

Dr. Manuj Wadhwa

MS, MCh (UK)

Ranawat Joint Replacement Fellow (USA)

Chairman & Executive Director

Formerly :

Director & Head Orthopaedics - Fortis Hospitals / Max Hospitals

+91 86996-86996

elitemediccity@gmail.com



ELITE MEDICITY

Date: 04.12.2024

To
The Additional Director,
Ministry of Environment, Forest and Climate Change,
Integrated Regional Office,
Bays Nos. 24-25, Sector 31 A,
Dakshin Marg,
Chandigarh – 160030
(Mail Ids: ecompliance-nro@gov.in and ronz.chd-mef@nic.in)

Subject: Submission of Six Monthly Compliance Report for period ending 30.09.2024 for the Hospital Project located at Site no. 1-A, Block-A, Aerocity, SAS Nagar, Punjab by M/s Elite Medicity Private Limited.

Sir,

With reference to the EIA Notification & its amendments for 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 Elite Medicity Private Limited

(Director)

Name: Sh. Manuj Wadhwa

Contact No.: 9814104345

Designation: Director

For ELITE MEDICITY PRIVATE LIMITED

MG. DIRECTOR / DIRECTOR

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
(Uploaded on Parivesh Portal).



A -1 Aerocity, Mohali, Punjab



<https://elitemediccity.com>

2024

SIX MONTHLY COMPLIANCE REPORT (Period ending 30.09.2024)

**For
Hospital Project
Located at Site no. 1-A, Block-A, Aerocity, SAS
Nagar, Punjab**

**Project by:
M/s Elite Medicity Private Limited
House No. 1014, Sector 27-B, Chandigarh-160019**

Prepared by:



**Eco Paryavaran Laboratories and Consultants
Private Limited**

**E-207, Industrial Area, Phase-VIIIB (Sector-74), SAS Nagar (Mohali) Punjab.
ems@ecoparyavaran.org, www.ecoparyavaran.org
Phone: 0172-4616225, 9915946784**

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

DATA SHEET

1.	Project Type	Hospital Project
2.	Name of the Project	Hospital Project at Site no. 1-A, Block-A, Aerocity, SAS Nagar, Punjab by M/s Elite Medicity Private Limited
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC24C3804PB5156415N & File no. 2024/EC/F/169 dated 26.07.2024; copy of the same is enclosed as Annexure-1 .
4.	Location	Site no. 1-A, Block-A, Aerocity
	a) District (s)	SAS Nagar
	b) State (s)	Punjab
5.	Address for correspondence	M/s Elite Medicity Private Limited House No. 1014, Sector 27-B, Chandigarh-160019
6.	Salient features	
	a) of the project	As per Environmental Clearance letter, the project will comprise of 400 bedded hospital (2B+G+11) along with ancillary facilities. Land area of the project is 14,182.78 sq.m. and total built up area will be 56,318.43 sq.m. The estimated project cost is Rs. 131 Crores.
	b) of the environmental management plans	The total fresh water demand of the project will be 470 KLD which will be taken from GMADA. 42 KLD hospital effluent will be treated in the ETP of 45 KLD capacity based on Physico Chemical Technology followed by Tertiary Treatment. The treated wastewater @ 42 KLD will be further treated in STP of 300 KLD capacity based on MBR Technology. A total of 295 KLD treated wastewater (42 KLD treated wastewater from ETP + 227 KLD Domestic Wastewater + 26 KLD HVAC Blowdown) in summer & monsoon season and @ 274 KLD treated wastewater (42 KLD treated wastewater from ETP + 227 KLD Domestic Wastewater + 5 KLD HVAC Blowdown) in winter season will be generated which will be treated in STP of 300 KLD capacity based on MBR Technology. Rainwater will be recharged by providing 3 no. of recharging pits. Approx. 956 kg/day of solid waste will be generated from the project which will be appropriately segregated at the source by

		providing bins for recyclable, Bio-degradable Components and non-biodegradable. A Composter of 350 kg will be provided for the treatment of biodegradable components of the solid waste. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed off as per the Solid Waste Management Rules, 2016. 4,111.75 KVA of power load will be required which will be met from PSPCL. 3 DG sets (3 x 2,000 KVA) will be provided for power back and will be equipped with acoustic enclosure & adequate stack height. Energy will be saved by adopting following measures: (i) Solar panels have been proposed on the roof top of the building which will generate 40 KW of power generation.
7.	Break-up of the project area	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	Not applicable
8.	Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others <i>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)</i>	Not applicable
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	As per EC letter, estimated cost of the project is Rs. 131 Crores.

b) Allocations made for environmental management plans with item wise and year wise break up.	Expenditure on typical Environmental plan with breakup is given below:			
	Description	Construction Phase		Operation Phase
		Capital (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ annum)	Recurring Cost (Rs. Lakhs/ annum)
	Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains in an area of 3.5 acres along periphery @ 1.5 Lacs per acre = Rs. 5.25 Lacs)	10	2	1
	Water Pollution Control (STP including civil work of 300 KLD based on MBR technology and ETP of 45 KLD)	220	2	7
Development of green belt and landscaping (No. of trees: 251 and cost of one tree Rs.	3	-	2	

	1,000 per tree including tree guard, Compost etc.)			
	Solid Waste Management (Composter of 350 kg, Biomedical & Hazardous waste management)	30	2	5
	Rain water Harvesting (3 pits @ Rs. 3 lakhs per pit)	9	2	1.5
	Energy Conservation (LED lights in common areas, 40 KW solar panels, etc.)	50	1	2.5
	Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	10	3	5
	TOTAL	Rs. 332 Lakhs	Rs. 12 Lakhs/annum	Rs. 24 Lakhs/annum
c) Benefit cost ratio/internal rate of return and the year of assessment	Will be calculated and submitted separately.			
d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes			
e) Actual expenditure incurred on the project so far.	Approx. Rs. 60 Crores (including land cost) have been spent on the project till 30.09.2024.			
f) Actual expenditure incurred on the	No amount have been incurred on EMP till 30.09.2024.			

	environmental management plans so far.	
10.	Forest land requirement:	
	a) the status of approval for diversion of forest land for non-forestry use	No forest land is involved in the project as land has been allotted by GMADA.
	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 (<i>such as submergence area of reservoir, approach road</i>) if any, with quantitative information.	Not applicable
12.	Status of construction:	Excavation work has been initiated at the project site. Photographs showing the same is enclosed as Annexure-2.
	a) Date of commencement (actual and/or planned)	Actual date of commencement: 15 November, 2024
	b) Date of completion (actual and/or planned)	Planned date for completion: June, 2027
13.	Reasons for the delay, if the project is yet to start	Not Applicable

**Compliance report on conditions imposed in Environmental Clearance of Hospital Project
at Site no. 1-A, Block-A, Aero city, Distt. SAS Nagar, Punjab by M/s Elite Medicity Private
Limited for Period ending 30.09.2024**

1. Special Condition:

Sl. No.	Conditions	Reply
1.1	The project proponent shall not commence any operations till the final outlet of the project is connected with the GMADA sewer for the disposal of the excess treated wastewater from the project followed by fully operational adequate capacity terminal STP.	Agreed. No operation will be commenced till outlet of project sewer is connected to GMADA sewer for the disposal of the excess treated wastewater from the project.
1.2	PPCB shall not give consent to operate to the project till the project sewer line is connected to GMADA sewer followed by fully operational adequate capacity terminal STP.	Agreed. Same will be complied.
1.3	The project proponent shall install ETP and STP at the farthest end from the N-Choe passing along the project.	Noted. Same will be followed.

