦੇਣੀ ਪਵੇਗੀ | ਉਸ ਉਪਰੰਤ ਹੀ ਆਪ ਜੀ ਦਾ ਸੀਵਰੇਜ ਕੁਨੈਕਸ਼ਨ ਪੱਕੇ ਤੌਰ ਤੇ ਮੰਨਜੂਰ ਕੀਤਾ ਜਾਵੇਗਾ |

ਸੁਪਰਡੈਂਟ ਸਿੰਗਲ ਵਿੰਡੋ ,
ਗਮਾਡਾ , ਐਸ. ਏ. ਐਸ. ਨਗਰ |

ਪਿਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ/ਮੰ:ਇੰਜ:(ਜਸ-1)/ 2022/GMADA/22-23/SSC/760

ਮਿਤੀ : 03-Sep-2022

- 1) ਮਿਲਖ ਅਫਸਰ , ਗਮਾਡਾ , ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਓਹਨਾਂ ਦੇ ਦਫਤਰੀ ਪੱਤਰ ਨੰ: GMADA/22-23/IOC/707 ਮਿਤੀ: 02-Aug-2022 ਦੇ ਹਵਾਲੇ ਵਿਚ !
- 2) ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1) ਗਮਾਡਾ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਸੂਚਨਾ ਹਿਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ |
- 3) ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1,2,3) ਗਮਾਡਾ , ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਭੇਜ ਕੇ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੌਕੇ ਤੇ ਕੁਨੈਕਸ਼ਨ ਆਪਣੀ ਹਾਜ਼ਰੀ ਵਿਚ ਹੀ ਕੇਵਾਇਆ ਜਾਵੇ ਅਤੇ ਸਟਰੀਟ ਸੀਵਰ ਦੀ ਤਸਲੀਬਖ਼ਸ਼ ਰਿਪੋਅਰ ਕਰਾਉਣ ਉਪਰੰਤ ਸੂਚਨਾ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜੀ ਜਾਵੇ !

Mobile No
985XXXXX222

ਸੁਪਰਡੈਂਟ ਸਿੰਗਲ ਵਿੰਡੋ ,
ਗਮਾਡਾ , ਐਸ. ਏ. ਐਸ. ਨਗਰ |

GSTIN: 06AABC7256K1ZJ



B. N. Concast Pvt. Ltd

Mfg Refined Lubricating oil / Transformer oil / Industrial oil / Machine oil

AGREEMENT**Doc No. 622**

This Agreement is made on 1st Day of September 2022 Between: -

1. M/s AB ALCOBEV PVT LTD**Plot No. 252, Sector 67, S.A.S Nagar (Mohali) PUNJAB****Email to : legal@homelandgroup.org****AND****2. M/s B.N. Concast Pvt. Ltd., Plot No. 18, HSIIDC Complex, Vill Alipur, Barwala,****Dist. Panchkula, Haryana. Pin 134112. Email- bnconcast@gmail.com,****MB: 9803450822**

Resolved That: -

M/s B.N. Concast Pvt Ltd is authorized reproprocessors of Used oil ,i.e., to collect, treat, store and dispose off Hazardous waste (category 5.1) as per the guidelines under the Environment (Protection act 1986) & the notifications issued there under, Hazardous waste (Management Handling & Transboundary Movement) rules, 2016 as amended (the rule).

Whereas B N Concast pvt ltd will lift the hazardous Waste, being generated at the unit of First Party. The present agreement shall remain in force upto 31.08.2027 from the date of signing of this agreement.

M/s AB ALCOBEV PVT LTD
For AB ALCOBEV PVT. LTD.
Authorized Signatory
Authorized Signatory**M/s B.N. CONCAST PVT. LTD.****M/s B. N. CONCAST PVT. LTD.**
Authorized Signatory
Authorized Signatory

THIS DEED THEREFORE WITNESSES AS FOLLOWS:

1. Period of Agreement

- 1.1 The Present Agreement shall remain in force for the active Term as specified on Page 1 of the Agreement.

2. Termination of Agreement

- 2.1 Both the parties hereto agree that the present Agreement shall automatically come to an end in any of the following eventualities:
- i) On expiry of Authorization Period granted to the client and the same having not been renewed by the Client.

