

Date: 26.11.2025

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: eccompliance-nro@gov.in and ronz.chd-mef@nic.in).

Subject: Submission of six monthly compliance report for period ending 30.09.2025 for Commercial Project namely “Fintech Square” at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures.

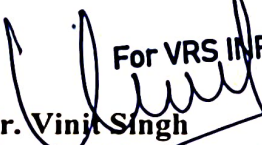
Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2025 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,
For M/s VRS Infrastructures


For VRS INFRASTRUCTURES
Mr. Vinit Singh
(General Manager – Projects)
Authorised Signatory

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



COMMERCIAL | RESIDENTIAL

VRS Infrastructures

2nd Floor, Vista Tower, Phase - 8A, Mohali,
Mobile: +91 7837830505, Email: info@vrsventures.com

2025

**SIX MONTHLY COMPLIANCE
REPORT
(Period ending 30.09.2025)**

For

**Commercial Project “Fintech Square”
CP-2 Industrial Focal Point, Phase-8A, Sector-75,
Mohali (Punjab)**

Project by:

M/s VRS Infrastructures

District One, Adjoining MC office, Sector 68,
Mohali, Punjab -160062

Prepared by:

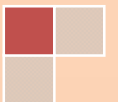


**Eco Paryavaran Laboratories and Consultants Private
Limited**

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

ems@ecoparyavaran.org, www.ecoparyavaran.org

Phone: 0172-4616225, 9915946784



CONTENTS

S. No.	Description	Page No.
1.	Data Sheet	1-5
2.	Compliance of Environmental Clearance conditions	6-32
Annexure		
3.	A-1: Copy of Environmental Clearance letter	33-52
4.	A-2: Site Photographs	53-56
5.	A-3: Approved Layout Plan	57
6.	A-4: Structural Safety Certificate	58
7.	A-5: Fire NOC	59
8.	A-6: CTE Extension Grant Certificate	60-61
9.	A-7(a): Allotment Letter from PSIEC	62-65
10.	A-7(b): Letter regarding change in constitution from PSIEC	66
11.	A-7(c): Possession Certificate	67
12.	A-8: AAI approval	68-70
13.	A-9: Test Reports	71-78
14.	A-10: MoU along with treated water records	79-84
15.	A-11: PUC Certificates	85-86
16.	A-12: Environment policy of the company	87
17.	A-13: Environmental Management Cell (EMC) of the company	88
18.	A-14: Ledger regarding CER activities done along with copy of bills and photographs	89-92
19.	A-15: Copy of Advertisement Published in Newspaper	93-96
20.	A-16: Screenshot of company's website	97
21.	A-17: Acknowledgement of previous submitted compliance report	98
22.	A-18: EMP breakup	99-100

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

DATA SHEET

1.	Project Type	Commercial Project
2.	Name of the Project	Commercial Project “Fintech Square” at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures
3.	Clearance letter (s)/O.M No. & dates	Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC22B038PB185275 dated 12.10.2022 and the copy of the same is attached along as Annexure 1 .
4.	Location	CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali
	a) District (s)	S.A.S. Nagar
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	The co-ordinates of project are: 30°41'57.22"N & 76°41'33.85"E 30°41'55.11"N & 76°41'35.47"E 30°41'53.19"N & 76°41'32.42"E 30°41'55.27"N & 76°41'30.71"E
5.	Address for correspondence	M/s VRS Infrastructures District One, Adjoining MC office, Sector 68, Mohali, Punjab -160062
6.	Salient features	
	a) of the project	As per Environmental Clearance, total plot area of the project is 7,998.86 sq.m. and built-up area of the project is 45,361.80 sq.m. The estimated project cost is Rs. 186.12 Crores.
	b) of the environmental management plans	The total water requirement is 174 KLD. Out of which, fresh water requirement will be 98 KLD which will be fulfilled by MC supply and remaining flushing water requirement 76 KLD will be met through recycling of treated wastewater. Total 139 KLD of wastewater will be generated which will be treated in the STP of 175 KLD capacity.

		<p>Rainwater will be recharged by providing 3 no. of recharging pits after treatment through Oil & Grease Traps.</p> <p>Approx. 837 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 mechanical Composter 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 of as per the Solid Waste Management Rules, 2016.</p> <p>3,765.9 KW energy will be required which will be met from PSPCL. 3 DG sets of 2x750 KVA and 1X500 KVA capacity will be installed with adequate enclosure. Energy will be saved by adopting following measures:</p> <p>(i) Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 530 m² (which is 33% of roof top area i.e. 1,585 m²) which will generate 50 KW of power generation.</p> <p>(ii) Energy will be saved by utilizing LED bulbs in common & street areas & other measures etc.</p>
7.	Break-up of the project area	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	Not applicable
8.	Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others <i>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only</i>	Not applicable

	<i>provisional figures. If a survey has been carried out give details and year of survey)</i>																																		
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. 186.12 Crores.																																	
	b) Allocations made for Environmental Management Plans with item wise and year wise break up.	As per EMP, proposed expenditure on environment protection measures as below:																																	
		<table border="1"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (in Lakhs)</th> <th>Recurring Cost (in Lakhs per Annum)</th> <th>Recurring Cost (in Lakhs per Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)</td> <td>5</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control (STP of Capacity 175 KLD)</td> <td>25</td> <td>2</td> <td>2</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control</td> <td>2</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>4.</td> <td>Landscaping</td> <td>2</td> <td>1</td> <td>3 (For 3 years)</td> </tr> <tr> <td>5.</td> <td>Solid Waste Management (Mechanical composter of 400 kg)</td> <td>15</td> <td>1.5</td> <td>1</td> </tr> </tbody> </table>	S. No.	Title	Construction Phase		Operation Phase	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5	2.	Water Pollution Control (STP of Capacity 175 KLD)	25	2	2	3.	Noise Pollution Control	2	0.5	0.5	4.	Landscaping	2	1	3 (For 3 years)	5.	Solid Waste Management (Mechanical composter of 400 kg)	15	1.5	1
S. No.	Title	Construction Phase			Operation Phase																														
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)																															
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5																															
2.	Water Pollution Control (STP of Capacity 175 KLD)	25	2	2																															
3.	Noise Pollution Control	2	0.5	0.5																															
4.	Landscaping	2	1	3 (For 3 years)																															
5.	Solid Waste Management (Mechanical composter of 400 kg)	15	1.5	1																															

		6.	Rain water Recharging (3 pits)	6	1	1
		7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
		8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
		Total		94 Lakhs	10.5 Lakhs	12 Lakhs
	c) Benefit cost ratio/internal rate of return and the year of assessment	Will be calculated and submitted.				
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes				
	e) Actual expenditure incurred on the project so far.	Total Expenditure of Rs. 100.2 Crores have been incurred on the project including land till 30.09.2025.				
	f) Actual expenditure incurred on environmental management plans so far.	Actual expenditure of Rs. 65.48 Lakhs have been incurred on the EMP till 30.09.2025.				
10.	Forest land requirement:	No forest land is involved in the project as land has been allotted by PSIEC.				
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable.				
	b) the status of clear felling, if any	Not Applicable.				
	c) the status of compensatory afforestation, if any.	Not Applicable.				
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable.				
11.	The status of clear felling in non-forest	Not applicable				

	areas (such as submergence area of reservoir, approach road) if any, with quantitative information	
12.	Status of construction:	Approx. 60% of construction work has been done till 30.09.2025. Photographs showing the construction status is attached as Annexure 2.
	a) Date of commencement (actual and/or planned)	Actual Date of commencement: 1 st December, 2023
	b) Date of completion (actual and/or planned)	Planned date of completion: December, 2026
13.	Reasons for the delay, if the project is yet to start	Not applicable

Compliance Report on conditions imposed in Environmental Clearance for Period ending 30.09.2025

I. Special Condition:

S. No.	Conditions	Reply
i)	The Project Proponent shall provide adequate distance of not less than 5 feet from the side boundary of the project for tree plantation.	Same is being complied.

I. Statutory compliance:

S. No.	Conditions	Reply
i)	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. Building Plan has been approved by the competent authority; copy of approved building plan is enclosed as Annexure 3 .
ii)	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted. The building has been designed by approved Structural engineer as per the NBC guidelines and seismic zone IV. Structural safety certificate is enclosed as Annexure 4 . Fire NOC is enclosed as Annexure 5 .
iii)	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	As land has been allotted by PSIEC, thus, no forest land is involved in the project.
iv)	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of bird or wildlife sanctuary. Thus, NBWL clearance is not required.
v)	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.	Extension in validity of Consent to Establish (CTE) has been obtained from Invest Punjab vide dated 30.09.2025 which is valid till 31.08.2026. Copy of the same is enclosed as Annexure 6 .

vi)	The project proponent shall obtain the necessary permission for the abstraction of groundwater/surface water required for the project from the competent authority.	Water requirement will be met through MC supply as mentioned in the allotment letter. Allotment letter is enclosed as Annexure 7(a) .
vii)	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Agreed. Temporary power load connection of 98 KW has been obtained from PSPCL.
viii)	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	The statutory clearances are being obtained as & when required. <ul style="list-style-type: none"> • NOC has been obtained from Airport Authority of India; copy of the same is attached along as Annexure 8. • Fire NOC is enclosed as Annexure 5.
ix)	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	All type of waste generated will be managed & disposed off as per the applicable Rules.
x)	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.
xi)	The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Dept. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	Initially, land was allotted by PSIEC to M/s Mohali Elite Park vide Memo No. PSIEC/Estate/37013 dated 09.03.2022. Copy of the allotment letter from PSIEC is attached as Annexure 7(a) . Later on, change in constitution of land has been issued by PSIEC to M/s VRS Infrastructures vide Memo No. PSIEC/Estate/EO/37878 dated 16.03.2022. Copy of letter from PSIEC is attached as Annexure 7(b) . Possession Certificate has been issued by PSIEC to M/s VRS Infrastructures vide letter no. PSIEC/SDM(M)/13 dated 05.04.2022 for plot area of 9,566.67 sq.yds. Possession Certificate is attached as Annexure 7(c) .
xii)	Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the	The project is in line with siting criteria of PPCB.

	SPCB/CPCB/MoEF&CC for such types of projects.	
xiii)	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance with the project proposal for which this environment clearance is being granted.	The building plan has been approved by competent authority. Copy of approved building plan is enclosed as Annexure 3 .