2. Additional/Amended Condition:

Sl. No.	Conditions	Reply
2.1	The PP shall comply with the land use guidelines as per Master plan SAS Nagar. In case, the project proponent fails to comply with the guidelines, the construction/ site development work carried out by the project proponent will be at its own risk and cost.	Agreed. Same is being complied.
2.2	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance	Agreed. In case of increase in built-up area in approved plan, expansion in Environmental Clearance will be obtained.
2.3	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks,	Agreed. No natural drainage will be disturbed during construction of the project.

	rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.	
2.4	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises	Agreed. Solid waste will be managed as per Solid Waste Management Rules, 2016.
2.5	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.	Noted.
2.6	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with EC conditions.	Agreed
2.7	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
2.8	SEIAA reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions	Agreed.

2.9	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter	Agreed.
2.10	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.	Agreed. Tree plantation of minimum 8 ft. will be planted.
2.11	The project proponent shall comply with the provision of Biomedical Waste Management Rules, 2016 as amended time to time, in letter and spirit.	Noted.
2.12	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF&CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.	Noted.

1. Statutory Compliance:

Sl. No.	Conditions	Reply
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Land has been allotted by GMADA vide Memo No. E.O./E-Auctions/ GMADA/ 91956 dated 22.12.2021. Copy of allotment letter from GMADA is attached as Annexure-3 . Further, application has been submitted for approval of building plans. Copy of acknowledgement regarding the same is attached as Annexure-4 .
1.2	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	The building has been designed by approved Structural engineer as per the NBC guidelines and seismic zone IV. Further, Provisional Fire NOC has been obtained. Copy of the same is attached as Annexure-5 .

	including protection measures from lightening etc.	
1.3	The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Forest NOC is not applicable as land has been allotted by GMADA.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable as the project does not fall within the eco-sensitive zone of any bird/wildlife sanctuary.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board.	Agreed. Application has been submitted to Invest Punjab for obtaining Consent to Establish. Snapshot of the same is attached as Annexure-6 .
1.6	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 is not required as source of water will be GMADA.
1.7	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.	Temporary power load has been obtained for 8 KW. Copy of the same has been attached as Annexure 7 .
1.8	The project proponent shall obtain 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.	The statutory clearances are being obtained as & when required. • NOC has been obtained from Airport Authority of India; copy of the same is enclosed as Annexure-8. • Provisional Fire NOC has been obtained. Copy of the same is attached as Annexure-5.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016.	All type of waste generated will be managed & disposed off as per the applicable Rules.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted. ECBC guidelines will be followed.

1.11	The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.	As per Master plan of S.A.S. Nagar, project site falls within the Mix use 1. Further, application has been submitted for approval of Building plan. Copy of acknowledgement regarding the same is attached as Annexure-4 .
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF & CC) for such types of projects.	The project is in line with siting criteria of PPCB.
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.	Application has been submitted for approval of Building plan. Copy of acknowledgement regarding the same is attached as Annexure-4 .

2. Air quality Monitoring and Preservation:

2.1	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.	Agreed. The Dust Mitigation Measures is being complied with.
2.2	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.	Agreed. All necessary steps is being taken to reduce the air pollution and to improve the air quality.
2.3	The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Ambient air quality monitoring has been done. Recent test reports for ambient air quality monitoring is attached as Annexure-9 .

2.4	Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.	DG set with adequate height of stack will be installed and run on low Sulphur diesel.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3 rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site.	Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets for covering vehicles carrying construction materials, etc. will be followed to reduce the air pollution during construction phase.
2.6	No excavation of soil shall be carried out without adequate dust mitigation measures in place.	Dust mitigation measures is being followed during construction period.
2.7	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. All the soil, sand and construction and demolition waste or other construction material will be covered properly during construction phase.
2.8	No uncovered vehicles carrying construction material and waste shall be permitted.	Vehicles carrying construction material will be covered with tarpaulin sheets.
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Agreed. During construction activities, topsoil excavated is being stored & utilized for landscaping within the project site.
2.10	Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	Agreed.
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Water sprinkling will be carried out at the construction site.

2.12	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.	Agreed. Construction waste will be used within the project premises for leveling purpose.
2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	DG set shall run on low Sulphur diesel and confirm to the norms & regulations.
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Stack of adequate height and acoustic enclosure will be provided with DG sets.
2.15	For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.	Agreed. National Building Code will be followed for ventilation provision.
2.16	Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road should be built and used).	Agreed. The construction site will be connected through paved road.
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed and same will be complied during construction phase.
2.18	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.	Agreed. The same shall be taken care off.

3. Water Quality Monitoring and Preservation:

3.1	The natural drain system should be maintained for ensuring unrestricted flow of water.	It is made sure that no natural drainage will be affected during construction or the operational phase of the project.
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3.2	No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Agreed.
3.3	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted. Natural topography has been maintained & minimum cutting will be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.	Noted. The total fresh water quantity will not be increased beyond the approved quantity of 470 KLD.
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.	Agreed. Same will be complied.
3.6	During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.	Proper wastewater disposal arrangement will be provided.
3.7	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Safe drinking water facility will be provided to construction laborers.
3.8	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected.
3.9	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified	Permission from PWRDA is not required as the source of water supply is GMADA.

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

	b)	Untreated wastewater from Toilets/ urinal & from Kitchen	Black	
	c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and	Grey	
	d)	Reject water streams from RO plants & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/ establishment this proposal may also be implemented wherever possible.	White	
	e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green Green with strips	
	f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips	
	g)	Storm water	Orange	
3.15	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.			Agreed. Curing agents as well as other best practices will be used in construction work for reducing water demand.
3.16	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the			Adequate no. of rain water recharging pits will be constructed within the project premises.

	rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority,	
3.17	All recharge should be limited to shallow aquifer.	Agreed.
3.18	No ground water shall be used during construction phase of the project. Only treated sewage/ wastewater shall be used. A proper record should be maintained & available at site.	Agreed. No ground water will be used for construction. Only treated water will be used for construction activities.
3.19	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	No dewatering is involved in the project.
3.20	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC & SEIAA along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected.
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	Sewage Treatment Plant (STP) of 300 KLD capacity will be installed within the project premises. Treated water will be utilized within the project for landscaping and flushing purposes.

3.22	No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.	No treated/untreated wastewater will be discharged into storm water drains. Sewage treatment plant of 300 KLD capacity will be installed for treatment of wastewater generated from the project.
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. Treated water will be monitored after installation of ETP & STP.
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	STP sludge generated will be utilized for landscaping within the project only.

4. Noise Monitoring and Prevention:

4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/ silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Adequate measures are being taken to reduce ambient air and noise level during the construction phase. Regularly monitoring is being done. Recent test reports is enclosed as Annexure-9 .
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4.2	A noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Ambient noise levels are being regularly monitored and maintained regularly. Recent test report is enclosed as Annexure-9 .
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure with DG set and ear plugs to construction labors will be provided to mitigate the noise impact.

5. Energy Conservation measures:

5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Agreed. The same will be complied.
5.2	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided within the project.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Agreed. ECBC guidelines will be followed in the project to save energy.
5.4	Energy conservation measures like installation of CFLs/LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. Adequate energy conservation measures will be followed in the project to conserve energy.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	LED lights and solar lights in common areas will be provided as energy conservation measures.

5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Solar panel of 40 KW will be installed on the roof top of the building.
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6. Waste Management:

6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	It is proposed to handle the biodegradable waste internally. Recyclable waste will be sold to local recyclers and domestic hazardous waste in the form of used oil and E-waste will be given to authorized recycler. Inert waste will be dumped to authorized dumping site.
6.2	The Project Proponent shall install Mechanical Composter of adequate capacity for treatment of the wet component of the Solid Waste.	Agreed. The Composter of 350 kg capacity to treat wet component of the solid waste will be installed once the project is in operational phase
6.3	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed. The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside the premises.
6.4	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. Separate wet and dry waste bins will be provided for segregation of solid waste.
6.5	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.	Agreed. Composter of 350 kg will be installed within the project for management of biodegradable waste.