3. Registration

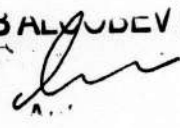
- 3.1 The Client shall pay non refundable Charges of Rs. 7,000/- (Rupees Seven Thousand Only), towards Registration. (GST EXTRA AS APPLICABLE) Registration
- 3.2 under this agreement is not transferrable in any manner whatsoever.

4. Obligation of the Client

- 4.1 While entering into the present Agreement with M/s B.N.Concast Pvt. Ltd., the Client shall submit the categories of Hazardous Waste along with the quantity and its desire to dispose off the same. The said categories of Hazardous Waste shall be as per the parameters specified in the Schedules of hazardous Waste (management, Handling & Transboundary Movement) Rules 2016, as amended from time to time.

5. Transportation and Payment Terms

- 5.1 Quantity Above 210 litres will be paid by the second party to the first party as per market at rates, no payment will be paid if quantity is less than 210 ltr
- 5.2 The Free loading time is 1 hour and charges beyond the free loading time are Rs 200/- per hour.
- 5.3 Transportation charges are not applicable if the unit is within 20 kms of range, beyond that Rs.20/- per Km will be charged.

For ABALYUDEV PVT. LTD.

Authorized Signatory

Signed for & on Behalf of the Client

M/s B. N. CONCAST PVT. LTD.

Authorized Signatory

Signed for & on Behalf of B.N.Concast (P) Ltd.



**PUNJAB POLLUTION CONTROL BOARD**

Zonal Office-1, Vatavaran Bhawan, Nabha Road, Patiala – 147001

Website:- www.ppcb.gov.in

**LiFE**
Lifestyle for Environment

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID : R19SAS522599

Application No : 23894227

To,

Sunita Bindal
Regd. Office-154, 1st Floor, Aggarwal Cyber Plaza-1, Netaji Subhash Place, Pitampura, New Delhi
Delhi, Delhi-110034

Subject: Renewal of Authorization for operating a facility for Collection, Generation, Storage, Disposal, of Hazardous Wastes as per the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 .

1. Particulars of Authorization granted to the Industry

Authorization No	HWM/renew/SAS/2023/23894227
Previous Authorization No	HWM/Fresh/SAS/2022/19994905
Date of issue :	21/11/2023
Date of expiry :	30/09/2028
Previous Authorization Date of Issue :	14/10/2022
Previous Authorization Date of Expiry :	13/10/2023
Authorization Type :	renew

2. Particulars of the Industry

Name & Designation of the Applicant	Mr. Narinder Vaid, (Legal Manager)
Address of Industrial premises	Cp.67 by m/s. ab alcobev pvt. ltd., Site no. 252, sector-67, airport road, sas nagar (mohali), punjab, Mohali, Sas nagar-160062
Capital Investment of the Industry	27676.41 lakhs
Category of Industry	Red
Type of Industry	1063: Building and construction projects irrespective of built up area and having waste water generation 100 KLD and above area.
Scale of the Industry	Large
Office District	Sas nagar

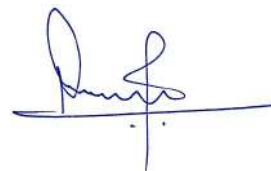
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Cp.67 by m/s. ab alcobev pvt. ltd., Site no. 252, sector-67, airport road, sas nagar (mohali), punjab, Mohali, Sas nagar, 160062

Page1

3. Terms and Conditions

All the term and conditions same as mentioned in the original authorization no. HWM/Fresh/SAS/2022/19994905 dated 14/10/2022 (valid upto 13/10/2023), is hereby extended upto 30/9/2028. This extension letter be appended with the original authorization issued to the industry with an additional condition that the industry will lift its hazardous waste i.e. waste/ used oil to authorized recycler only.