II. Air quality monitoring and preservation:

S. No.	Conditions	Reply
i)	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	during the construction phase, effective dust mitigation measures are being implemented to minimize air pollution. These included barricading around the project boundary, covering of topsoil and vehicles transporting construction materials with tarpaulin sheets, and regular water sprinkling on exposed surfaces and internal roads to control dust generation. Photographs showing the same are enclosed as Annexure 2 .
ii)	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed. All necessary steps are being taken to reduce the air pollution and to improve the air quality.
iii)	The project proponent shall install 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 is being monitored. Test Reports for ambient air quality are attached along as Annexure 9 .
iv)	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel would be the preferred option. The location of the DG sets may be	Agreed. 1 DG set of 82.5 KVA capacity has been provided for the construction purposes. Low Sulphur diesel is being used.

	decided with in consultation with State Pollution Control Board.	
v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	All necessary steps like barricading around project boundary, vehicles carrying construction materials, water sprinkling, etc. is being followed during construction phase. Photographs showing the same are enclosed as Annexure 2 .
vi)	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Agreed. No excavation of soil shall be carried out without adequate dust mitigation measures in place.
vii)	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. Tarpaulin sheet are provided on the construction materials.
viii)	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed. Vehicles carrying construction materials are covered with tarpaulin sheets.
ix)	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.
x)	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.	Noted.
xi)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Water sprinkling is being carried out at the construction site. Photographs showing the same is enclosed as Annexure 2 .
xii)	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the	Agreed. Construction waste produced from the project site will be used within the project premises for road making, leveling purpose, etc.

	provisions of the Construction and Demolition Waste Rules 2016.	
xiii)	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	Agreed. DG set running with low Sulphur diesel type are used.
xiv)	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Agreed and complied. DG set with adequate stack height and low Sulphur diesel is being provided. Further, acoustic enclosure has been provided with DG sets as per CPCB norms.
xv)	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.	Agreed. NBC is being followed in the project.
xvi)	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed. Pavement has been done.
xvii)	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Dust mitigation measures has been displayed at site. Photograph showing the same is enclosed as Annexure 2.
xviii)	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site.	Agreed. The same shall be taken care off.

III. Water quality monitoring and preservation:

S. No.	Conditions	Reply
i)	The natural drain system should be maintained for ensuring unrestricted flow of water.	Agreed. It is to ensure that unrestricted flow of water is maintained.
ii)	No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage	Agreed. No obstruction to natural drainage is being done.

	systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.																
iii)	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.		Agreed. Best architectural design practices have been followed for designing the building with minimum cutting & filling.														
iv)	<p>a) The total water requirement for the project shall be 174 KLD, out of which 98 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total waste water generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>174 KLD</td> <td>139 KLD</td> <td>136 KLD</td> <td>76 KLD</td> <td>Summer: 1 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD</td> <td>Summer: 59 KLD Winter: 59.5 KLD Monsoon: 59.9 KLD</td> </tr> </tbody> </table>		Sr. No.	Total water Requirement	Total waste water generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer	1	174 KLD	139 KLD	136 KLD	76 KLD	Summer: 1 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD	Summer: 59 KLD Winter: 59.5 KLD Monsoon: 59.9 KLD	<p>a) Agreed. Wastewater generated from the project will be treated in a STP with a capacity of 175 KLD. Further, the civil works for the STP have been completed, and the mechanical works are 90% finished as of the current date.</p>
Sr. No.	Total water Requirement	Total waste water generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer											
1	174 KLD	139 KLD	136 KLD	76 KLD	Summer: 1 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD	Summer: 59 KLD Winter: 59.5 KLD Monsoon: 59.9 KLD											

	<p>b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.</p> <p>c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.</p>	<p>b) Agreed. Storage tank will be provided to store treated water from STP during operation phase.</p> <p>c) No labour hutments have been provided within the premises. Contractor has provided mobile toilets for construction workers in adjoining land. Thus, no wastewater is generated from labour hutments within the premises.</p>
v)	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Provision of safe drinking water is being provided to the construction labours.
vi)	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.	Agreed. The water meters will be installed for monitoring quantity of fresh water used as well as recycled water during operation phase. Records will be maintained and submitted.
vii)	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 impact on other users.	Water requirement will be met through MC supply as mentioned in the allotment letter. Allotment letter is enclosed as Annexure 7(a) .
viii)	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	Agreed. The same shall be taken care off.

	50% opening, landscape, etc. would be considered as pervious surface.													
ix)	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.	Agreed. Dual plumbing system will be provided for utilizing fresh water as well as treated wastewater within the project.												
x)	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.	Agreed. The same shall be taken care off.												
xi)	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. Best available technologies will be used for conservation of water.												
xii)	The project proponent will provide plumbing system for 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:	Agreed. The different colour coding pipelines will be done.												
	<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> <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 /</td> <td>Grey</td> </tr> </tbody> </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 /	Grey	
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 /	Grey												

		sinks) and from Cloth Washing		
	d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White	
	e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green	
	f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips	
	g)	Storm water	Orange	
xiii)	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.		Agreed. Curing agents as well as other best practices are being used during construction work to reduce water demand.	
xiv)	The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of 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. As per the proposal submitted by the project proponent, 3 no. recharging pits will be		Agreed. 3 rain water recharging pits will be constructed within the project premises for ground water recharging.	

	provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.	
xv)	All recharge should be limited to shallow aquifers.	Agreed. It will be complied.
xvi)	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.	Treated water from STP of our sister concern project namely i.e. District One by M/s VRS Builders & Promoters is being used for construction/ curing purposes. MoU along with the treated water record is enclosed as Annexure 10 .
xvii)	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.	No dewatering was involved in the project. Thus, no permission is required.
xviii)	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.	The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.
xix)	Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	Wastewater generated during operation phase will be treated in in-house STP and treated water will be recycled for flushing, landscaping, etc.

xx)	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.	Agreed. STP has been installed. The civil works for the STP have been completed, and the mechanical works are 90% finished as of the current date.
xxi)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Agreed. Treated sewage will be monitored once STP is operational.
xxii)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed. STP sludge generated from proposed STP will be utilized for landscaping within the project only.

IV. Noise monitoring and prevention:

S. No.	Conditions	Reply
i)	Ambient noise levels shall conform to commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as	Ambient noise levels are being monitored regularly. Test Reports for ambient air and noise level are attached along as Annexure 9 .

	to conform to the stipulated standards by CPCB / SPCB.	
ii)	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.	Noise level are being monitored. Test Reports are attached along as Annexure 9 .
iii)	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure for DG set has been provided. The noise level is being maintained by providing ear plugs to the construction labors.

V. Energy Conservation measures:

S. No.	Conditions	Reply
i)	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted. ECBC guidelines are being followed in the project so as to comply with the bureau of energy efficiency.
ii)	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided in the project.
iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Agreed. Best design Practices have been followed for building design and envelope.
iv)	Energy conservation measures like installation of LEDs 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. The same will be implemented in the project.
v)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation	Solar panels will be provided on the roof top of the building. The total area will be covered by

	equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	solar panels will be 530 m ² (which is 33% of roof top area i.e. 1,585 m ²) which will generate 50 KW of power generation.
vi)	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Solar panels will be provided on the roof top of the building. The total area will be covered by solar panels will be 530 m ² (which is 33% of roof top area i.e. 1,585 m ²) which will generate 50 KW of power generation.

VI. Waste Management:

S. No.	Conditions	Reply
i)	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	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.
ii)	The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.	Agreed. The Composter of 400 kg capacity to treat wet component of the solid waste will be installed once the project is in operational phase.
iii)	Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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 competent authority.	The muck generated during construction phase is being used for leveling and filling purpose within the project. No muck will be disposed outside the premises.
iv)	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 bins will be provided for segregation of solid waste.

v)	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.	Agreed. Composter of 400 kg capacity will be installed.
vi)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed. The same will be complied.
vii)	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.
viii)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Ready mixed concrete comprising of fly ash is being used in the project.
ix)	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. Ready mixed concrete comprising of fly ash is being used in the project.
x)	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 to strictly conform to the Construction and Demolition Rules, 2016.
xi)	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed. The same will be complied.

VII. Green Cover:

S. No.	Conditions	Reply
i)	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, permission is not required.
ii)	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 142 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 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, Approx. 46 trees like Arjun, Amaltas, Gulmohar, etc. have been planted within the project. Photographs showing the same are attached as Annexure 2.
iii)	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	Agreed, Approx. 46 trees like Arjun, Amaltas, Gulmohar, etc. have been planted within the project. Photographs showing the same are attached as Annexure 2.

	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.	
iv)	Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 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.	No tree cutting is involved, thus, no requirement of compensatory plantation is there.
v)	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 will be utilized for landscaping within the project premises to the maximum possible extent.
vi)	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 fertilized/ pesticides will be used in green area.
vii)	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.	Agreed. Adequate green area will be provided within the project premises.
viii)	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Agreed, Approx. 46 trees like Arjun, Amaltas, Gulmohar, etc. have been planted within the project. Photographs showing the same are attached as Annexure 2.

VIII. Transport:

S. No.	Conditions	Reply
i)	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI),	Adequate parking space will be provided within the project premises. Wide roads

	<p>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.</p> <ul style="list-style-type: none"> • Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. • Traffic calming measures. • Proper design of entry and exit points. • Parking norms as per local regulation. 	for the entry and exit have been proposed.
ii)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles used at the construction site are having valid PUC and are being monitored regularly during construction phase. PUC certificates of construction vehicles are enclosed as Annexure 11.
iii)	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 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.
iv)	Traffic congestion near the entry and exit points from the roads adjoining the proposed	Agreed. As per proposed parking and traffic movement plan, adequate space

	project site must be avoided. Parking should be fully internalized and no public space should be utilized.	for parking and entry/exit has been proposed so as to ensure that there is no traffic congestion in the project.
--	--	--

IX. Human health issues:

S. No.	Conditions	Reply
i)	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipment (PPEs) are being provided to workers for safety.
ii)	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.	NBC is being followed for construction of the project.
iii)	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. All the necessary facilities are being provided to labors site like, Toilets, Fresh drinking water, etc.
iv)	Occupational health surveillance of the workers shall be done on a regular basis.	Regular health check-ups of the workers are being conducted. Photographs showing the same are attached as Annexure 2.
v)	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid facility is being provided at the project site during construction phase and the same will be provided during operational phase also.