6.6	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted. Non-biodegradable waste will be handed over to authorized recyclers.
6.7	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed. The same shall be taken care off.
6.8	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Ecofriendly materials will be used for construction purpose to the maximum extent possible.
6.9	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27 th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Fly ash will be used for construction purpose to the maximum extent possible.
6.10	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction waste will be managed strictly conforming to the Construction and Demolition Rules, 2016.
6.11	Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	No CFLs & TFLs will be used within the project. Thus, this point is not applicable.
6.12	The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.	Agreed. Solid waste will be managed as per SWM Rules, 2016.

7. Green Cover:

7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project. Thus, tree cutting permission is not required.
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.	Agreed. Adequate tree plantation will be done.
7.3	The Project Proponent will plant 251 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1 year. The Project Proponent shall plant trees of indigenous species preferably Chukrasia, Dek, Aam, Amaltas, Kachnar, Neem, Gulmohar, Jamun, Arjun, Tun by maintaining optimum distance from plant to plant	Agreed. The same will be complied.
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type	Agreed. The same will be complied.

	structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.	
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.	As no tree cutting is involved; thus, compensatory tree plantation is not required.
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	The top soil excavated during construction activities is being stored and utilized for landscaping within the project premises to the maximum possible extent.
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.	Noted. No chemical fertilizer/ pesticides will be used in green area.
7.8	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Agreed. Adequate green area will be provided within the project premises.
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Noted. The same will be complied.

8. Transport:

8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic calming measures. c) Proper design of entry and exit points. d) Parking norms as per local regulation.	Adequate parking space will be provided within the project premises. Wide roads for the entry and exit have been proposed.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles having valid PUCs is being used for construction material supply. Copy of the same is attached as Annexure-10 .
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Adequate parking space has been proposed within the project premises. Wide roads for the entry and exit have been proposed. Parking areas will be fully internalized. Thus, there will be no traffic congestion.
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project	Adequate parking space have been proposed within the project premises. Parking areas will

	site must be avoided. Parking should be fully internalized and no public space should be utilized.	be fully internalized. Thus, there will be no traffic congestion.
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9. Environment Management Plan:

9.1	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Agreed. The company has valid Environment policy; copy is enclosed as Annexure-11 .
9.2	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Agreed. Name of persons of Environment Management Cell are given below: 1.Mr. Manuj Wadhwa (Director) 2. Mr. Adhiraj Wadhwa (Director) 3. Mr. Manmeet Singh
9.3	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:	No expenditure has been incurred on the EMP till 30.09.2024. As only excavation work has been initiated at site; thus, no amount has been spent on additional environment activities yet.

	Description	Construction Phase		Operation Phase
		Capital (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ annum)	Recurring Cost (Rs. Lakhs/ annum)
	Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains in an area of 3.5 acres along periphery @ 1.5 Lacs per acre = Rs. 5.25 Lacs)	10	2	1
	Water Pollution Control (STP including civil work of 300 KLD based on MBR technology and ETP of 45 KLD)	220	2	7
	Development of green belt and landscaping (No. of trees: 251 and cost of one tree Rs. 1,000 per tree including tree	3	-	2

guard, Compost etc.)			
Solid Waste Management (Composter of 350 kg, Biomedical & Hazardous waste management)	30	2	5
Rain water Harvesting (3 pits @ Rs. 3 lakhs per pit)	9	2	1.5
Energy Conservation (LED lights in common areas, 40 KW solar panels, etc.)	50	1	2.5
Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	10	3	5
TOTAL	Rs. 332 Lakhs	Rs. 12 Lakhs/annum	Rs. 24 Lakhs/annum

AEA Details:

Sr. No.	Description	Amount
1	Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration	66
2.	Deposition of funds under Greening Punjab Mission through concerned DFO	65
Total		131

	The Project Proponent shall implement the EMP as prescribed in Table-1 and AEA plan as per Table-2 above. The AEA plan shall be implemented within 18 months. The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report. The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.	
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10. Human Health Issues:

10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Personal Protection Equipment's (PPEs) is being provided to the workers for safety.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India should be followed.	NBC will be followed for construction of the project.
10.3	An Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. All the necessary facilities will be provided to labors at the construction site like fuel for cooking, Toilets, Fresh drinking water, temporary houses, etc.
10.4	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Health check-up of the workers will be done regularly.

10.5	A First Aid Room shall be provided in the project both during construction and operations of the project.	Agreed. First aid facility will be provided during construction phase and operational phase.
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11. Miscellaneous:

11.1	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy	Agreed. Completion and occupancy certificate will be obtained after full construction.
11.2	The project proponent shall comply with the conditions of CLU, if obtained.	CLU is not applicable as land has been allotted by GMADA.
11.3	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Agreed & Complied. Advertisement has been published in the newspaper. Copy of newspaper cutting stating the same is enclosed as Annexure-12 .
11.4	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Complied. The copies of the Environmental Clearance have been submitted to the head of local body. Copy of acknowledgment is attached as Annexure 13 .
11.5	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Company's website has not been designed yet. Thus, EC letter & EC compliance report will be uploaded on company's website after its designing.
11.6	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	Agreed. EC compliance report is being submitted on Environmental clearance portal.

11.7	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Agreed. Form V for financial period 2024-2025 will be submitted prior to 30 th September, 2025.
11.8	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.	Same is being submitted in datasheet attached along.
11.9	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Agreed. Stipulations made by the State Pollution Control Board and the State Government is being strictly followed.
11.10	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.	Agreed. Commitments and recommendations made in EMP report are being complied.
11.11	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.	Agreed. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.12	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.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.
11.13	This Environmental Clearance is granted subject to final outcome of Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and	Noted.

	any other Court of Law, if any, as may be applicable to this project.	
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सत्यमेव जयते

File No: 2024/EC/F/169

Government of India

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



Dated 26/07/2024



To,

Sh. Manuj Wadhwa
M/s Elite Medicity Private Limited
House No. 1014, Sector 27-B, Chandigarh-160019
elitemedicity@gmail.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006 for Hospital Project at Site no.1-A, Block-A, Aerocity, SAS Nagar, Punjab by M/s Elite Medicity Pvt. Ltd. submitted to SEIAA, Punjab vide proposal number SIA/PB/INFRA2/484869/2024 dated 29/06/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3804PB5156415N
(ii) File No.	2024/EC/F/169
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Hospital Project
(viii) Name of Company/Organization	M/s Elite Medicity Private Limited
(ix) Location of Project (District, State)	Site no. 1-A, Block-A, Aerocity, SAS Nagar
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	yes

3) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for establishment of Hospital Project at Site no. 1-A, Block-A, Aerocity, SAS Nagar, Punjab. The total land of project is 14,182.78 sq.m. and Built-up area is 56,318.43 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

4) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006

based on mandatory documents enclosed with the online application viz Form-1, Environment Management Plan (EMP), conceptual plan, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of State Environment Impact Assessment Authority (SEIAA) and State Expert Appraisal Committee (SEAC).