21/11/2023

(Rajeev Gupta)
Environmental Engineer

For & on behalf

of

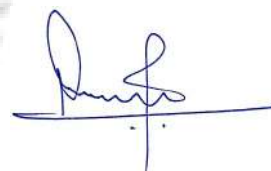
(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

- 1) Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar



21/11/2023

(Rajeev Gupta)
Environmental Engineer

For & on behalf

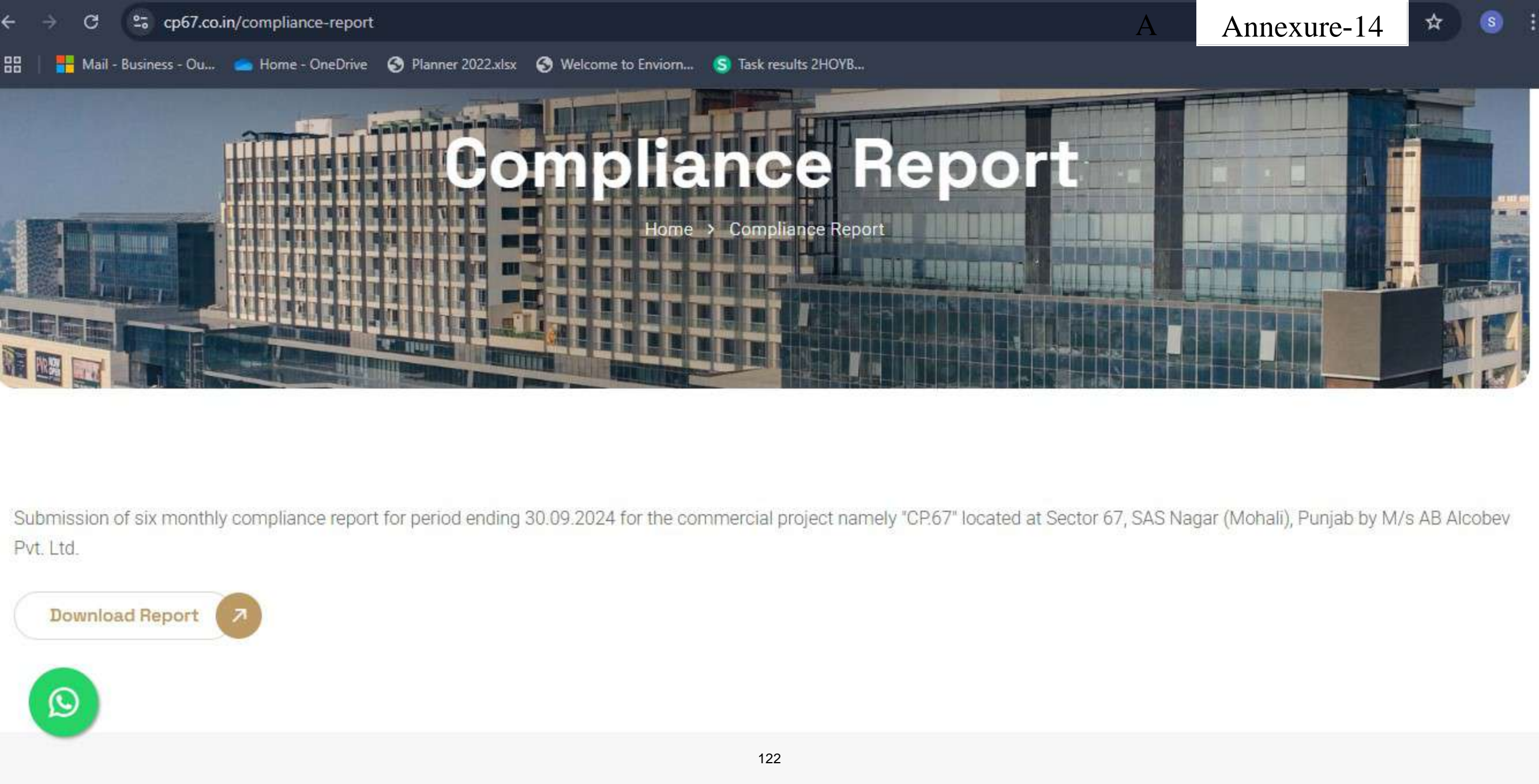
of

(Punjab Pollution Control Board)

"This is computer generated document from OCMMS by PPCB"

Cp.67 by m/s. ab alcobev pvt. ltd., Site no. 252, sector-67, airport road, sas nagar (mohali), punjab, Mohali, Sas nagar, 160062

Page2



Compliance Report

Home > Compliance Report

Submission of six monthly compliance report for period ending 30.09.2024 for the commercial project namely "CP.67" located at Sector 67, SAS Nagar (Mohali), Punjab by M/s AB Alcobev Pvt. Ltd.