X. Environmental Management Plan:

S. No.	Conditions	Reply
---------------	-------------------	--------------

i)	<p>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.</p>	<p>Environment policy of the company duly approved by authorized partner is attached as Annexure 12.</p>										
ii)	<p>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.</p>	<p>Environmental Management Cell (EMC) of the company is enclosed as Annexure 13.</p>										
iii)	<p>An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 94 Lacs towards the capital cost along with Rs. 10.5 Lacs/annum towards recurring cost in construction phase and Rs 12.0 Lacs/annum towards recurring cost in operation phases of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:</p> <p>Construction Phase:</p> <table border="1" data-bbox="220 1787 863 1908"> <thead> <tr> <th data-bbox="220 1787 284 1908">S r.</th> <th data-bbox="284 1787 485 1908">Description</th> <th data-bbox="485 1787 592 1908">Capit al Cost</th> <th data-bbox="592 1787 738 1908">Recur ring cost</th> <th data-bbox="738 1787 863 1908">Recur ring</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	S r.	Description	Capit al Cost	Recur ring cost	Recur ring						<p>Agreed. The commitments made in the EMP report will be adhered. Rs. 65.48 Lakhs have been incurred on EMP till 30.09.2025. Proof regarding the same along with breakup is attached as Annexure 18. Proposal w.r.t S.No 2 regarding CER has already been submitted to SEIAA, Punjab.</p> <p>Rs. 29,01,785.70/- have been spent on CER activities till 30.09.2025 on installation of Composter of 2,000 kg capacity and shredder of 1,000 kg capacity in Municipal Corporation, SAS Nagar, Mohali. Ledger along with copy of bills and photographs is enclosed as Annexure 14.</p>
S r.	Description	Capit al Cost	Recur ring cost	Recur ring								

No.		(Rs. in Lacs)	(in LPA)	cost(in LPA)
Construction Phase				Operation Phase
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 175 KLD)	25	2	2
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	2	1	3 (For 3 years)
5.	Solid Waste Management (Mechanical composter of 400 kg)	15	1.5	1
6.	Rain water Recharging (3 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2

8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
	Total	94 Lak hs	10.5 Lakhs	12 Lakhs

CER Activities:

Sr. No.	Activities	Total Expenditure (in Lakhs)
1.	Rejuvenation of village pond Adoption of pond located in the village Sohana SAS Nagar for pond rejuvenation and maintenance	60
2.	Green belt development Development of Mini Forest (Nanak Bagichi) partly through Miyawaki technique on an experimental basis and balance through conventional plantation of tall plants of indigenous species	60
3.	Energy conservation	20

	<ul style="list-style-type: none"> • Installation of solar panels on the roof top area of the Govt. Senior Secondary School located in village- Gige Majra, SAS Nagar • Installation of solar panels on the roof top of the gaushala. 	16
4.	Solid Waste Management Installation of mechanical composter of 2,000 kg/day capacity in Municipal Corporation, SAS Nagar, Mohali	30
Total		186

Note: Proposal w.r.t S. No 2 above is to be submitted for approval to SEIAA within one month.

The entire cost of the environmental management plan will continue to be borne by the project proponent Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report. Also, the project proponent shall submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of CER activities in all the subsequent six-monthly compliance reports till the completion of these activities.

XI. Validity:

S. No.	Conditions	Reply
i)	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.	As per latest MoEF&CC guidelines, EC stands valid for 10 years.

XII. Miscellaneous:

S. No.	Conditions	Reply
i)	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.	Agreed. The completion certificate will be obtained after the construction is over and the same will be submitted to concerned authorities.
ii)	The project proponent shall comply with the conditions of CLU, if obtained.	CLU is not applicable. However, land has been allotted by PSIEC for development of commercial project at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali, Punjab. Copy of allotment letter along with possession certificate is enclosed as Annexure 7(a), 7(b) & 7(c) .
iii)	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded 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 15 .
iv)	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 have to publicly display the same for 30 days from the date of receipt.	Copies of environmental clearance were submitted to concerned authorities.

v)	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 a half-yearly basis.	The compliance of Environment clearance conditions including monitoring results are being updated on the company's website (https://www.fintechsquare.in/approvals/). Snapshot showing the same is enclosed as Annexure 16.
vi)	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.	Agreed. Six monthly compliance reports of the stipulated EC conditions including results of monitored data are being regularly submitted to the respective offices. Acknowledgement of previous compliance submission is enclosed as Annexure 17.
vii)	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 the same on the website of the company.	Agreed. The same will be submitted separately.
viii)	The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Same is being submitted in datasheet attached along.
ix)	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted. Stipulations made by the State Pollution Control Board and the State Government are being strictly followed.
x)	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. The commitments made in the EMP report are being adhered.
xi)	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh	Noted. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC)/SEIAA.

	reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	
xii)	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of 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.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.
xiii)	This Environmental Clearance is granted subject to final outcome of pending related 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 this project.	Noted.

XIII. Additional Conditions:

S. No.	Conditions	Reply
i)	The project proponent is required to utilize the funds partly for creating small dense clusters of multi-layered green areas through Miyawaki Technique on experimental basis as proposed, whereas the balance funds should be utilised for plantation of tall plants of native species @ 1500 plants per hectare in a conventional manner. A proposal in this regard shall be submitted by the project proponent to SEIAA for approval within a period of 1 month. SEIAA shall review the progress and performance of the area developed on the basis of Miyawaki Technique after one year to decide whether this technique can be practically and usefully adopted as an	Proposal for the Miyawaki Technique has already been submitted to SEIAA, Punjab vide letter dated 18.11.2022.

	alternative to conventional tree planting of indigenous species.	
ii)	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. The same will be complied if needed.
iii)	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 he natural flow of rainwater, etc is not impeded or disrupted in any manner.	It is ensured that no Natural drainage is affected during construction or the operational phase of the project.
iv)	Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.	Being a commercial project, Bio-Medical Waste authorization is not required.
v)	The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.	Noted. The solid waste other than Bio-Medical Waste & Hazardous Waste generated will be properly collected and segregated in accordance with the Solid Waste (Management & Handling) Rules, 2016.
vi)	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	Noted.

	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.	
vii)	This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.	Agreed.
viii)	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.
ix)	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions	Agreed.
x)	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.	Noted.
xi)	Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

ENVIRONMENTAL
CLEARANCE

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

To,

The Authorized Signatory
VRS INFRASTRUCTURES
District One, Adjoining MC office, Sector 68, Mohali, Punjab -160062

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/PB/MIS/284629/2022 dated 31 Aug 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B038PB185275 |
| 2. File No. | SEIAA/PB/MIS/2022/EC/27 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Commercial Project "Fintech Square" at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures |
| 7. Name of Company/Organization | VRS INFRASTRUCTURES |
| 8. Location of Project | Punjab |
| 9. TOR Date | N/A |

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

Date: 12/10/2022

(e-signed)
Kamal Kumar Garg, PCS
Member Secretary
SEIAA - (Punjab)

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

This is a computer generated cover page.

PARIVESH

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



This has reference to your online proposal no. SIA/PB/MIS/284629/2022 dated 31.08.2022 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority has examined the proposal for the establishment of Commercial Project namely “**Fintech Square**” in a total land area of 7998.86 sqm having built up area 45361.80 sqm located at CP-2 Industrial Focal Point, Phase-8A, Sector-75, District SAS Nagar, Punjab. The project is covered under category ‘B2’ of activity 8(a); ‘Building and Construction projects’ as per the Schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

3) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 based on mandatory documents enclosed with the online application viz Form-1, 1A, PFR, EMP, approved plan, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of SEIAA and SEAC.

4) This is a fresh EC project. 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	Commercial Project “Fintech Square” at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures.	
	Project/activity covered	8 (a)	
	Category	B2	
2.	Classification/Land use pattern as per Master Plan	The project falls under Industrial & Warehouse zone as per Master Plan of SAS Nagar.	
3.	Cost of the project	Rs. 186.12 Crores	
4.	Total Plot Area, Built-up Area, and Green area	Particulars	Proposed
		Size of the project/land	7998.86 sqm
		Built-up area	45,361.80 sqm
		Green Area	239.36 sqm
5.	Latitude & Longitude	Latitude	Longitude
		30°41'57.22"N	76°41'33.85"E
		30°41'55.11"N	76°41'35.47"E
		30°41'53.19"N	76°41'32.42"E
		30°41'55.27"N	76°41'30.71"E
6.	Estimated Population	3,921 persons	
7.	Parking proposed	500 ECS	
8.	Water Requirements & source during Operation Phase	Total water demand (A): 174 KLD Flushing Water (B): 76 KLD Fresh Water demand (A-B): 98 KLD Source: MC supply	

9.	Disposal Arrangement of Wastewater in Operation Phase	<p>Total 139 KLD wastewater will be generated which will be treated in the STP of capacity 175 KLD to be installed within the project premises. The details of the disposal arrangement of treated wastewater of 136 KLD available at the outlet of STP is given as under:</p> <table border="1" data-bbox="651 427 1362 680"> <thead> <tr> <th data-bbox="655 427 715 568">Sr. No</th> <th data-bbox="719 427 852 568">Season</th> <th data-bbox="857 427 1011 568">Flushing (KLD)</th> <th data-bbox="1016 427 1187 568">Horticulture Demand for Green Area</th> <th data-bbox="1192 427 1358 568">Excess disposal into MC sewer</th> </tr> </thead> <tbody> <tr> <td data-bbox="655 575 715 607">1.</td> <td data-bbox="719 575 852 607">Summer</td> <td data-bbox="857 575 1011 607">76</td> <td data-bbox="1016 575 1187 607">1</td> <td data-bbox="1192 575 1358 607">59</td> </tr> <tr> <td data-bbox="655 613 715 645">2.</td> <td data-bbox="719 613 852 645">Winter</td> <td data-bbox="857 613 1011 645">76</td> <td data-bbox="1016 613 1187 645">0.5</td> <td data-bbox="1192 613 1358 645">59.5</td> </tr> <tr> <td data-bbox="655 651 715 680">3.</td> <td data-bbox="719 651 852 680">Rainy</td> <td data-bbox="857 651 1011 680">76</td> <td data-bbox="1016 651 1187 680">0.1</td> <td data-bbox="1192 651 1358 680">59.9</td> </tr> </tbody> </table>	Sr. No	Season	Flushing (KLD)	Horticulture Demand for Green Area	Excess disposal into MC sewer	1.	Summer	76	1	59	2.	Winter	76	0.5	59.5	3.	Rainy	76	0.1	59.9
Sr. No	Season	Flushing (KLD)	Horticulture Demand for Green Area	Excess disposal into MC sewer																		
1.	Summer	76	1	59																		
2.	Winter	76	0.5	59.5																		
3.	Rainy	76	0.1	59.9																		
10.	Rainwater recharging detail	Total of 3 no. recharging pits will be provided to recharge the rooftop rainwater of the buildings after treatment through Oil & Grease Traps.																				
11.	Solid waste generation and its disposal (After expansion)	<p>a) 837 kg/day b) Biodegradable waste will be converted into Manure using 1 Mechanical Composter of 400 kg. Layout plan showing area marked for composter submitted. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</p>																				
12.	Hazardous Waste & E-waste	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																				
13.	Energy Requirements & Saving	<p>a) 3,765.9 KW energy will be required which will be met from PSPCL. b) 3 DG sets of capacity 2x750 KVA and 1x500 KVA shall be installed equipped with canopy and adequate stack height. c) Energy will be saved by adopting following measures: (i) Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 530 m² (which is 33% of roof top area i.e. 1,585 m²) which will generate 50 KW of power generation. (ii) Energy will be saved by utilizing LED bulbs in common & street areas & other measures etc.</p>																				