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

Sr. No.	Item	Details																																				
1.	Name and Location of the project	Hospital Project at Site no.1-A, Block-A, Aerocity, SAS Nagar, Punjab by M/s Elite Medicity Pvt. Ltd.																																				
2.	Project/ activity	8 (a)																																				
2.	Category as per EIA Notification, 2006	Category B2																																				
2.	Nature of project	Fresh EC																																				
3.	Latitude & Longitude	<table><tr><th>Corners</th><th>Latitude</th><th>Longitude</th></tr><tr><td>A</td><td>30°39'16.80"N</td><td>76°44'32.96"E</td></tr><tr><td>B</td><td>30°39'17.28"N</td><td>76°44'33.85"E</td></tr><tr><td>C</td><td>30°39'14.04"N</td><td>76°44'37.83"E</td></tr><tr><td>D</td><td>30°39'11.80"N</td><td>76°44'35.41"E</td></tr><tr><td>E</td><td>30°39'15.10"N</td><td>76°44'31.33"E</td></tr><tr><td>F</td><td>30°39'14.67"N</td><td>76°44'34.65"E</td></tr></table>	Corners	Latitude	Longitude	A	30°39'16.80"N	76°44'32.96"E	B	30°39'17.28"N	76°44'33.85"E	C	30°39'14.04"N	76°44'37.83"E	D	30°39'11.80"N	76°44'35.41"E	E	30°39'15.10"N	76°44'31.33"E	F	30°39'14.67"N	76°44'34.65"E															
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4.	Change of Land Use	As per the Master Plan of SAS Nagar, the project falls under the Mix Use 1 zone as per the Master Plan of SAS Nagar.																																				
5.	Cost of the project	Rs. 131 Cr.																																				
6.	Total Plot Area, Built-up Area, and Green area	The details of the total area is as under: <table><tr><th>S. NO.</th><th>DESCRIPTION</th><th>TOTAL AREA (IN SQM)</th></tr><tr><td>A</td><td>Total Land Area</td><td>14,182.78</td></tr><tr><td>C</td><td>Built-up area</td><td>56,318.43</td></tr><tr><td>D</td><td>Green Area</td><td>2,050</td></tr></table> Above details are as per the conceptual layout plan. Total population: 1,528 persons. Population Calculations <table><tr><th>S. No.</th><th>Description</th><th>Nos./Area</th><th>No. of Persons</th></tr><tr><td>1.</td><td>No. of Beds</td><td>400 Beds</td><td>500</td></tr><tr><td>2.</td><td>Additional Staff (Housekeeping, Administrative staff, security, etc.)</td><td>-</td><td>250</td></tr><tr><td>3.</td><td>OPD (Considering 2 shifts)</td><td>2,636.33 sq.m.</td><td>528</td></tr><tr><td>4.</td><td>Visitors</td><td>-</td><td>250</td></tr><tr><td colspan="4">Total 1,528 Persons</td></tr></table>	S. NO.	DESCRIPTION	TOTAL AREA (IN SQM)	A	Total Land Area	14,182.78	C	Built-up area	56,318.43	D	Green Area	2,050	S. No.	Description	Nos./Area	No. of Persons	1.	No. of Beds	400 Beds	500	2.	Additional Staff (Housekeeping, Administrative staff, security, etc.)	-	250	3.	OPD (Considering 2 shifts)	2,636.33 sq.m.	528	4.	Visitors	-	250	Total 1,528 Persons			
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Area Statement		
	Sr. No.	Description
8. Area Configuration Details	1.	Site area
	2.	Ground Coverage Achieved
	3.	Achieved FAR
	4.	Non- FAR including basement
	5.	Built up area
	6.	Green area
		Area (in sq.m.)
	1.	14,182.78
	2.	2,532.13
	3.	23,360.68
	4.	32,957.75
	5.	56,318.43
	6.	2,050

9. Water Requirements & source during Operation Phase	Sr. No.	Description	Total		
			Summer (KLD)	Winter (KLD)	Monsoon (KLD)
	1.	Total Water Demand	591	378	581
	2.	Fresh Water Demand	494	288	494
	3.	Total Wastewater generated	295 (Domestic Waste Water-253 KLD, Hospital Effluent-42 KLD)	274 (Domestic Waste Water-232 KLD, Hospital Effluent-42 KLD)	295 (Domestic Waste Water-253 KLD, Hospital Effluent-42 KLD)
	4.	STP capacity	300 KLD		

A total of 42 KLD hospital effluent will treated in the ETP of 45 KLD capacity based on Physico Chemical Technology followed by Tertiary Treatment. The treated wastewater @42 KLD will be further treated in STP of 300 KLD capacity based on MBR Technology.

10. Disposal Arrangement of Wastewater	A total of 295 KLD treated waste water (42 KLD treated waste water from ETP + 227 KLD Domestic Waster Water + 26 KLD HVAC Blowdown) in summer & monsoon season and @ 274 KLD treated wastewater (42 KLD treated waste water from ETP + 227 KLD Domestic Waster Water + 5 KLD HVAC Blowdown) in winter season will be generated which will be treated in STP of 300 KLD capacity based on MBR Technology. The details of the disposal arrangement of treated wastewater @288 KLD during summer & monsoon season and @268 KLD during winter season, available at the outlet of STP are given as under:				
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Sr. No.	Season	Flushing (KLD)	Horticulture demand in an area of 2,050 sqm (KLD)	Into Sewer (KLD)
1.	Summer	86	11	191
2.	Winter	86	4	178
3.	Rainy	86	1	201

11. Rainwater recharging detail	Rainwater will be recharged by providing 3 no. of recharging pits
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12. Solid waste generation and its	a) 956 Kg/day b) Solid waste management area has been provided and marked in conceptual layout
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- | | | |
|-----|------------------------------|---|
| | disposal | submitted. Biodegradable waste will be composted by use of 1 Mechanical Composter of capacity 350 Kg/day.
c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.
d) Biomedical Waste @188 Kg/day will be disposed of through authorized CBWTF of the Board. |
| 13. | Hazardous Waste & E-waste | Hazardous Waste in the form of used oil from DG set and ETP & STP sludge will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments. |
| | | a) 4,111.75 KVA connected power load will be required which will be met from PSPCL. |
| | | b) Total 3 DG sets i.e., 3 x 2,000 KVA capacity will be installed equipped with canopy and adequate stack height. |
| 14. | Energy Requirements & Saving | c) Energy will be saved by use of lighting fixture LED type will be used with luminous efficacy. |
| | | d) Water cooled screw chiller for HVAC with VFD on primary and secondary pump and VFD on cooling tower. |
| | | e) 40 KW of solar power system will be installed on roof top of building. |

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

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

8) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the establishment of Hospital Project at Site no.1-A, Block-A, Aerocity, SAS Nagar, Punjab. The total land of project is 14,182.78 sq.m. and Built-up area is 56,318.43 sq.m, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was considered by SEIAA in its 303rd meeting held on 19.07.2024 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the establishment of Hospital Project at Site no.1-A, Block-A, Aerocity, SAS Nagar, Punjab. The total land of project is 14,182.78 sq.m. and Built-up area is 56,318.43 sq.m, as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation/clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

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

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

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

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

Copy To

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Manuj Wadhwa (Director)
 - b) Mobile No. : 9814104345
 - c) Email Id : elitemedicity@gmail.com
 - d) Email ID of Env. Consultant : md@ecoparyavaran.org
4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi.
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001.
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.
- 1.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Special Condition

S. No	EC Conditions
1.1	The project proponent shall not commence any operations till the final outlet of the project is connected with the GMADA sewer for the disposal of the excess treated wastewater from the project followed by fully operational adequate capacity terminal STP.
1.2	PPCB shall not give consent to operate to the project till the project sewer line is connected to GMADA sewer followed by fully operational adequate capacity terminal STP.
1.3	The project proponent shall install ETP and STP at the farthest end from the N-Choe passing along the project.

2. Additional / Amended Conditions

S. No	EC Conditions
2.1	The PP shall comply with the land use guidelines as per Master plan SAS Nagar. In case, the project proponent fails to comply with the guidelines, the construction/ site development work carried out by the project proponent will be at its own risk and cost.
2.2	The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance.
2.3	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
2.4	The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises.
2.5	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
2.6	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with EC conditions.
2.7	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.
2.8	SEIAA reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
2.9	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.
2.10	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.
2.11	The project proponent shall comply with the provision of Biomedical Waste Management Rules, 2016 as amended time to time, in letter and spirit.
2.12	This environmental clearance will be valid for a period of ten years from the date of its issue as

S. No	EC Conditions
	per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

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

S. No	EC Conditions
1.12	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.
1.13	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

2. Air Quality Monitoring And Preservation

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

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

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water.
3.2	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
3.5	Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
3.6	During the construction phase, the project proponent shall ensure that the wastewater generated

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

S. No	EC Conditions
3.24	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to 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.
4.2	A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

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

6. Waste Management

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

7. Green Cover

S. No	EC Conditions
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
7.3	The Project Proponent will plant 251 saplings of indigenous tree species of at least 8 feet height and healthy growth. The plantation activity should be commenced at the earliest and completed within 1 year. The Project Proponent shall plant trees of indigenous species preferably Chakrasia, Dek, Aam, Amaltas, Kachnar, Neem, Gulmohar, Jamun, Arjun, Tun by maintaining optimum distance from plant to plant.
7.4	The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
7.5	Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
7.6	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
7.7	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area.
7.8	The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per 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.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments.
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

9.