Download Report





Chandigarh Int. Airport Road Mohali

many reasons
TO BE HERE

Date: 07.11.2024

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

Subject: Submission of six monthly compliance report for period ending 30.09.2024 for the commercial project namely "CP.67" located at Sector 67, SAS Nagar (Mohali), Punjab by M/s AB Alcobev Pvt. Ltd.

Respected Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2024 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,

For M/s AB Alcobev Pvt. Ltd.

(Authorized Signatory)

Name-

Contact No.- 7973249669

Designation-.....

Email- abalcobev@cp67.co.in

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

AB ALCOBEV PVT. LTD.
 Registered Office & Site Address - Plot no. 252, Sec 67, Airport Road, S.A.S.Nagar (Mohali) PB-160042 INDIA
 Ph. - 01725648141 | CHN: UT5549982012P1C052956 | info@cp67.co.in | Ph. 9988976767
www.cp67.co.in

unitygroup | IHOMELAN

2024

SIX MONTHLY COMPLIANCE REPORT (Period ending 30.09.2024)

For
"CP.67"
 Sector-67, SAS Nagar (Mohali), Punjab

Project By:
M/s A.B ALCOBEV (P) LTD.
 18, CHANDERLOK, PRITAMPURA,
 NEW DELHI-110034.

Prepared by:



Eco Paryavaran Laboratories and Consultants Private Limited
 E-207, Industrial Area, Phase-VIII B (Sector-74), Mohali (SAS Nagar),
 Punjab 160071
Tele No.: 0172-4616225 **email:** compliance@ecoparyavaran.org
M: 098140-03103, 088720-43178
www.ecoparyavaran.org

Delete Archive Report Reply Reply all Forward Zoom Read / Unread Categorize Flag / Unflag Print

Submission of Six-monthly compliance report submission for the period ending 30.09.2024 for commercial project namely "CP.67"

CP.67_30.09...2.pdf

AA

AB ALCOBEV <abalcobev@cp67.co.in>

To: ecompliance-nro@gov.in; ronzhcd-mef@nic.in

Cc: seiaapb2017@gmail.com; eenodal@yahoo.in

Wed 11/27/2024 4:02 PM

CP.67_30.09.2024_2.pdf
14 MB

Dear Sir,

Greetings of the day!!!

We are hereby submitting the Six-monthly compliance report for the period ending 30.09.2024 for Commercial Project namely "CP.67" at located at Sector 67, SAS Nagar (Mohali), Punjab by M/s A.B. ALCOBEV (P) Ltd.

Regards,

For M/s A.B. ALCOBEV (P) Ltd

Reply Reply all Forward



Chandigarh Intl. Airport Road, Mohali

ENVIRONMENT POLICY OF THE COMPANY TO BE HERE.

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

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

For M/s A.B. ALCOBEV (P) Ltd.

(Authorized Signatory)

Name: Umang Jindal

Contact No.: 9871719999

Designation: Authorised Person

Email: abalcobev@cp67.co.in

Date: 24.05.2024

AB ALCOBEV PVT

Registered Office: Chandigarh Intl. Airport Road, S.A.S Nagar (Mohali) PB. 160062 INDIA