6) As per the undertaking submitted by Project Proponent, the proposal neither requires approval/clearance under the Forest (Conservation) Act,1980 nor under the

Wildlife (Protection) Act,1972. Also, 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 Experts Members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the Consultant accredited by the QCI/NABET on behalf of the project proponent in its 229th meeting held on 19.09.2022. 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) The Committee noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the establishment of Commercial Project namely "**Fintech Square**" in a total land area of 7998.86 sqm having built up area 45361.80 sqm located at CP-2 Industrial Focal Point, Phase-8A, Sector-75, District SAS Nagar, Punjab, 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 the SEIAA in its 216th meeting held on 29.09.2022 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined and appraised the environmental impacts and other aspects of the project proposal in detail as deliberated upon and recorded in the proceedings of its 216th meeting held on 29.09.2022 and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the establishment of Commercial Project namely "**Fintech Square**" in a total land area of 7998.86 sqm having built up area 45361.80 sqm located at CP-2 Industrial Focal Point, Phase-8A, Sector-75, District SAS Nagar, Punjab, as per the details mentioned in Form 1, 1A, EMP, PFR, Approved plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC in addition to the proposed measures.

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 of terms and conditions as follows:

Special Condition:

1. The Project Proponent shall provide adequate distance of not less than 5 feet from the side boundary of the project for tree plantation.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

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

II. Air quality monitoring and preservation

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

- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 174 KLD, out of which 98 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	174 KLD	139 KLD	136 KLD	76 KLD	Summer: 1 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD	Summer: 59 KLD Winter: 59.5 KLD Monsoon: 59.9 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) 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.
- vii) 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 impact on other users.
- viii) 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.
- ix) 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.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of 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. As per the proposal submitted by the project proponent, 3 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) 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.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public

Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

VII. Green Cover

- i) 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.

- ii) 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 142 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 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.
- iii) 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.
- iv) 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.
- v) 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.
- vi) 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.
- vii) 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.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per 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 regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time 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.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.

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

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 94 Lacs towards the capital cost along with Rs. 10.5 Lacs/annum towards recurring cost in construction phase and Rs 12.0 Lacs/annum towards recurring cost in operation phases of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

Sr. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 175 KLD)	25	2	2
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	2	1	3 (For 3 years)
5.	Solid Waste Management (Mechanical composter)	15	1.5	1

	of 400 kg)			
6.	Rain water Recharging (3 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
Total		94 Lakhs	10.5 Lakhs	12 Lakhs

CER Details:

Sr. No.	Activities	Total Expenditure (in Lakhs)
1.	Rejuvenation of village pond Adoption of pond located in the village Sohana SAS Nagar for pond rejuvenation and maintenance	60
2.	Green belt development Development of Mini Forest (Nanak Bagichi) partly through Miyawaki technique on an experimental basis and balance through conventional plantation of tall plants of indigenous species.	60
3.	Energy conservation <ul style="list-style-type: none"> • Installation of solar panels on the roof top area of the Govt. Senior Secondary School located in village- Gige Majra, SAS Nagar • Installation of solar panels on the roof top of the gaushala. 	20 16
4.	Solid Waste Management Installation of mechanical composter of 2,000 kg/day capacity in Municipal Corporation, SAS Nagar, Mohali	30
Total		186

Note: Proposal w.r.t S. No 2 above is to be submitted for approval to SEIAA within one month.

The entire cost of the environmental management plan will continue to be borne by the project proponent. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

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

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related 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 this project.

XIII. Additional Conditions

- i) The project proponent is required to utilize the funds partly for creating small dense clusters of multi-layered green areas through Miyawaki Technique on experimental basis as proposed, whereas the balance funds should be utilised for plantation of tall plants of native species @ 1500 plants per hectare in a conventional manner. A proposal in this regard shall be submitted by the project proponent to SEIAA for approval within a period of 1 month. SEIAA shall review the progress and performance of the area developed on the basis of Miyawaki Technique after one year to decide whether this technique can be practically and usefully adopted as an alternative to conventional tree planting of indigenous species.
- ii) 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.
- iii) 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.
- iv) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- v) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate

measures should be taken to prevent any malodour in and around the Project premises.

- vi) 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.
- vii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- viii) 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.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) 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.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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.

Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.

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

The above conditions will 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, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.

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

**(Kamal Kumar Garg, PCS)
Member Secretary, SEIAA**

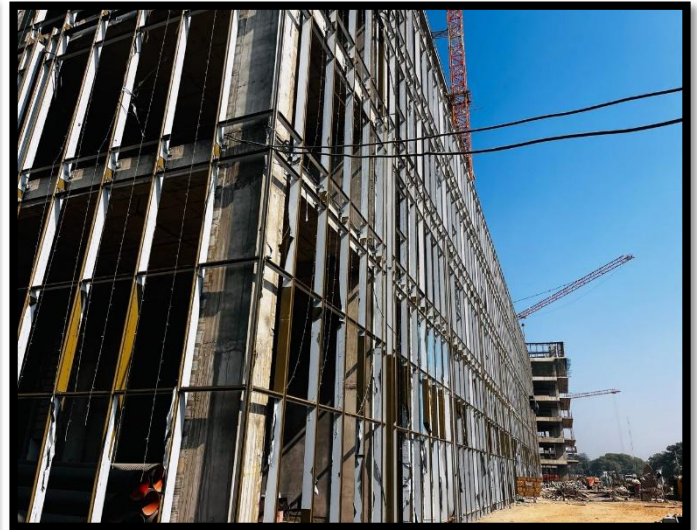
Through Parivesh Portal

Copy to: -

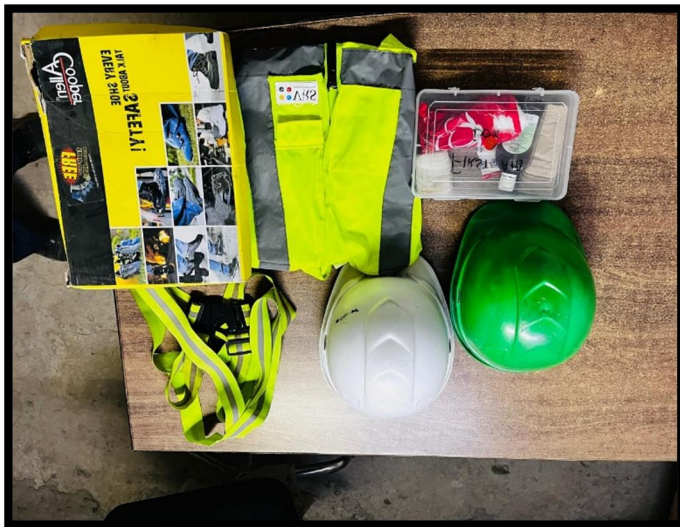
1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Amit Puri, Authorized Signatory
 - b) Mobile No. : 98733-41335
 - c) Email Id : vineet@vrsventures.com
 - d) Email ID of 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.

**(Kamal Kumar Garg, PCS)
Member Secretary, SEIAA**
E-mail: seiaapb2017@gmail.com

Photographs showing Project Site



Photographs showing Safety Equipments and Caution sign



Photographs showing Fire Equipment



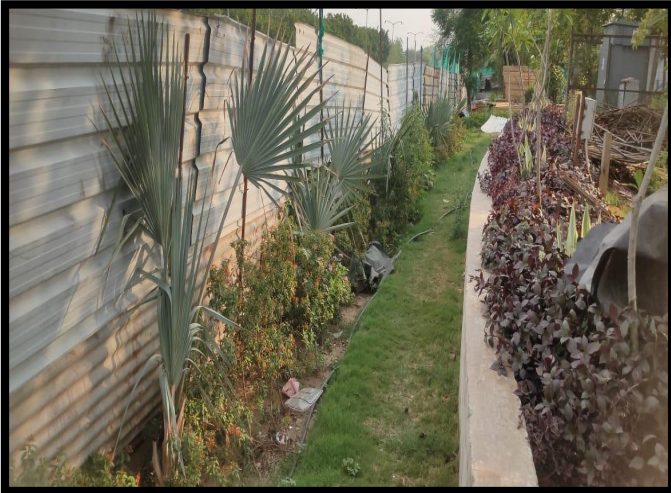
Photographs showing Dust Mitigation Measures