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

S. No	EC Conditions															
	No.	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Phase Recurring Cost (in Lakhs per Annum)												
	1. Air & Noise Pollution Control (Provision of 2 anti-smog guns*, Tarpaulin sheets, Wind breaking curtains in an area of 3.5 acres along periphery @ 1.5 Lacs per acre = Rs. 5.25 Lacs)	10	2	1												
	2. Water Pollution Control (STP including civil work of 300 KLD based on MBR technology and ETP of 45 KLD)	220	2	7												
	3. Development of green belt and landscaping (No. of trees: 251 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	3	-	2												
	4. Solid Waste Management (Composter of 350 kg, Biomedical & Hazardous waste management)	30	2	5												
	5. Rain water Harvesting (3 pits @ Rs. 3 lakhs per pit)	9	2	1.5												
	6. Energy Conservation (LED lights in common areas, 40 KW solar panels, etc.)	50	1	2.5												
	7. Miscellaneous (Environmental monitoring cost, first aid, sanitation, etc.)	10	3	5												
	Total	Rs. 332 Lakhs	Rs. 12 Lakhs	Rs. 24 Lakhs												
	Table 2: Additional Environment Activities															
<table><tr><th>Sr No.</th><th>Description</th><th>Amount (Rs. In lacs)</th></tr><tr><td>1.</td><td>Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)</td><td>66</td></tr><tr><td>2.</td><td>Deposition of funds under Greening Punjab Mission through concerned DFO.</td><td>65</td></tr><tr><td colspan="2">Total</td><td>131</td></tr></table>					Sr No.	Description	Amount (Rs. In lacs)	1.	Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)	66	2.	Deposition of funds under Greening Punjab Mission through concerned DFO.	65	Total		131
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2.	Deposition of funds under Greening Punjab Mission through concerned DFO.	65														
Total		131														
The Project Proponent shall implement the EMP as prescribed in Table-1 and AEA plan as per Table-2 above. The AEA plan shall be implemented within 18 months. The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report. The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.																

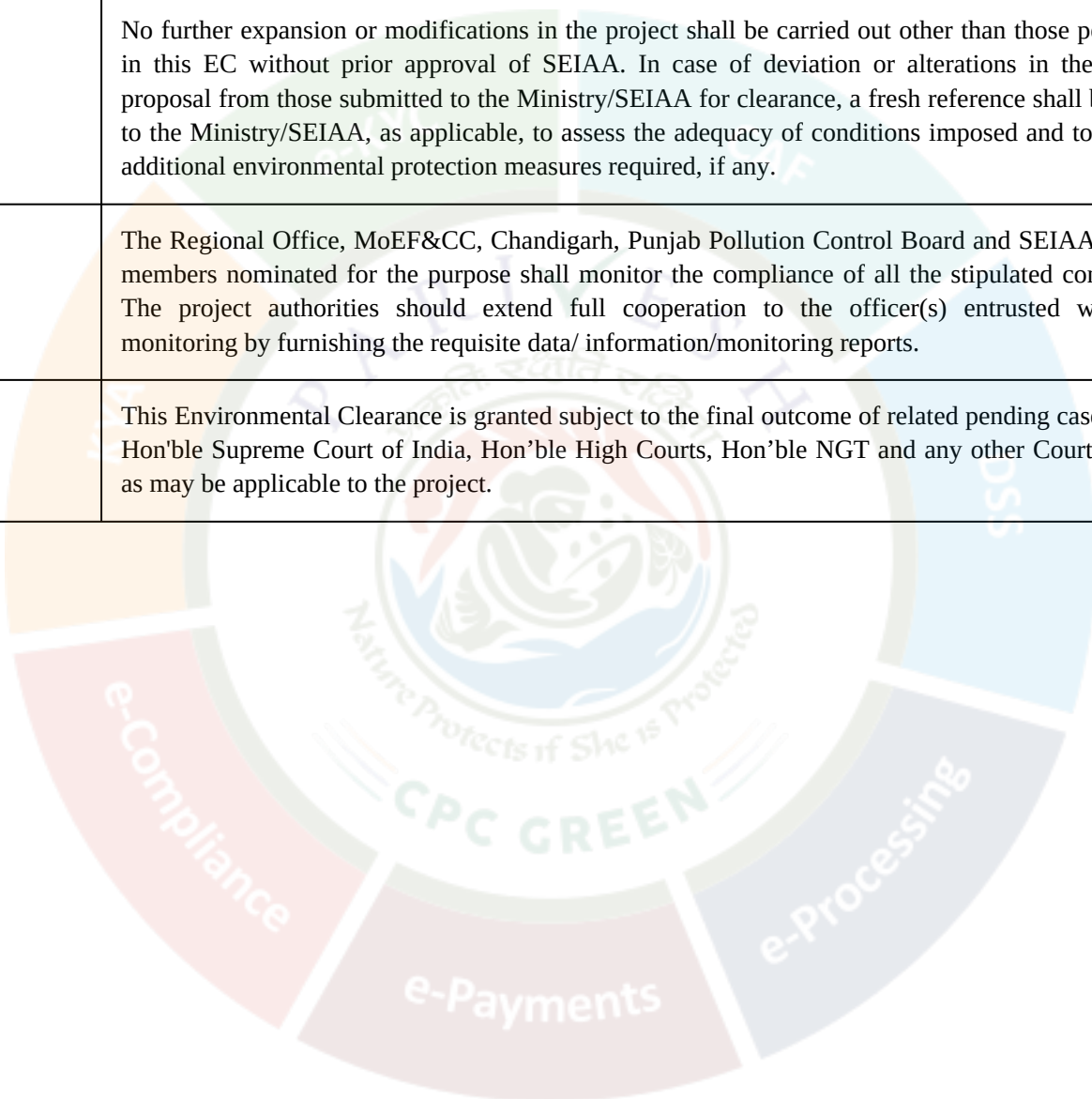
10. Human Health Issues

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

11. Miscellaneous

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

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



Site Photographs





I/30182/2021

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ
Greater Mohali Area Development Authority

(By registered Post)

To

M/s Elite Medicity Private Limited through Director
Dr. Manuj Wadhwa S/o Chander Kumar Wadhwa
R/o House No. 1014, Sector 27-B, Chandigarh

Endst. No. E.O./E-Auctions/GMADA/ 91956

Date: 22-12-2021

Subject: Allotment Letter of Hospital Site No. 1-A, Block-A at Aerocity,
measuring 14182.78 square meter, S.A.S. Nagar.

1 ALLOTMENT OF HOSPITAL SITE

- I) Reference your highest bid given in the e-auction concluded on 14-10-2021. Greater Mohali Area Development Authority, hereinafter called GMADA, is pleased to allot you Hospital Site measuring 14182.78 Square Metre in Aerocity, S.A.S. Nagar.

Area	14182.78 Sq. Mtr.
Land use	Hospital Site
Floor Area Ratio (FAR)	Basic FAR: 1:1.50, Maximum FAR 1:2.25 (Additional FAR Purchasable on pro rata basis), Maximum Ground Coverage 40%

2 PRICE

- I) The price of Site is 47,99,31,093.00 (Forty Seven Crore Ninety Nine Lakh Thirty One Thousand And Ninety Three Only).