CIN: U15549PB2012PTC052955 | abalcobev@cp67.co.in | Ph. 797324 49669

	WTP			STP																	
	Borewell (KL)			STP Inlet (KL)			GARDEN (KL)			Flushing -Z1			Flushing -Z3			Construction Site(Regalia)			Cooling Tower Makeup water (KL)		
Date	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference
1 Mar 25	62428	62625	197	46334	46484	150	7471	7487	16	4028	4043	15	6446	6461	15	7777	7785	8	18597	18675	78
2 Mar 25	62625	62807	182	46484	46622	138	7487	7502	15	4043	4056	13	6461	6474	13	7785	7790	5	18675	18735	60
3 Mar 25	62807	62985	178	46622	46757	135	7502	7516	14	4056	4069	13	6474	6487	13	7790	7797	7	18735	18807	72
4 Mar 25	62985	63185	200	46757	46909	152	7516	7532	16	4069	4084	15	6487	6502	15	7797	7803	6	18807	18869	62
5 Mar 25	63185	63382	197	46909	47059	150	7532	7548	16	4084	4099	15	6502	6517	15	7803	7811	8	18869	18934	65
6 Mar 25	63382	63561	179	47059	47195	136	7548	7563	15	4099	4112	13	6517	6530	13	7811	7820	9	18934	19004	70
7 Mar 25	63561	63730	169	47195	47323	128	7563	7577	14	4112	4124	12	6530	6542	12	7820	7827	7	19004	19074	70
8 Mar 25	63730	63921	191	47323	47468	145	7577	7593	16	4124	4138	14	6542	6556	14	7827	7835	8	19074	19139	65
9 Mar 25	63921	64089	168	47468	47596	128	7593	7607	14	4138	4150	12	6556	6568	12	7835	7842	7	19139	19218	79
10 Mar 25	64089	64258	169	47596	47724	128	7607	7621	14	4150	4162	12	6568	6580	12	7842	7850	8	19218	19291	73
11 Mar 25	64258	64429	171	47724	47854	130	7621	7635	14	4162	4175	13	6580	6593	13	7850	7859	9	19291	19361	70
12 Mar 25	64429	64627	198	47854	48004	150	7635	7651	16	4175	4190	15	6593	6608	15	7859	7863	4	19361	19424	63
13 Mar 25	64627	64815	188	48004	48147	143	7651	7666	15	4190	4204	14	6608	6622	14	7863	7871	8	19424	19484	60
14 Mar 25	64815	65005	190	48147	48291	144	7666	7681	15	4204	4218	14	6622	6636	14	7871	7875	4	19484	19550	66
15 Mar 25	65005	65196	191	48291	48436	145	7681	7697	16	4218	4232	14	6636	6650	14	7875	7883	8	19550	19623	73
16 Mar 25	65196	65379	183	48436	48575	139	7697	7712	15	4232	4245	13	6650	6663	13	7883	7890	7	19623	19693	70
17 Mar 25	65379	65559	180	48575	48712	137	7712	7727	15	4245	4258	13	6663	6676	13	7890	7896	6	19693	19760	67
18 Mar 25	65559	65746	187	48712	48854	142	7727	7742	15	4258	4272	14	6676	6690	14	7896	7904	8	19760	19825	65
19 Mar 25	65746	65942	196	48854	49003	149	7742	7758	16	4272	4286	14	6690	6704	14	7904	7913	9	19825	19891	66
20 Mar 25	65942	66119	177	49003	49138	135	7758	7772	14	4286	4299	13	6704	6717	13	7913	7920	7	19891	19953	62
21 Mar 25	66119	66293	174	49138	49270	132	7772	7786	14	4299	4312	13	6717	6730	13	7920	7928	8	19953	20016	63
22 Mar 25	66293	66486	193	49270	49417	147	7786	7802	16	4312	4326	14	6730	6744	14	7928	7937	9	20016	20089	73
23 Mar 25	66486	66613	127	49417	49514	97	7802	7812	10	4326	4335	9	6744	6753	9	7937	7941	4	20089	20159	70
24 Mar 25	66613	66799	186	49514	49655	141	7812	7827	15	4335	4349	14	6753	6767	14	7941	7949	8	20159	20237	78
25 Mar 25	66799	66989	190	49655	49799	144	7827	7842	15	4349	4363	14	6767	6781	14	7949	7954	5	20237	20315	78
26 Mar 25	66989	67183	194	49799	49946	147	7842	7858	16	4363	4377	14	6781	6795	14	7954	7961	7	20315	20381	66
27 Mar 25	67183	67356	173	49946	50077	131	7858	7872	14	4377	4390	13	6795	6808	13	7961	7967	6	20381	20458	77
28 Mar 25	67356	67538	182	50077	50215	138	7872	7887	15	4390	4403	13	6808	6821	13	7967	7975	8	20458	20519	61
29 Mar 25	67538	67724	186	50215	50356	141	7887	7902	15	4403	4417	14	6821	6835	14	7975	7984	9	20519	20584	65
30 Mar 25	67724	67895	171	50356	50486	130	7902	7916	14	4417	4430	13	6835	6848	13	7984	7991	7	20584	20651	67
31 Mar 25	67895	68081	186	50486	50627	141	7916	7931	15	4430	4444	14	6848	6862	14	7991	7999	8	20651	20717	66
	5653			4293			460			416			416			222			2120		