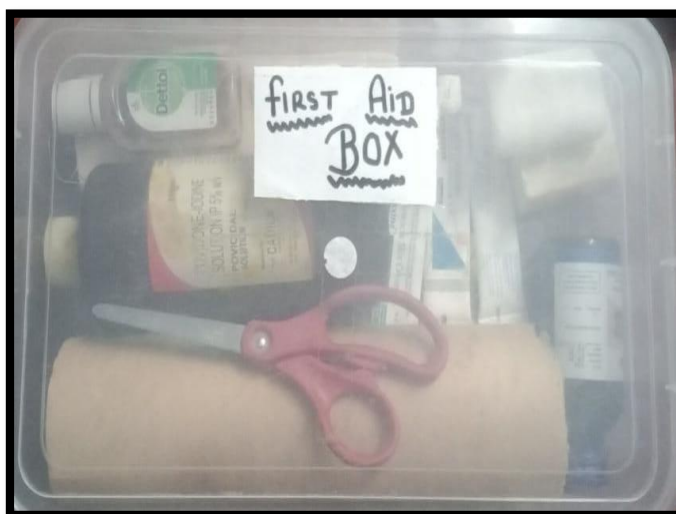
Photographs showing Parking Area



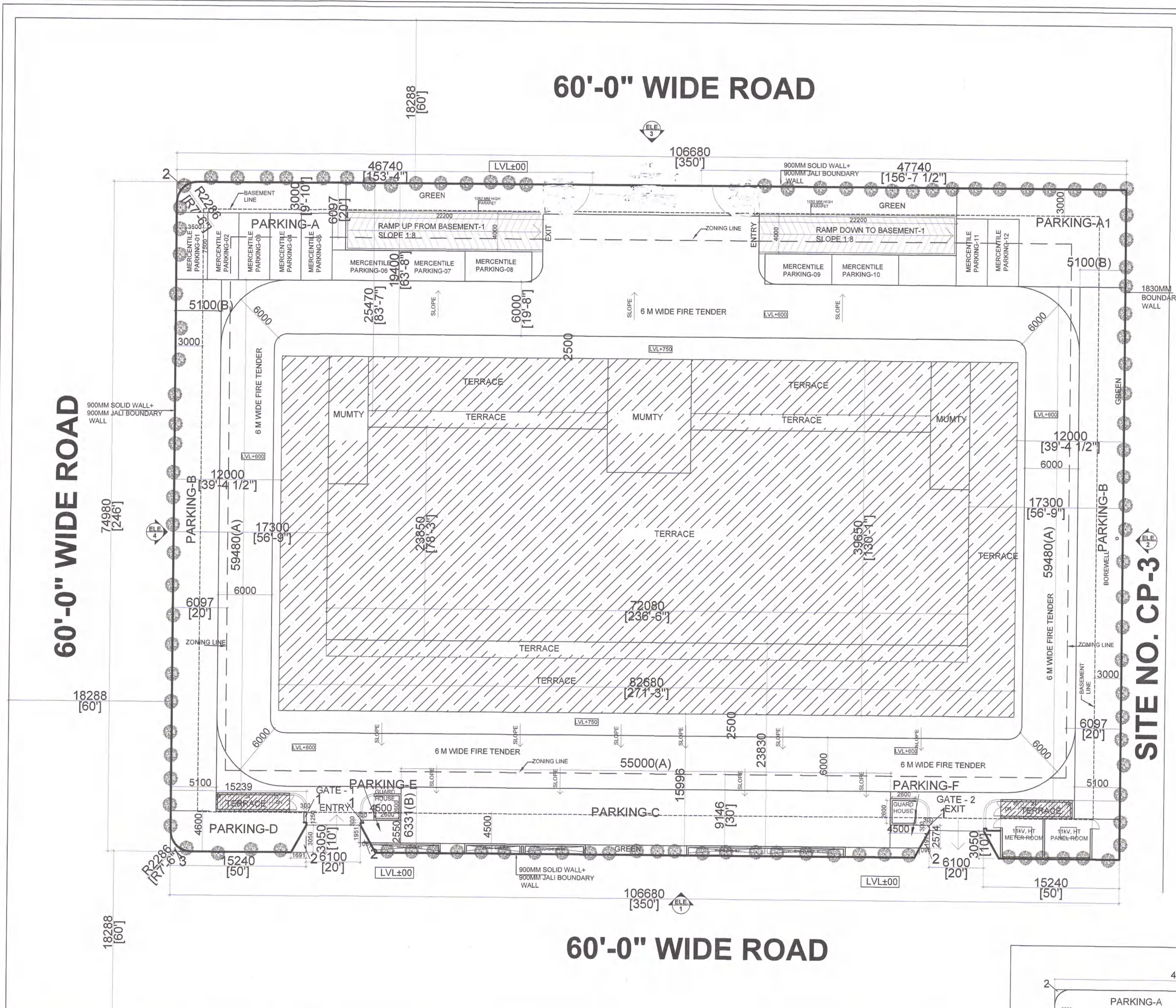
Photographs showing Landscaping & Plantation



Photographs showing First Aid Box & Health Checkups







PROPOSED NON-FAR AREA ON ALL FLOORS

GROUND FLOOR AREA	=	367.05 SQ. M.
UPPER GROUND FLOOR AREA	=	55.55 SQ. M.
FIRST FLOOR AREA	=	377.60 SQ. M.
SECOND FLOOR AREA	=	377.60 SQ. M.
THIRD FLOOR AREA	=	377.60 SQ. M.
FOURTH FLOOR AREA	=	377.60 SQ. M.
FIFTH FLOOR AREA	=	377.60 SQ. M.
SIXTH FLOOR AREA	=	377.60 SQ. M.
SEVENTH FLOOR AREA	=	377.60 SQ. M.
EIGHTH FLOOR AREA	=	377.60 SQ. M.
NINTH FLOOR AREA	=	377.60 SQ. M.
TENTH FLOOR AREA	=	377.60 SQ. M.
ELEVENTH FLOOR AREA	=	377.60 SQ. M.
TWELVETH FLOOR AREA	=	377.60 SQ. M.
MUMTY AREA	=	248.81 SQ. M.
TOTAL NON F.A.R	=	7427.14 SQ. M.

TOTAL FAR AREA ON ALL FLOORS

TOTAL FAR AREA ON ALL FLOORS	=	24346.89 SQ. M.
TOTAL NON-FAR AREA ON ALL FLOORS	=	7427.14 SQ. M.
BUILT UP AREA WITHOUT BASEMENT	=	31774.03 SQ. M.
TOTAL BASEMENT AREA	=	13587.77 SQ. M.
TOTAL BUILT UP AREA (INCLUDING BASEMENT)	=	45361.80 SQ. M.
	=	488274.403 SQ. FT.

SURFACE PARKING

S. NO.	NO.	WIDTH (M)	LENGTH (M)	AREA SQ.M	
Deduction Area					
1	1	21.027	7.498	157.62	
2	1	1	AS PER SITE	1.11	
TOTAL					158.73
TOTAL A					277.27
MERCANTILE PARKING					210.00
TOTAL A AFTER MERCANTILE					67.27
Deduction Area					441.76
1	1	21.515	7.498	161.32	
TOTAL					161.32
TOTAL A1					280.44
MERCANTILE PARKING					280.44
TOTAL A1 AFTER MERCANTILE					175.44
Deduction Area					606.70
1	1	15.239	4.6	70.10	
TOTAL					70.10
TOTAL D					65.68
Deduction Area					11.48
1	1	0.3	0.3	0.09	
2	0.5	1.69	3.05	2.58	
TOTAL					1.47
TOTAL E					65.68
Deduction Area					10.33
1	1	0.3	0.3	0.09	
TOTAL					1.09
TOTAL F					10.41
TOTAL SURFACE PARKING					1283.97
SURFACE CAR PARKING ACHIEVED @23 SQ.M.					56

AREA DETAIL

TOTAL PLOT AREA	=	7998.86 SQ. M.
PERM. F.A.R @ 3.00	=	23996.58 SQ. M.
EXTRA FAR FOR 3 STAR RATING @5%	=	399.943 SQ. M.
TOTAL PERM. F.A.R @ 3.05	=	24396.523 SQ. M.
PROPOSED FAR	=	24346.89 SQ. M.
PERM. GROUND COVG. @40%	=	3.0488 %
PROPOSED GROUND COVERAGE	=	3199.54 SQ. M.
	=	2911.21 SQ. M.
	=	36.395 %

PROPOSED AREA ON ALL FLOORS

GROUND FLOOR AREA	=	2911.21 SQ. M.
UPPER GROUND FLOOR AREA	=	210.60 SQ. M.
FIRST FLOOR AREA	=	2900.66 SQ. M.
SECOND FLOOR AREA	=	2900.66 SQ. M.
THIRD FLOOR AREA	=	2900.66 SQ. M.
FOURTH FLOOR AREA	=	2900.66 SQ. M.
FIFTH FLOOR AREA	=	2900.66 SQ. M.
SIXTH FLOOR AREA	=	2900.66 SQ. M.
SEVENTH FLOOR AREA	=	2900.66 SQ. M.
EIGHTH FLOOR AREA	=	2900.66 SQ. M.
NINTH FLOOR AREA	=	2900.66 SQ. M.
TENTH FLOOR AREA	=	2900.66 SQ. M.
ELEVENTH FLOOR AREA	=	2900.66 SQ. M.
TWELVETH FLOOR AREA	=	2900.66 SQ. M.
TOTAL F.A.R	=	24346.89 SQ. M.

CAR PARKING REQUIRED

2ECS/100 SQ.M. FOR COMMERCIAL AREA	=	24346.89 SQ. M.
	=	487 NOS.
ADDITIONAL FOR MERCANTILE PARKING (GROUND TO THIRD FLOOR)	=	11824 SQ. M.
1000 SQ.M OF THE COMMERCIAL	=	12
TOTAL PARKING REQUIRED	=	499 NOS.
STACK PARKING ALLOWED (20% OF THE REQUIRED PARKING)	=	99.75 NOS.
PROVIDED PARKING	=	500 NOS.
BASEMENT 1 AREA	=	6793.89 SQ. M.
BASEMENT 1 PARKING AREA	=	5130.52 SQ. M.
BASEMENT CAR PARKING ACHIEVED @32 SQ.M.	=	160 NOS.
BASEMENT 2 AREA	=	6793.89 SQ. M.
BASEMENT 2 PARKING AREA	=	5517.47 SQ. M.
BASEMENT CAR PARKING ACHIEVED @32 SQ.M.	=	172 NOS.
NO. OF STACK PROVIDED IN BASEMENT 1	=	99 NOS.
TOTAL BASEMENT PARKING	=	432 NOS.
OPEN PARKING SPACE	=	1283.97 SQ. M.
SURFACE CAR PARKING ACHIEVED @23 SQ.M.	=	56 NOS.
SURFACE MERCANTILE PARKING ACHIEVED	=	12 NOS.
TOTAL CAR PARKING ACHIEVED	=	500 NOS.

OWNER COPY

This drawing is a "COPYRIGHT" contents of this drawing or part there of may not be used or reproduced without the permission of the Architect

REF. DWG. NO. REFERENCE DRAWING TITLE

GENERAL NOTES :-

- ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING
- EXTRA FAR FOR 3 STAR RATING @5% RELEVANT ARCH. STRUCTURAL & SERVICES DRAWINGS.