3 PAYMENT SCHEDULE & FINANCIAL CONDITIONS

3.1 For initial 25%

- I) The Payment amounting to Rs. 12,95,81,731.00 (Twelve Crore Ninety Five Lakh Eighty One Thousand Seven Hundred and Thirty One only) already made by you (including Rs. 95,98,621.86.00 towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 25% of the auction price of the site and cess @ 2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund."

3.2 For Balance Payment of 75%

1/30182/2021

- I) The balance 75% amount of Rs. 35,99,47,983.86 is payable either in lumpsum with 10% rebate on the balance 75% amount within 60 days of issue of allotment letter. In case lumpsum payment towards total Bid amount is paid beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.

OR

- II) The balance 75% amount Rs. 35,99,47,983.86 is payable in **8 Half Yearly** equated installment along with interest @ 9.50% per annum compounded annually as indicated in the schedule given below:

#	No of Installment	Date of Payment of Installment	Principal Amount	Interest	Total Amount
1.	1 st	22-06-2022	44993498.00	17097529.00	62091027.00
2.	2 nd	22-12-2022	44993498.00	14960338.00	59953836.00
3.	3 rd	22-06-2023	44993498.00	12823147.00	57816645.00
4.	4 th	22-12-2023	44993498.00	10685956.00	55679454.00
5.	5 th	22-06-2024	44993498.00	8548765.00	53542263.00
6.	6 th	22-12-2024	44993498.00	6411573.00	51405071.00
7.	7 th	22-06-2025	44993498.00	4274382.00	49267880.00
8.	8 th	22-12-2025	44993497.86	2137191.00	47130688.86
Total			359947983.86	76938881.00	436886864.86

- 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, 15% p.a. penal interest compounded annually will be levied for the period of delay up to 18 months, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.
- IV) Adjustment of receipts shall be made first towards penalty, then towards interest and thereafter towards principal.
- V) 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 would be required to deposit the additional price for the excess area proportionately as per Bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.
- VI) In case of any advance payment which is not less than the next due installment then the remaining installments shall be rescheduled.

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- VII) All payments shall be made by a bank draft drawn in favour of Estate Officer, GMADA payable at SAS Nagar. Payments by cheque shall not be accepted. Details of Site number, area, sector and urban estate should be indicated both in the forwarding letter and on the back of demand draft for avoiding any misuse.
- VIII) All other applicable charges promulgated by the Government or any Statutory Authority or Local Government shall be over and above the Bid price.
- IX) No interest will be paid for any amount, whatsoever, deposited with GMADA in advance of the due date.
- X) No separate notice for payment of installment(s) shall be sent.
- XI) All interest rates are on compounded annually basis.
- XII) 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 the Estate Officer GMADA, within three months of the payment of entire consideration money.
- XIII) The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued thereunder.)
- XIV) No roadcut is allowed without the prior permission of GMADA, as road crossings have already been made for various services for all the sites.
- XV) Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.

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

4 POSSESSION AND OWNERSHIP

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

5 APPLICABLE BUILDING BYE LAWS

- I) PUDA (Building) Rules, 2018 as amended from time to time will be applicable on the site. The allottee shall be allowed to undertake construction of building only after getting the building plan approved from the competent authority of Greater Mohali Area Development Authority. For permissible ground coverage, Set Backs, Height of Building, Parking norms etc. also PUDA (Building) Rules, 2018 shall be applicable.
- II) It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various acts as are applicable.
- III) No fragmentation/ Sub-Division of the site and Change of Land use shall be permitted.

6 USAGE AND PERIOD FOR CONSTRUCTION

- I) Site shall be used only for the purpose for which the same is allotted and not for any other purposes 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 have to construct one storey within 3 years from the date of possession. The period can be extended by the Estate Officer, GMADA in the manner and on payment of such

1/30/182/2021

fee as may be prescribed.

- IV) The allottee is liable to pay 10% p.a. interest, compounded half yearly for delayed payments of extension fees/ non construction fees.
- V) Before occupying the building, the allottee would be required to obtain completion certificate/occupation certificate from the Estate Officer, GMADA.

7 GENERAL

- I) This allotment shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act 1995, Rules and Regulations framed there-under, as amended from time to time.
- II) The allottee shall have right to transfer by way of sale, or gift, or other wise, the Site or any other rights, title or interest in the said Site before the due last installment and with prior permission of Estate Officer, GMADA and on payment of transfer fee as applicable. If the last installment becomes due then the allottee has no right to transfer by way of sale, or gift, or other wise, the Site or any other rights, title or interest in the said Site before the execution of the conveyance deed on making full payment. Mortgage of the Site will also be permitted with prior permission of the officer authorized by the Greater Mohali Area Development Authority.
- III) The display of advertisement on the walls of the Site or at Site or on the structures erected thereon, in whatsoever manner, shall be subject to orders and other instructions as may be issued by the competent authority from time to time.
- IV) All general and local taxes, rates, fees and cesses, imposed or assessed on the said Site/building by the Government or any Authority under any law shall be paid by the allottee.
- V) The officers of GMADA may at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under the prevalent rules, Acts and regulations as amended from time to time.
- VI) GMADA shall have the full right, power and authority at all times

I/30182/2021

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 reservation imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith, or in any way relating therewith.

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

VIII) Any change in address must be immediately intimated to the Estate Officer by registered post.

IX) Specimen signature along with photograph duly attested by First Class Magistrate/Executive Magistrate/Notary may be submitted within 90 days from the date of issue of this letter.

8 DISPUTES

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

21/ Estate Officer
GMADA, S.A.S. Nagar

Endst No. E.O./2021/ 91957-60

Dated: 22-12-2024

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

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

21/ Estate Officer
GMADA, S.A.S. Nagar

6/11/24, 3:03 PM

Annexure -4
Acknowledgment Slip

Greater Mohali Area Development Authority

PUDA Bhawan Sector- 62 ,S.A.S Nagar Mohali, Punjab-160062

ACKNOWLEDGEMENT

Application ID : 406132
Reference No : 49166 / 2024
Code File No. : -
Property Size : 14182.78 Sq. Yard
Applicant's Name : M/S Elite Medicity Private
Limited Through Director Dr.
Manuj Wadhwa
Property No. : SECTOR : Aerocity, Block-A,
INSTITUTE No. : 1A
Scheme : Institutional Site
Service : Sanction Of Building Plans -
Authority
Application Recieved : 11-Jun-2024
On
Due Date of Disposal : 11-Jul-2024
Documents Checked : Yes
Mark To : EO P&H -CI- Rohit Kumar

Receipt Clerk



Punjab Fire Services (Mohali MC)



APPROVAL OF FIRE SAFETY ARRANGEMENTS

ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. 2004-95143-Fire/71667

Dated 09-Jul-2024

Certified that the **ELITE MEDICITY** at **SITE 1 -A, BLOCK A, AEROCITY, MOHALI** has been inspected by the fire officer. This site is vacant/under-construction and is accessible to fire brigade. As per proposed drawing, building is to be constructed with **2** basements and **12** (Upper floor). Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group **Institutional Building C** subdivision **04** (as per National Building Code of India/ Building bye Laws).

Issued on 09-Jul-2024 at Mohali MC

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ **ELITE MEDICITY** ਪਤਾ **SITE 1 -A, BLOCK A, AEROCITY, MOHALI** ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗ੍ਹਾ ਖਾਲੀ/ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬ੍ਰਿਗੇਡ ਦੀ ਪਹੁੰਚ ਸਕਦੀ ਹੈ। ਲੇ-ਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਮੁਤਾਬਿਕ **2** ਬੇਸਮੈਂਟ ਅਤੇ **12** ਮੰਜਿਲ ਹਨ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ **Institutional Building C** ਸਬਡਵੀਜ਼ਨ **04** ਵਿੱਚ ਪੈਂਦਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ 09-Jul-2024 ਕਿੱਥੇ Mohali MC .