	WTP			STP																	
	Borewell (KL)			STP Inlet (KL)			GARDEN (KL)			Flushing -Z1			Flushing -Z3			Construction Site(Regalia)			Cooling Tower Makeup water (KL)		
Date	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference	Initial	Final	Difference
1 Apr 25	68081	68262	181	50627	50761	134	7931	7947	16	4444	4456	12	6862	6878	16	7999	8007	8	20717	20778	61
2 Apr 25	68262	68449	187	50761	50899	138	7947	7963	16	4456	4468	12	6878	6894	16	8007	8012	5	20778	20835	57
3 Apr 25	68449	68628	179	50899	51031	132	7963	7978	15	4468	4479	11	6894	6909	15	8012	8019	7	20835	20907	72
4 Apr 25	68628	68811	183	51031	51166	135	7978	7994	16	4479	4491	12	6909	6925	16	8019	8025	6	20907	20991	84
5 Apr 25	68811	69005	194	51166	51310	144	7994	8011	17	4491	4504	13	6925	6942	17	8025	8030	5	20991	21072	81
6 Apr 25	69005	69192	187	51310	51448	138	8011	8027	16	4504	4516	12	6942	6958	16	8030	8037	7	21072	21150	78
7 Apr 25	69192	69376	184	51448	51584	136	8027	8043	16	4516	4528	12	6958	6974	16	8037	8045	8	21150	21218	68
8 Apr 25	69376	69570	194	51584	51728	144	8043	8060	17	4528	4541	13	6974	6991	17	8045	8054	9	21218	21284	66
9 Apr 25	69570	69737	167	51728	51852	124	8060	8074	14	4541	4552	11	6991	7005	14	8054	8058	4	21284	21346	62
10 Apr 25	69737	69920	183	51852	51987	135	8074	8090	16	4552	4564	12	7005	7021	16	8058	8065	7	21346	21408	62
11 Apr 25	69920	70095	175	51987	52117	130	8090	8105	15	4564	4575	11	7021	7036	15	8065	8073	8	21408	21473	65
12 Apr 25	70095	70293	198	52117	52264	147	8105	8122	17	4575	4588	13	7036	7053	17	8073	8082	9	21473	21540	67
13 Apr 25	70293	70483	190	52264	52405	141	8122	8138	16	4588	4600	12	7053	7069	16	8082	8089	7	21540	21603	63
14 Apr 25	70483	70668	185	52405	52542	137	8138	8154	16	4600	4612	12	7069	7085	16	8089	8093	4	21603	21665	62
15 Apr 25	70668	70850	182	52542	52677	135	8154	8170	16	4612	4624	12	7085	7101	16	8093	8101	8	21665	21726	61
16 Apr 25	70850	71039	189	52677	52817	140	8170	8186	16	4624	4636	12	7101	7117	16	8101	8106	5	21726	21786	60
17 Apr 25	71039	71225	186	52817	52955	138	8186	8202	16	4636	4648	12	7117	7133	16	8106	8113	7	21786	21849	63
18 Apr 25	71225	71410	185	52955	53092	137	8202	8218	16	4648	4660	12	7133	7149	16	8113	8122	9	21849	21914	65
19 Apr 25	71410	71590	180	53092	53225	133	8218	8234	16	4660	4672	12	7149	7165	16	8122	8131	9	21914	21964	50
20 Apr 25	71590	71743	153	53225	53338	113	8234	8247	13	4672	4682	10	7165	7178	13	8131	8135	4	21964	22044	80
21 Apr 25	71743	71866	123	53338	53429	91	8247	8257	10	4682	4690	8	7178	7188	10	8135	8142	7	22044	22107	63
22 Apr 25	71866	72003	137	53429	53530	101	8257	8269	12	4690	4699	9	7188	7200	12	8142	8150	8	22107	22169	62
23 Apr 25	72003	72152	149	53530	53640	110	8269	8282	13	4699	4708	9	7200	7212	12	8150	8157	7	22169	22235	66
24 Apr 25	72152	72268	116	53640	53726	86	8282	8292	10	4708	4715	7	7212	7222	10	8157	8166	9	22235	22299	64
25 Apr 25	72268	72408	140	53726	53830	104	8292	8303	11	4715	4724	9	7222	7234	12	8166	8172	6	22299	22364	65
26 Apr 25	72408	72505	97	53830	53902	72	8303	8311	8	4724	4730	6	7234	7242	8	8172	8178	6	22364	22430	66
27 Apr 25	72505	72591	86	53902	53966	64	8311	8318	7	4730	4735	5	7242	7249	7	8178	8183	5	22430	22496	66
28 Apr 25	72591	72728	137	53966	54067	101	8318	8330	12	4735	4744	9	7249	7261	12	8183	8189	6	22496	22559	63
29 Apr 25	72728	72828	100	54067	54141	74	8330	8338	8	4744	4750	6	7261	7269	8	8189	8197	8	22559	22627	68
30 Apr 25	72828	72966	138	54141	54243	102	8338	8350	12	4750	4759	9	7269	7281	12	8197	8202	5	22627	22669	42
	4885			3616			419			315			419			203			1952		