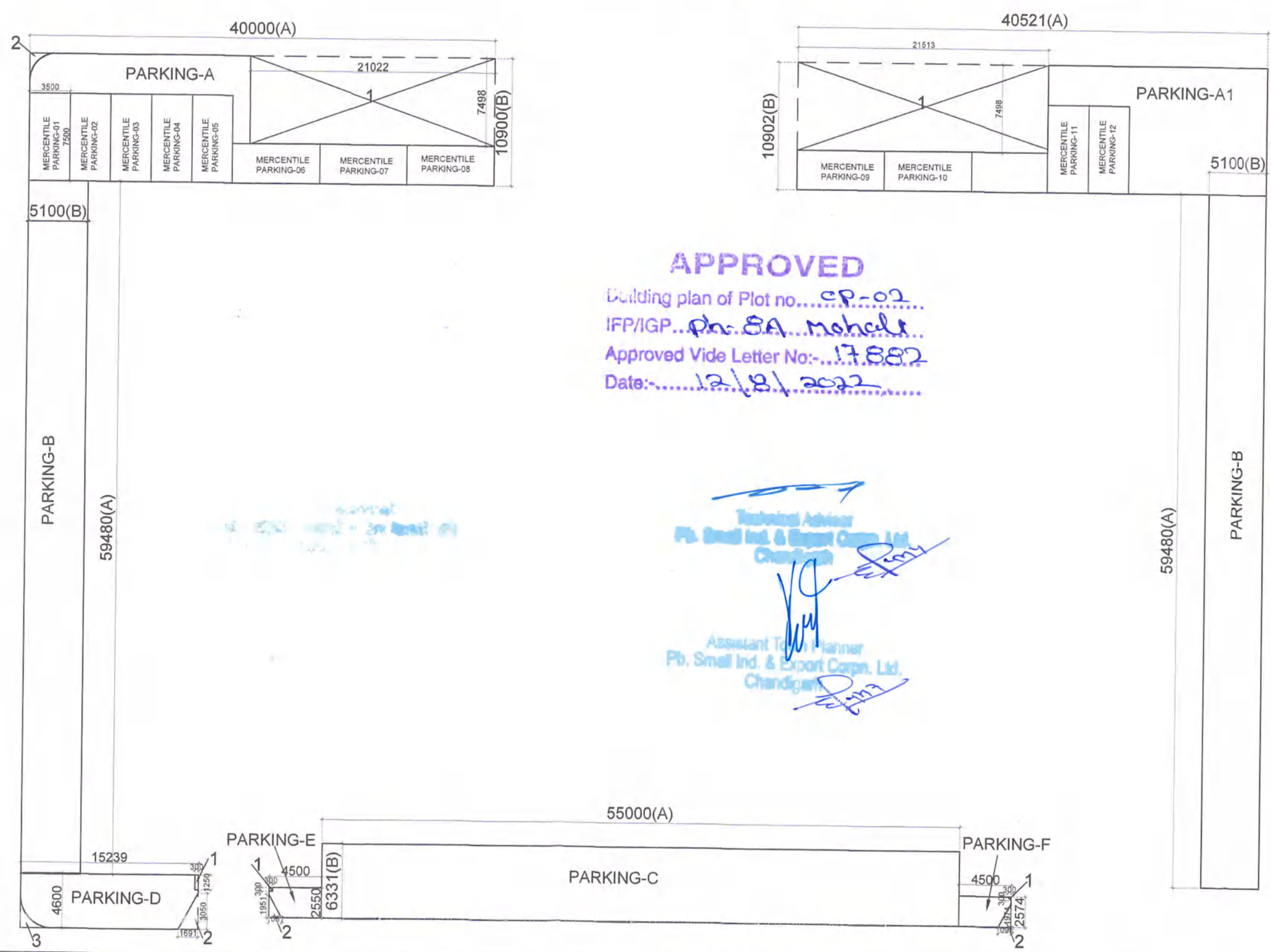
NOTE:-

ALL DRAWINGS HAVE BEEN PREPARED ABIDING BY CLAUSES LAID UNDER PUDA BUILDING RULES-2021. ANY NON-ADHERENCE TO THESE RULES WILL BE OUR RESPONSIBILITY AND SAME WILL BE COMPILED ACCORDING TO RULES.

- NOTES:-**
- Trees shall be planted as per section 39 of PUPD Building Rules 2021= 31774.03/225 = 141.21 (142 APPROX) Provided = 142 trees
 - Sprinklers shall be provided.
 - We shall construct the building as per approved building plan .
 - We shall take plinth level from the Executive Engineer of competent authority.
 - We shall provide the solar heater system and PV panels for electricity generation
 - We shall provide rain water harvesting system within the site.
 - That the work related to public health shall be under the supervision of the registered plumber with the competent authority.
 - We shall responsible for the construction as per the structural design and specification prepared and certified by civil engineer / structural engineer.
 - We shall provide public health facilities, sewerage, solid waste and electrical facilities as per norms.
 - We shall occupy the building after taking the completion certificate and occupation certificate from competent authority.
 - That if there is any change in planning and design of building, then the construction for this shall be done only after the prior approval of revised building plan from the competent authority .
 - We shall abide to follow the term and conditions lay in Change of Land Use letter.
 - We will not obstruct any official from entering the premises for inspection purpose
 - Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height).
 - That structural design given by the Structural Engineer, and got supervised by following Architect or Engineer or both as the case may be.
 - That all plans and drawings shall be submitted with an un-editable Compact Disc/DVD or any other electronic medium permissible by competent authority from time to time along with hard copies of plans.
 - We shall abide to take required NOC's from any department, if any.
 - We shall abide to pay the scrutiny fees/or any other charges.
 - Certificate of conformity of design as per Punjab Energy Conservation Building Code, 2016, if applicable, as per its notification.

SITE PLAN

Floor	FAR Area (sq. ft.)	FAR Area (sq. m.)	Occupant Load	Toilet Requirement				Toilet Provided							
				Total	Male@60	Female@40	Male	Female	Male	Female					
1	31336.25	2911.21	485	291	194	6	6	9	4	4	2	2	0	0	0
2	2266.85	210.60	35	21	14	0	0	0	0	0	6	6	9	4	4
3	31222.71	2900.66	483	290	193	6	6	9	4	4	6	6	9	4	4
4	31222.71	2900.66	483	290	193	6	6	9	4	4	6	6	9	4	4
5	31222.71	2900.66	483	290	193	6	6	9	4	4	6	6	9	4	4
6	16681.87	1549.78	155	93	62	4	4	4	4	2	4	4	4	4	3
7	16681.87	1549.78	155	93	62	4	4	4	4	2	4	4	4	4	3
8	16681.87	1549.78	155	93	62	4	4	4	4	2	4	4	4	4	3
9	5083.24	472.24	262	157	105	4	4	6	4	4	4	4	6	4	4
10	11462.02	1064.85	106	64	43	3	3	3	3	2	3	3	3	3	2
11	0.00	0.00	0	0	0	0	0	0	0	0	4	4	4	4	3
12	16681.87	1549.78	155	93	62	4	4	4	4	2	4	4	4	4	3
13	16681.87	1549.78	155	93	62	4	4	4	4	2	4	4	4	4	3
14	16681.87	1549.78	155	93	62	4	4	4	4	2	4	4	4	4	3
15	17646.33	1639.38	164	98	66	4	4	4	4	3	4	4	4	4	3



APPROVED
 Building plan of Plot No. CP-03
 IFP/IGP. On SA. sheet
 Approved Vide Letter No. 17.882
 Date: 12/18/2022

APPROVED
 Technical Advisor
 Pk. Small Ind. & Export Com. Ltd.
 Chandigarh

CLEINT

VRS INFRASTRUCTURES

PROJECT

FINTECH SQUARE,
 CP-2, INDUSTRIAL FOCAL POINT, PHASE-8A, SEC-75, MOHALI

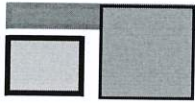
ARCHITECTURAL AND ENGINEERING CONSULTANTS
C.P. KUKREJA ARCHITECTS
 AASHIRWAD BUILDING, D-1, GREEN PARK,
 NEW DELHI - 110016
 PHONE :-26863953. FAX :- 11-26865770.
 E Mail :- cpka@cpkukreja.com

DATE	DEALT BY	CHECKED BY
13-05-2022	DEVENDER SINGH	HARISH MEHTA
SCALE	PROJECT ARCH.	APPROVED BY
1:200	NARESH SHARMA	

DRAWING TITLE

SITE PLAN

PROMOTER SIGNATURE	ARCHITECT SIGNATURE
DRAWING NO.	SHEET NO.
SITE PLAN-01	01



CE CON Engg

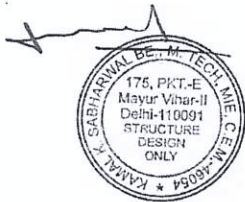
HS-25, 2nd Floor (Level-3) HS-25 Kailash Colony Market, N.Delhi- 110048
Ph: 9810056948, TELE: 41631766: ssaaabbb@gmail.com

CE/FIN/2023/04
Date 30- 05- 2023

STRUCTURE STABILITY CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

This is to certify that the structural design of the **‘Fintech Square Plot No CP-02 , Industrial Focal point , Phase 8A, Sector 75 , Mohali ’** is designed as per the provisions of NBC and relevant IS CODES for all seismic loads, all dead loads and live loads, wind pressure and structure safety from earthquake of the intensity expected as per designated zone.



Sign of registered Structural Engineer:

Name of Registered Structural Engineer:
Registration No of registered Structural Engineer:
Address of registered Structural Engineer:

KAMAL K SABHARWAL
M46054
175, PKT-E,
Mayur Vihar-II, Delhi-110091.



Punjab Fire Services
(Mohali MC)



APPROVAL OF FIRE SAFETY ARRANGEMENTS

ਫਾਇਰ ਸੇਫਟੀ ਪ੍ਰਬੰਧਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ

No. 2004-58114-Fire/41356

Dated 10-Aug-2022

Certified that the Fintech Square at Plot No. CP-02, Industrial Focal Point Phase-8A, Sector-75, SAS Nagar (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 15 (Upper floor). Fire department has examined the fire safety layout plan/drawing and found to be fit for occupancy group Business Building subdivision Building (as per National Building Code of India/ Building bye Laws).

Issued on 10-Aug-2022 at Mohali MC

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ Fintech Square ਪਤਾ Plot No. CP-02, Industrial Focal Point Phase-8A, Sector-75, SAS Nagar (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 15 ਮੰਜਿਲ ਹਨ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਨੇਕਰਤਾ ਦੁਆਰਾ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਖੋਖਿਆ ਗਿਆ ਅਤੇ ਨੈਸ਼ਨਲ ਬਿਲਡਿੰਗ ਕੋਡ ਪਾਰਟ 1 / ਬਿਲਡਿੰਗ ਬਾਏ ਲਾਜ਼ ਅਨੁਸਾਰ ਗਰੁੱਪ Business Building ਸਬਡੀਵੀਜਨ Building ਵਿੱਚ ਪੈਦਾ ਕੀਤਾ ਹੈ।

ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ 10-Aug-2022 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 ਜਮਾਂ 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 ਬਿਨਾਂ ਫਾਇਰ ਵਿਭਾਗ ਦੀ ਮੰਨਜੂਰੀ ਤੋਂ ਲੇਆਊਟ ਪਲਾਨ ਵਿਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਵਾਪਸ ਲੈਣ ਦਾ ਹੱਕ ਰਾਖਵਾਂ ਹੋਵੇਗਾ।

* Above Details cannot be used as ownership proof.