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

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

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

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

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

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

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

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

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

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

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

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

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

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

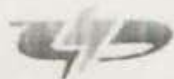
* Above Details cannot be used as ownership proof.

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

* This is digitally created certificate, no signature are needed

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

PIN & Date -Applicant Name & Mobile No	Project Name -District -Project Sector	Regulatory Application Pending here from no days	Action
220281029 & 04-Dec-2024 Dr Manuj Wadhwa & 9814104345	Elite Medicity Private Limited -S.A.S Nagar -Healthcare	Consent To Establish - CTE (Fresh) & Pending @ Mrs. Anuradha Sharma , from 1.1 days (@PPCB 15.0/21)	 



JOB ORDER FOR Device Installation

Application No: 100019616054

Application Date: 21.10.2022

Contract Acc.No: 3008233288

Category Code: Temporary Non Residential Consumer DPC

Consumer Name: M/sELITE MEDICITY PVT LTD

Mobile No: 9814104345

Order Start Date: 21.10.2022

Connection Type: Temporary

Legacy Acc No.:

Telephone no. : 9814104345

Application Type: Device Installation

Activity Type: New Connection

Sub-Division: MOHL ZIRAKPUR DIV. ZIRAKPUR
SUB-DIV.

Sanc. Load (KW): 8.0000000

Sanc. Load (KVA): 0.0000000

Address: HOSPITAL, SITE-1A BL-A AEROCITY
NA
ZIRAKPUR, 140603
Punjab, India

LCR No:

Estimate No:

Particulars	New Meter Details	Old Meter Details	Order Finish Date: 26.10.2022 New CT PT/LT CT	Old CT PT/LT CT
Eqptt. Issue Date:	21.10.2022			
Device Category	000000000010000003			
Meter no:	100017747365			
Any Other Serial No.*	302609			
Type Description of Device Category	Three Phase Single Register EI			
Manufacturer:	flash electronics			
Amp Rating/Capacity:	?			
Voltage:	?			
Phase:				
CT Ratio:				
CT Device No.				
PT Device No.				
KWH Reading:				
KVAH Reading:				
MDI Reading:				
Multiplying Factor:				
Overall Multiplier:	0.00000	0.00000		
Meter Seal:				
Terminal/Box/MD Seal:				
No. of Digit:	00	00		
EMB NO:				
Service Size				
Service Length				
MSR No./Date:				
Ownership:				
Printed NIN				

Issued To:

Signature of SDO/AE/AEE/XEN (OP)

The Above said job cannot be executed Due to following reason/s:

1. Under Construction ☐2. Wrong Information Provided ☐3. Fitting Not Done ☐4. Wrong Category ☐5. Defaulting Amount Pending ☐6. Area Not Feasible ☐7. Consume Withdraws Request ☐

8. Any Other Reason (Please Specify).....

Activity Date:

Signature of JE with Date:

Signature of Consumer with Date:

(Total three pages)

Regd Post

Tele: 011-25687194/7315

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

WAC/S 5016/2/ATS (66/24)

24 October 2024

M/s Elite Medicity Pvt Ltd.
Through Director Dr. Manju Wadhwa,
S/o Chander Kumar Wadhwa,
R/o H. NO. 1014, Sector-27-B,
Chandigarh- 160019
Ph: 9814104345

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application dated 01 August 2024 on the subject.
2. The application has been examined with **provisions mentioned under Section 5(2) of Gazette of India GSR 751 (E) read in conjunction with Sub Section (1) Clause (o) & Clause (r) of Sub Section 2 of Section 5 read with section 9A of Aircraft Act 1934, Works of Defence Act 1903** and other relevant orders on the subject. This HQ has no objection for construction of building of height as mentioned in appendix to this letter for Hospital Project at Site No. 1-A, BLOCK A at Aerocity, Mohali, District- SAS Nagar, Punjab, subject to following conditions: -
 - (a) The NOC is for construction of building and cannot be used as document for any other purpose/ claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structures. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of NOC is further subject to provisions of Sec 9A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.

(e) Vertical extent (highest point) of the building proposed at coordinates mentioned below **shall not exceed height/ elevation as mentioned in Appendix to this letter. In addition, a maximum of 05m crane height is permitted above the proposed structures during construction period.** No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

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

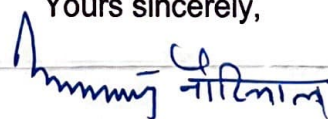
(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rule, 2016 / Gazette Notification SO 1357 (E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.

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

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to **Air Officer Commanding, Air Force Station Chandigarh and Command ATC Officer, HQ WAC IAF, Subroto Park, New Delhi-110010.** Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

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

Yours sincerely,

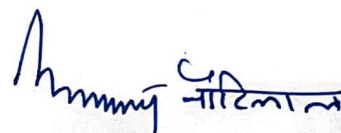


(Ajay Nautiyal)
Group Captain
Command ATC Officer

Contd... WAC/S 5016/2/ATS (66/24) dtd 24 October 2024

Appendix(Refers para 2(e) of
WAC/S 5016/2/ATS (66/24)
dated 24 October 2024)

Block/ Building	Corners	Latitude	Longitude	Site Elevation (AMSL)	Max Permissible Height/ Elevation
Site	A	30° 39' 16.80" N	76° 44' 32.96" E	303m	60m/ 363m AMSL
	B	30° 39' 17.28" N	76° 44' 33.85" E		
	C	30° 39' 14.04" N	76° 44' 37.83" E		
	D	30° 39' 11.80" N	76° 44' 35.41" E		
	E	30° 39' 15.10" N	76° 44' 31.33" E		
Main Building	1	30° 39' 16.65" N	76° 44' 33.11" E	303m	60m/ 363m AMSL
	2	30° 39' 16.98" N	76° 44' 33.72" E		
	3	30° 39' 13.96" N	76° 44' 37.43" E		
	4	30° 39' 12.15" N	76° 44' 35.48" E		
	5	30° 39' 15.20" N	76° 44' 31.72" E		


(Ajay Nautiyal)
Group Captain
Command ATC Officer



Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TEST REPORT



ULR No : TC1181824000100128F		Test Report No : NGWL271124EM013	
Type of Sample : Water- Ground Water			
Reference Type : Telephonic		Reference No : Dt.: 21/11/2024	
Customer Name	Hospital Project by M/s Elite Medicity Pvt. Ltd.		
Address	at Site No.1-A, Block-A, Aerocity, SAS Nagar, Punjab	Period of Sampling	27/11/2024 - 27/11/2024
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Receipt of Sample	27/11/2024
Sample Collection Mode	Sample collected by Laboratory	Period of Analysis	27/11/2024 - 30/11/2024
Testing Location	Permanent Facility	Date of reporting	30/11/2024
Sampling Location	Borewell (Project Site)		
Sample Description	Clear, colourless liquid.		
Standard/Specifications	NA		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (V/27/02A),Glass Bottle-1 litre (V/27/02B),Glass Bottle-500ml (V/27/02C) & PE Bottle-500ml (V/27/02D)		

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	15	IS 3025 (Part 4) CI 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 (Part 5)
3	pH @ 25°C	-	7.30	-	-	IS 3025 (Part 11)
4	Taste	-	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	1000	IS 3025 (Part 32)
7	Iron as Fe	mg/l	0.09	1.0	No relaxation	USEPA 3015A
8	Total Hardness as CaCO3	mg/l	215	200	600	IS 3025 (Part 21)

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-W

Mr. Mukesh Chand Agarwal
Authorized Signatory - Biological

Page No.1/2

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

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TEST REPORT



ULR No : TC1181824000100128F

Test Report No : NGWL271124EM013

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/10 Oml	Absent	-	-	IS 15185
2	Escherichia coli	Present or Absent/10 Oml	Absent	-	-	IS 15185