Greater Mohali Area Development Authority

PUDA BHAWAN, SECTOR-62, S.A.S NAGAR

www.gmada.gov.in

To

M/s A.B. Alcobev Pvt. Ltd.,
18, ChanderLok Enclave,
Pitampura, New Delhi 110034

Memo No. EO/2016/

16349

Date:

11.4.16

Sub:

Allotment of Hotel (100 Rooms minimum) and Commercial Site, measuring 4.173 acres in Sector 67, SAS Nagar.

Consequent to your highest bid in the auction held on 23.09.2015, the following site is allotted to you on freehold basis.

Area	4.173 acres (20198.789 Sq. Yards) revised.
Auction Price	Rs.1,05,00,80,839/-(Rupees One hundred and five crores eighty thousand eight hundred and thirty nine only) as per revised area.
Land use	Hotel (100 Rooms minimum) and Commercial Site
Floor Area Ratio (FAR)	Basic F.A.R.: 1:2. Maximum F.A.R. 1:3. However additional 1 F.A.R. is purchasable.

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

1. **FINANCIAL CONDITIONS:**

- (i) The payment amounting to Rs.23,22,88,990/-already made by you (including Rs. 2,11,04,532/-towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 20% of the auction price of the site and balance in 1st moratorium period installment.
- (ii) The balance 80% amount i.e. Rs. 84,00,64,672/-(Rupees Eighty four crores sixty four thousands six hundred and seventy two only) can be paid either in lumpsum with 10% rebate on the balance 80% amount provided the payment is made within 60 days of the date of issue of this allotment letter or in 10 yearly equated instalments with interest @12% p.a as per schedule of payment mentioned below. A moratorium period of two years for payment of principal amount shall be allowed before payment of first installment i.e principal plus interest. However, interest on the principal amount shall be payable half yearly during the moratorium period. In case interest is not paid within the given time, penal interest @ 18% p.a. will be levied for the period of delay upto 3 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed. First installment shall commence immediately after the completion of moratorium period.

Amount Payable during Moratorium Period:-

Due date	Principal Amount (INR)	Interest (INR)	Total Amount Due (INR)
23-03-2016	0	50403880	49235590
23-09-2016	0	50403880	50403880
23-03-2017	0	50403880	50403880
Total	0	151211640	150043350

Schedule of Payment:-

Installment	Due date	Principal Amount (INR)	Interest (INR)	Total Amount Due (INR)
1	23-09-2017	84006467	50403880	134410347
2	23-09-2018	84006467	90726985	174733452
3	23-09-2019	84006467	80646209	164652676
4	23-09-2020	84006467	70565432	154571899
5	23-09-2021	84006467	60484656	144491123
6	23-09-2022	84006467	50403880	134410347
7	23-09-2023	84006467	40323104	124329571
8	23-09-2024	84006467	30242328	114248795
9	23-09-2025	84006468	20161552	104168020
10	23-09-2026	84006468	10080776	94087244
Total		8440064672	504038802	1344103474

- (iii) In case any installment or part thereof is not paid by the due date, then without prejudice to any action under Section 45 of the Punjab Regional and Town Planning and Development Act, 1995, penal interest @ 18% per annum will be levied for the period of delay upto 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.
- (iv) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case, the actual area exceeds the area offered, the allottee shall be required to deposit the additional price for the excess area proportionately as per price settled. In case of reduction in area, the allotment price will be proportionately reduced.
- (v) All payments shall be made by a Demand Draft drawn in favour of Greater Mohali Development Authority payable at SAS Nagar. Payments by cheque shall not be accepted. Details of site number, Sector, and the name of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.
- (vi) All applicable charges promulgated by Government, Statutory Authority or local government other than those for Change of Land Use will be payable over and above the consideration amount, as and when due.
- (vii) No interest will be paid for any amount, whatsoever, deposited with the Greater Mohali Area Development Authority in advance of the due date.