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

* This is digitally created certificate, no signature are needed

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



PUNJAB POLLUTION CONTROL BOARD
 Zonal Office-1, Vatavaran Bhawan, Nabha Road, Patiala-147001.
 Website:- www.ppcb.gov.in



Office Dispatch No :
OCMMS/CTE/2025/010761

Registered/Speed Post

Date:

Industry Registration ID: O25SAS792636

Application No : 29858955

To,
Vinit Singh
 330/2, Sector 41 A Sector 41 A, Chandigarh
 Chandigarh, Chandigarh-160036

Subject: Application for obtaining extension of consent to establish (NOC) under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981

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

Certificate No.	CTE/Ext/SAS/2025/29858955
Date of issue :	30/09/2025
Date of expiry :	31/08/2026
Certificate Type :	Extension
Previous CTE/CTO No. & Validity :	CTE/Ext/PBIP/SAS/2023/2309528620 From:11/10/2023 To:30/09/2025

2. Particulars of the Industry

Name & Designation of the Applicant	Vinit Singh, (Authorized Signatory)
Address of Industrial premises	Fintech Square By M/s Vrs Infrastructures, Cp-2, Industrial Focal Point, Phase-8a, Sector-75, Mohali (punjab), Mohali, Sas Nagar-160055
Category of Industry	Orange
Type of Industry	10.1 Building construction project 20,000 sq. m. built-up area
Scale of the Industry	Large
Office District	Sas Nagar

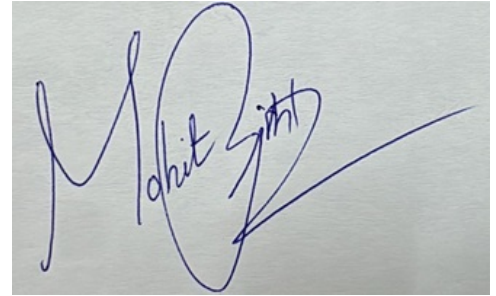
"This is computer generated document from OCMMS by PPCB"

Fintech Square By M/s Vrs Infrastructures, Cp-2, Industrial Focal Point, Phase-8a, Sector-75, Mohali (punjab), Mohali, Sas Nagar, 160055

Page 1

In pursuance to your application, the validity of the Consent to Establish (CTE) under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 earlier granted to the Project Proponent vide no. CTE/Fresh/PBIP/SAS/2022/220939940 dated 07.11.2022 having validity upto 30.09.2023, which was further extended upto 30.09.2025 vide no. CTE/Ext/PBIP/SAS/2023/2309528620 dated 11.10.2023, is hereby extended further extended upto 31.08.2026, subject to all terms & conditions as mentioned in the said CTE/ CTE extension certificate(s).

This letter shall be read in conjunction with, and shall remain appended to, the consent to establish (NOC) issued vide no. CTE/Fresh/PBIP/SAS/2022/220939940 dated 07.11.2022 and subsequently extension thereto vide no. CTE/Ext/PBIP/SAS/2023/2309528620 dated 11.10.2023, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.=



30/09/2025

(Er.Mohit Bisht)
Environmental Engineer

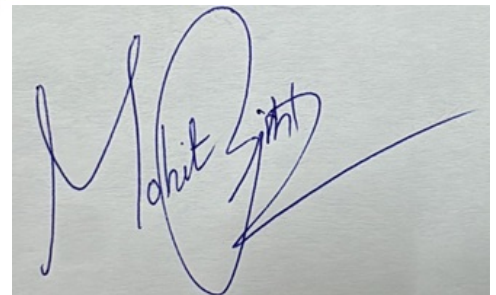
For & on behalf
of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

A copy of the above is forwarded to the following for information and necessary action please:
The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar.



30/09/2025

(Er.Mohit Bisht)
Environmental Engineer

For & on behalf
of

(Punjab Pollution Control Board)

"This is computer generated document from OCMMS by PPCB"

Fintech Square By M/s Vrs Infrastructures,Cp-2, Industrial Focal Point, Phase-8a, Sector-75, Mohali (punjab),Mohali,Sas Nagar,160055

Page2

Punjab Small Industries & Export Corporation Ltd.

Annexure 7(a)

(A STATE GOVERNMENT UNDERTAKING)

Regd. Office : 18, Himalaya Marg, Udyog Bhawan, Sector 17-A, Chandigarh-160 017

Phones : 0172-2702301-05 | Fax : 0172-2702039

E-mail : info-psiec@punjab.gov.in | Website : www.psiec.punjab.gov.in



No. PSIEC/ESTATE/ 37013

DATED : 09/3/2022

Registered

✓ M/s. Mohali Elite Park,
#123, Sector-36-A,
Chandigarh - 160036.

**Subject : Allotment of Commercial Site Bearing No. CP-02 for Shopping Complex/
Multiplex measuring 9583.2 sq yards, Phase VIII-A, Focal Point Mohali.**

Dear Sir(s),

Please refer to your bid made during the course of e-auction concluded on 31.03.2021 for the purchase of commercial plot bearing No. CP-02 in Phase-VIII-A Focal Point Mohali @ Rs. 72,645/- per sq. yard measuring 9583.2 sq yards and refer to the letter issued by PSIEC vide letter no. PSIEC /Estate/9234 dated 01.07.2021 and No. 27772 dated 13.12.2021 read with notification issued by PSIEC vide memo no. PSIEC/Estate/2779-2783 dated 05.01.2022.

Commercial plot bearing No. CP-02 in Phase-VIII-A, Focal Point Mohali measuring 9583.2 sq yards @ Rs. 72,645/- per sq. Yard totalling Rs. 6,96,171,564/- is hereby allotted to you for the purpose of Shopping Complex/Multiplex on free hold basis on the following terms and conditions:-

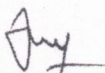
1. The price of the site has been calculated @ Rs. 72,645/- per sq. yard, which works out to Rs. 6,96,171,564/-. You have already deposited a sum of Rs. 10,44,25,735/- being 15% (excluding excess payment of Rs. 5052/-) of the above price in addition to an amount of Rs. 1,39,23,431/- towards 2% cancer cess charged extra. However price for the additional area found / known subsequent to the issue of this allotment letter, shall be charged proportionately as per bid price. In case of reduction in area, the allotment price shall be proportionately reduced from the date of allotment and money received shall be adjusted.
2. Balance 85 % of the total bid price shall be payable either in lump sum within 90 days from the date of issue of this allotment letter without interest or in 6 yearly equated installments together with normal interest at the rate of 9.5% per annum. The first installment shall be payable after 2 years of date of issue of allotment. Interest on balance payment shall be charged from 23.04.2022 onwards in conjunction with notification issued vide PSIEC/Estate/9506-9508 dated 05.07.2021 read with notification vide memo no. PSIEC/Estate/2779-2783 dated 05.01.2022.
3. The schedule of payment of balance 85% (After adjusting excess amount of Rs. 5052/-) of the price in 6 yearly equated instalments as well as due interest thereon and due date(s) of payment shall be as under:-

INSTALLMENT No.	DUE DATE	PRINCIPAL	INTEREST	TOTAL
1st	09.03.2024	9,86,23,463/-	10,84,95,072/-	20,71,19,135/-
2 ND	09.03.2025	9,86,23,463/-	4,68,46,145/-	14,54,69,608/-
3 RD	09.03.2026	9,86,23,463/-	3,74,76,916/-	13,61,00,379/-
4 TH	09.03.2027	9,86,23,463/-	2,81,07,687/-	12,67,31,150/-
5 TH	09.03.2028	9,86,23,463/-	1,87,38,458/-	11,73,61,921/-
6 TH	09.03.2029	9,86,23,463/-	93,69,229/-	10,79,92,692/-

July

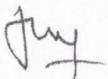
In the event of non-payment or delayed payment of any of the instalments by the due date(s), you shall be required to pay penal interest at the rate of 3% p.a. in addition to the normal interest of 9.5% p.a. with yearly compounding effect on the defaulted amount for the defaulted period. All other applicable charges promulgated by Government or any Statutory Authority of Local Government shall be over and above the bid price.

- 4) That each installment shall be remitted to the Punjab Small Industries and Export Corporation Ltd., Chandigarh by means of A/c payee bank draft payable at Chandigarh and every such remittance shall be accompanied by a letter showing full particulars of the site i.e. site No., Phase and name of the focal point. In the absence of particulars, the amount remitted shall not be deemed to have been received.
- 5) That in the event of surrender of site / building thereon by the allottee, the Corporation shall have the exclusive and undisputed right to forfeit the whole or any part of the money paid in respect of site which in no case shall exceed 25% of the total amount of consideration money.
- 6) That on payment of the entire consideration money together with interest due to PSIEC, you shall have to execute a deed of conveyance in such manner as may be directed by the PSIEC on account of transfer of site in your name. All expenses in respect of the execution & registration of conveyance deed including the cost of the stamp duty and registration fee etc. shall be payable and borne by you.
- 7) That until the entire consideration money together with interest /penal interest and any other amount, if due, to the Corporation on account of the sale of the above said site is paid, the site shall continue to be the property of PSIEC.
- 8) That you shall take possession from our SDE-concerned on production of receipt of having deposited 15% amount of auction price and a copy of the letter of allotment within 90 days of the issue of this letter.
- 9) That you shall enjoy the right of possession, so long as you continue paying installments and interest on due date and abide by other terms and conditions of allotment.
- 10) The building plan shall be prepared in accordance with Punjab Urban Planning & Development building rules 2018 as amended from time to time. You shall be required to undertake construction after getting the building plans approved from the concerned authority as under:
 - (i) Concerned Municipal body under Department of Local Govt. for the areas falling under their respective jurisdiction
 - (ii) Concerned authority of Department of Housing & Urban Development, Govt. of Punjab for the areas falling beyond the municipal limits
- 11) You shall abide by the Building Bye Laws of the concerned applicable authority as amended from time to time. You shall be allowed to undertake construction after getting the building plans approved from the concerned authority. In case any deviation from the Zonal Plan/Building Bye Laws is noted in the Plan of a site, the offending portion(s)



of the Building(s) shall be demolished under the orders of the Chief Engineer/ Superintending Engineer of PSIEC/competent authority and demolition charges as may be incurred, shall be recovered from you