Remarks : NA

End of Report

OTHER INFORMATION

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

Terms & Conditions :

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

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

Mr. Mukesh Chand Agarwal
Authorized Signatory - Biological

EL-FMT-7.8.2-W

Page No.2/2

TEST REPORT



ULR No : TC1181824000100129F		Test Report No : NSL271124EM014	
Type of Sample : Soil			
Reference Type : Telephonic		Reference No : Dt.: 21/11/2024	
Customer Name	Hospital Project by M/s Elite Medicity Pvt. Ltd.		
Address	at Site No.1-A, Block-A, Aerocity, SAS Nagar, Punjab	Period of Sampling	27/11/2024 - 27/11/2024
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	27/11/2024
Sample Collection Mode	Sample collected by Laboratory	Period of Analysis	27/11/2024 - 30/11/2024
Testing Location	Permanent Facility	Date of reporting	30/11/2024
Sampling Location	Project Site		
Sample Description	Brown, coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked V/27/03		

RESULTS

1. Chemical Testing

I. Pollution & Environment (Soil)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity	mS/cm	0.285	IS 14767
2	Organic Matter	%	1.33	IS 2720 (Part 22) Sec 1
3	pH @ 25°C	-	8.07	IS 2720 (Part 26) Cl 2
4	Texture	-	Sandy loam	IS 2720 (Part-4)
5	Sand	%	73	IS 2720 (Part-4)
6	Clay	%	15	IS 2720 (Part-4)
7	Silt	%	12	IS 2720 (Part-4)
8	Moisture Content	%	6.8	IS 2720 PART-2
9	Bulk Density	g/cc	1.55	IS : 2386:1963 (Part 3)

Remarks : NA

End of Report



Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-S

Page No.1/2

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

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TEST REPORT



ULR No : TC1181824000100130F		Test Report No : NAAL281124EM003	
Type of Sample : Ambient Air		Date of reporting : 30/11/2024	
Reference Type : Telephonic		Reference No : Dt.: 21/11/2024	
Customer	Hospital Project by M/s Elite Medicity Pvt. Ltd., at Site No.1-A, Block-A, Aerocity, SAS Nagar, Punjab		
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory
Period of Sampling	27/11/2024 - 28/11/2024	Date of Receipt of Sample	28/11/2024
Sampling Location	Project Site	Period of Analysis	28/11/2024 - 30/11/2024
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/19/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	86	100	IS 5182 (Part 23)
2	Particulate Matter as PM2.5	µg/m3	45	60	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	13	80	IS 5182 (Part 2)
4	Oxides of Nitrogen	µg/m3	29	80	IS 5182 (Part 6)
5	Ammonia as NH3	µg/m3	28	400	IS 5182 (Part 25)
6	Ozone as O3	µg/m3	20	180	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.76	4	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report

Mr. Umesh Kumar
Authorized Signatory - Chemical
EL-FMT-7.8.2 -AA

Page No.1/2

TEST REPORT



ULR No : TC1181824000100131F		Test Report No : NANL281124EM004	
Type of Sample : Ambient Noise		Date of reporting : 30/11/2024	
Reference Type : Telephonic		Reference No : Dt.: 21/11/2024	
Customer Name	Hospital Project by M/s Elite Medicity Pvt. Ltd.		
Address	at Site No.1-A, Block-A, Aerocity, SAS Nagar, Punjab		
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory
Period of Sampling	27/11/2024 - 27/11/2024	Date of Receipt of Sample	28/11/2024
Sampling Location	Refer below^	Period of Analysis	28/11/2024 - 29/11/2024
Standard/Specifications	EPA 1986 Schedule-III	Environmental Condition	--
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

Sr.No	Location^	Unit	Result (Day)	Test Method
1	At project site	dB(A)	46.3	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. Umesh Kumar
Authorized Signatory - Chemical

EL-FMT-7.8.2-AN

Page No.1/2

ECO BHAWAN

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[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : **21/08/2024**
Time : **18:03:35 PM**
Validity upto : **20/02/2025**



Certificate SL. No. : PB06501300014824
Registration No. : PB65AZ9158
Date of Registration : 25/Jan/2021
Month & Year of Manufacturing : December-2020
Valid Mobile Number : *****4652
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650130
GSTIN :
Fees : Rs.100.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.6

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

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

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

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : **09/07/2024**
Time : **13:58:09 PM**
Validity upto : **08/01/2025**



Certificate SL. No. : PB06500760006880
Registration No. : PB65BD3940
Date of Registration : 02/Jan/2023
Month & Year of Manufacturing : November-2022
Valid Mobile Number : *****4654
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650076
GSTIN :
Fees : Rs.100.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.68

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

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

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

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : **09/07/2024**
Time : **13:56:16 PM**
Validity upto : **08/01/2025**



Certificate SL. No. : PB06500760006879
Registration No. : PB65BD6840
Date of Registration : 02/Jan/2023
Month & Year of Manufacturing : November-2022
Valid Mobile Number : *****9588
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650076
GSTIN :
Fees : Rs.100.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.51
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

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

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

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

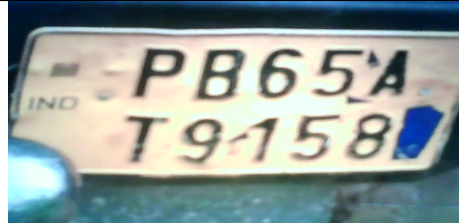
Authorised By :
Government of Punjab

Date : **21/08/2024**
Time : **18:02:47 PM**
Validity upto : **20/02/2025**



Certificate SL. No. : PB06501300014823
Registration No. : PB65AT9158
Date of Registration : 03/Dec/2018
Month & Year of Manufacturing : September-2018
Valid Mobile Number : *****6516
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : PB0650130
GSTIN :
Fees : Rs.100.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.52

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

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

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

Dr. Manuj Wadhwa

MS, MCh (UK)

Ranawat Joint Replacement Fellow (USA)

Chairman & Executive Director

Formerly :

Director & Head Orthopaedics - Fortis Hospitals / Max Hospitals

+91 86996-86996

elitemediccity@gmail.com



ELITE MEDICITY

ENVIRONMENT POLICY

M/s Elite Medicity Private Limited 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 will involve our customers 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, Environment Management Plan (EMP) has been devised which consist of all mitigation measures for each activity to be undertaken to minimize environmental impacts if any.
- We have communicated our environmental policy to all the employees, customers 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'.

Date: 28.11.2024

For M/s Elite Medicity Private Limited

Manuj Wadhwa
MG. DIRECTOR / DIRECTOR

(Director)



A-1 Aerocity, Mohali, Punjab



<https://elitemediccity.com>

[illegible]

Dr. Manuj Wadhwa

MS, MCh (UK)
Ranawat Joint Replacement Fellow (USA)

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Annexure -13



**ELITE
MEDICITY**

Date: 28.11.2024

To,
Chief Administrator,
Greater Mohali Area Development Authority (GMADA),
PUDA Bhawan, Sector 62, Mohali, Punjab

Subject: Grant of Environmental Clearance (EC)

Respected Sir/ Madam,

We are pleased to inform you that Environmental Clearance has been granted to our Hospital Project at Site no. 1-A, Block-A, Aerocity, SAS Nagar, Punjab by M/s Elite Medicity Private Limited vide EC Identification No. EC24C3804PB5156415N & File No. 2024/EC/F/169 dated 26.07.2024 and copy of the same is attached along.

We request you to kindly acknowledge the same.

Thanking you,

Sincerely,

For M/s Elite Medicity Private Limited

For ELITE MEDICITY PRIVATE LIMITED

(Director)

MG. DIRECTOR / DIRECTOR

Encl: As Above

A -1 Aerocity, Mohali, Punjab

<https://elitemediccity.com>