- (viii) No separate notice(s) for payment for installment(s) shall be sent.
- (ix) On payment of the entire consideration money together with interest due to the Greater Mohali Area Development Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by Estate Office within three months of the payment of entire consideration money.

2. OWNERSHIP & POSSESSION:-

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

3. BUILDING BYE-LAWS:-

- (i) PUDA Building rules 2013 as amended from time to time or any other rules as notified by the Government at the time of construction of building on site shall be applicable.
- (ii) Basic FAR 1:2. Maximum permissible FAR is 1:3. However additional 1.0 FAR is purchasable on payment @ 35% as per following formula

Illustration:

$$\frac{\text{Prevailing rate or Allotment rate whichever is higher}}{\text{Basic F.A.R. (1:2)}} \times \text{Excess F.A.R.} \times 35\%$$

- (iii) Sub-division of the site will not be allowed.
- (iv) Height: no restriction but NOC from Airport Authority of India is to be taken by the allottee.
- (v) It will be responsibility of the allottee to get the NO Objection Certificate from Fire Fighting Department under the provisions of various Acts as applicable.
- (vi) The site shall be regulated by PUDA Building Bye laws. The allottee shall be allowed to undertake construction after getting the Building Plans approved from GMADA. For permissible Ground Coverage, Set Backs, Height of Buildings, Parking norms etc. PUDA Building Bye laws / Prevailing policies may be referred to.
- (vii) GMADA shall provide separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. The allottee shall ensure the installation of dual plumbing system along with separate storages for both types of water in

its building. It may be noted that occupation certificate shall be issued only after it is certified by the JE building.

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

4. USAGE AND PERIOD OF CONSTRUCTION:-

- (i) Site shall be used only for the purpose, for which it is allotted, and not for any other purpose whatsoever, and no change of land use shall be permitted.
- (ii) The site is offered on "as is where is basis" and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.
- (iii) The allottee will take completion certificate within 10 years from the date of allotment.
- (iv) Before occupying the building, the allottee will be required to obtain Occupation / Completion Certificate from the Estate Officer, GMADA S.A.S.Nagar. However, allottee may apply for partial Occupation Certificate for the Buildings completed by it in phases.

5. OTHER GENERAL CONDITIONS:-


- (i) This allotment shall be governed by Punjab Regional and Town Planning and Development Act, 1995, Rules and Regulations framed there under as amended from time to time.
- (ii) The allottee shall have no right to transfer by way of sale, gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed without permission of the Estate Officer, GMADA, SAS Nagar and on payment of the transfer fee as applicable. Mortgage of the site will also be permitted with the prior permission of officer authorized by the Authority.
- (iii) All General and local taxes, rates, fees and cesses, imposed or assessed on the said site / building by any authority under any law shall be paid by the allottee.
- (iv) The officers of the Authority, at reasonable time and in reasonable manner and after giving 24 (twenty four) hours notice in writing, may enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, Acts and regulations as amended from time to time.
- (v) GMADA shall have the full right, power and authority at all times to do through its officers and / or representatives, all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and restrictions imposed and to recover from the allottee as first charge upon the said site, the cost of

doing all or any such acts and things and all costs incurred in connection therewith, or in any way relating therewith.

- (vi) In case of breach of any condition(s) of allotment or of regulations including Building Bye-laws or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date will be forfeited.
- (vii) Any change in the address must be immediately intimated to the Estate Office by registered post.
- (viii) Roof of the building and the open space available around the built up area shall not be permitted for storage.

6. DISPUTE RESOLUTION:-

In case of any dispute or differences arising out of the terms and conditions of auction or allotment letter, the same shall be referred to the Chief Administrator, GMADA. The decision of the Chief Administrator in this regard will be final and binding on all the parties.



ESTATE OFFICER
GMADA, S.A.S. NAGAR

Endst No. E.O./2015/

Dated:

A copy of the above is forwarded to the followings for information and necessary action:-

1. DTP, S.A.S. Nagar
2. AO(R), GMADA, S.A.S. Nagar
3. SDO(B), GMADA, S.A.S. Nagar
4. DTP, GMADA. S.A.S. Nagar


ESTATE OFFICER
GMADA, S.A.S. NAGAR