- 12) Site can be developed as standalone or can also be developed as per the provisions of PAPRA, 1995 after obtaining the requisite approval as per applicable act/rules/guidelines.
- 13) You will be allowed FAR 1:3.0 and 40% ground coverage. FAR beyond 1:3.0 shall be purchasable on pro-rata basis. Height of the building shall be unlimited subject to clearance from airport Authorities as applicable.
- 14) That you shall be required to obtain permission for setting up Multiplex from the office of Dy. Commissioner S.A.S Nagar (Mohali) as applicable.
- 15) That the building on the site shall have to be completed within 3 years from the date of allotment. You shall produce completion / occupation certificate duly issued by competent authority as a proof of having completed the construction within the stipulated period.
Consequent upon the expiry of initial three years permissible period and failure to complete the construction, you will have to seek extension in time period for completing the construction by making payment of extension fee per year @ 1% of the auction price of site for 4th and 5th year or part thereof. In case of failure to complete the construction within the prescribed / extended period, the site shall be cancelled by the Corporation without any further notice. In the event of cancellation, the Corporation shall resume the site / building and further forfeit the whole or any part of the money paid which shall not exceed 25% of the total amount of the consideration money and extension fee paid/payable as applicable. The area and dimension as shown above and as given in the respective layout plan is subject to variation at the time of delivery of physical possession of the site.
- 16) You shall pay all general and local taxes and cess imposed or assessed on the site by the competent authority.
- 17) In case basic development works in the pocket where your site falls are completed at a subsequent stage, the date of allotment for all intents and purpose shall be made effective from the date of completion of basic development works instead from the date of issuance of allotment letter.
- 18) Demarcation and plinth level will be obtained from the concerned executive engineer / sub-divisional engineer.
- 19) The site is offered on "as is where is" basis and PSiEC shall not be responsible for leveling the site.
- 20) The site and the building erected there on shall be used only for the purpose for which it has actually been sold.
- 21) That you will have to accept and abide by the rules and order made or issued by the PSIEC, Ltd. Chandigarh from time to time.
- 22) In the event of non-adherence to the payment schedule as set out in condition No. 2 & 3 and the stipulated yearly installment not-forthcoming on the due date or breach of any terms and conditions of the allotment, the Corporation shall have the right to cancel



- the allotment of site and take back the possession of the site / building after giving show cause notice of 30 days and also forfeit the whole or any part of the money paid in respect of the site which in no case shall exceed 25% of the total amount of consideration money and extension fee paid/payable as applicable.
- 23) That the said allotment shall be subject to and governed by the law, rules and regulations for the time being enforced and as amended from time to time.
- 24) That you shall be allowed to transfer the ownership rights of the site on receipt of upto date payment. The transfer will however be subject to prior approval of the corporation as per policy.
- 25) Officer(s) of PSIEC 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 prevalent rules, acts and regulation as amended from time to time.
- 26) In case of breach of any condition(s) of allotment or of regulations to 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 25% of the total price plus interest due till that shall be forfeited.
- 27) In the event of cancellation/resumption of the plot, it would be deemed to have become public premises, as defined under Punjab Public Premises and Land (Eviction and Rent Recovery) Act 1973. If upon cancellation/resumption of the plot, you do not voluntarily hand over the possession you shall be liable not only for eviction but also liable to pay to PSIEC the market rent prevailing in the area as per the law, for the period you remain in unauthorized occupation of the plot on account of cancellation/resumption.
- 28) In case of any dispute or differences arising out of the terms and conditions of auction or allotment letter, the same shall be referred to the sole arbitration of Managing Director, PSIEC. The decision of the MD, PSIEC in this regard will be final and binding on all the parties.



DGM (ESTATE)-I

Endst. No. PSIEC/EW/DGM-I/

Dated

❖ A copy is forwarded to the following for information and necessary action please.

1. The Director of Industries & Commerce, Punjab.
2. The Sr. General Manager / General Manager, Distt. Industries Centre, Mohali.
3. The Superintending Engineer, PSIEC, Ltd. Chandigarh.
4. Accounts Officer (Estate-I), PSIEC, Chandigarh.


DGM (ESTATE)-I



No.PSIEC /ESTATE/EO/ 3.78.78

DATED 16/3/2022

Regd:-

M/s VRS Infrastructure, Partners:-
Sh. Sumit Jindal S/o Sh. Amarjit Singh Jindal &
Sh. Rajesh Arora S/o Sh. Subhash Chander Arora,
District One, Sector 68, Mohali.

Subject:- Change in constitution of Commercial Site No.
CP-2, Phase 8-A, Industrial Focal Point, Mohali.

Please refer to your letter dated 11.03.2022 on the subject noted plot.

In this context, the matter has been considered. The permission for change in constitution of Free hold Commercial Site No. CP-2, Phase VIII-A, Focal Point, Mohali measuring 9583.2 sq. Yard is hereby given as under:-

From:-	To:-	Shares:-
M/s Mohali Elite Park, Partners:-	M/s VRS Infrastructures,	
1.Sh. Vikas Verma (23% share)	Partners:-	
S/o Sh. HK Verma	a)Sh. Rajesh Arora	50%
2.M/s VRS Infrastructures (77% shares),	S/o Sh. Subhash Chander Arora	
Partners:-	b)Sh. Sumit Jindal	50%
a)Sh. Rajesh Arora (50% shares)	S/o Sh. Amarjit Jindal	
S/o Sh. Subhash Chander Arora		
b)Sh. Sumit Jindal (50% shares)		
S/o Sh. Amarjit Jindal		

The other terms & conditions as contained in allotment letter No. PSIEC/EW/DGM-I/37013-17 dated 09.03.2022 shall remain the same.


DGM (Estate)-I

CC:-

The General Manager,
District Industry Centre,
Phase I, Mohali for information please.

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LTD


Office : 18 Himalaya Marg, Udyog Bhawan, Sector 17-A, Chandigarh

POSSESSION CERTIFICATE

Certified that I/We M/s. VRS Infrastructures (Mr. Rajesh Arora & Mr. Sumit Jindal – Partners) through its Authorized Signatory Mr. Amit Puri S/O Shri. Ved Bhushan Puri on our behalf have this day 05.04.2022 seen and checked the measurements of Plot no. CP-2 situated in Industrial Focal Point Phase VIII-B, SAS Nagar- Mohali measuring (246'-0" x 350'-0") = 9566.67sq. Yards and taken the physical possession of the plot from the Sub Divisional Engineer (M), PSIEC, Mohali, allotted vide letter no. PSIEC/Estate/37013 dated 09.03.2022, PSIEC/Estate/EO/37878 dated 16.03.2022 & PSIEC/Estate/EO/207 dated 04.04.2022 and allottee have deposited payment @15% + 2% cancer cess amount of auction price vide receipt no. 5695 dated 21.05.2021, 5702 dated 24.05.2021, 5717 dated 25.05.2021, 8066 dated 21.02.2022, 7496 dated 02.12.2021, 7506 dated 03.12.2021, 7802 dated 11.01.2022, 8027 dated 15.02.2022, 8028 dated 15.02.2022, 8062 dated 21.02.2022, 8135 dated 23.02.2022, 8136 dated 23.02.2022.

- 1 The allottee has seen and physically taken the possession to his satisfaction.
- 2 Whether any Electric/Transmission wires are passing through the plot and details thereof:- No
- 3 It is cautioned that HT cables has been laid in the road berms. Any kind of excavation in road berms is strictly prohibited. The cost of any damages done to corporation property/services such as HT/LT lines, sewer lines, Sewerage, Storm Water lines etc. shall be recoverable from the allottee and the allottee shall be responsibility for any type of mishap, occurred on this account.
- 4 There is no encroachment/encumbrances on the plot.

Possession Handed Over.



Junior Engineer, PSIEC

Possession Taken Over




Name & Address of Allottee

M/s. VRS Infrastructures through its
Authorized Signatory Mr. Amit Puri,
District one, Sector 68, Mohali.

Endst. No. PSIEC/SDE (M)/ 13 Dated 05-04-2022

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

- 1 Executive Engineer-II, PSIEC/Chandigarh.
- 2 Estate Officer-I, PSIEC, Chandigarh.
- 3 M/s. VRS Infrastructures through its Authorized Signatory Mr. Amit Puri, District one, Sector 68, Mohali.
- 4 J.E. In-charge.



Sub Divisional Engineer (M)
PSIEC, Mohali.

(Total three pages)

Regd Post

Tele: 011-23010231/ 5216

Directorate of Ops (ATS)
Air Headquarters
Vayu Bhawan, Rafi Marg
New Delhi -110011

Air HQ/S 17726/01/ATS (PC- MMMCCLXVII)

24 April 2023

✓ M/s VRS Infrastructures,
District One Commercial construction
Chunk site, Adjoining MC Building, Sector-68,
District SAS Nagar (Mohali), Punjab - 160062

NOC FOR CONSTRUCTION OF BUILDING

Dear Sir,

1. Please refer the following letters:-
 - (a) Air HQ/S 17726/01/OPS ATS (PC-MMMCCLXVII) dt 24 Jun 22.
 - (b) Air HQ/S 17726/01/OPS ATS (PC-MMMCCLXVII) dt 07 Oct 22.
 - (c) Your letter dt 14 Oct 22 and E-mail dt 16 Nov 22.
2. NOC issued by this HQ vide Air HQ/S 17726/01/OPS ATS (PC-MMMCCLXVII) dt 24 Jun 22 and Corrigendum to NOC issued vide Air HQ/S 17726/01/OPS ATS (PC-MMMCCLXVII) dt 07 Oct 22 have been reviewed post conduct of obstruction survey by Survey of India.
3. The application has been re-examined within **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. It is pertinent to mention that previous NOC issued vide Air HQ/S 17726/01/ATS (PC-MMMCCLXVII) dt 24 Jun 22 and Corrigendum to NOC issued vide Air HQ/S 17726/01/ATS (PC-MMMCCLXVII) dt 07 Oct 22 **is hereby cancelled** and Air HQ has no objection for construction of **75m AGL/ 385m AMSL** high building at Group Housing Plot No. CP-2, Industrial Focul Point, Phase-VIIIA, Sector-75, District SAS Nagar (Mohali), 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.

Contd... Air HQ/S 17726/01/ATS (PC- MMMCCLXVII) dt 24 April 2023

(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 the NOC is further subject to the 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 75m AGL/ 385m AMSL, whichever is lower. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumty, 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.**

<u>Pillar</u>	<u>Latitude</u>	<u>Longitude</u>	<u>Site Elevation</u>
1	30° 41' 57" N	76° 41' 34" E	310m AMSL
2	30° 41' 55" N	76° 41' 36" E	309m AMSL
3	30° 41' 53" N	76° 41' 32" E	308m AMSL
4	30° 41' 55" N	76° 41' 31" E	309m AMSL

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

(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rules, 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.

Contd... Air HQ/S 17726/01/ATS (PC- MMMCCLXVII) dt 24 April 2023

- (j) The commencement and completion of construction including installation of obstruction lights shall be intimated to **Air Officer Commanding, Air Force Station Chandigarh and CATCO, 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 **five years** from the date of its issue. If the buildings are not constructed and completed within this period, the applicant shall be required to obtain a fresh NOC from Indian Air Force.

Yours sincerely,



(Sudhir Babu)
Group Captain
Group Captain Operations ATS



TEST REPORT



TC-11818

ULR No : NA		Test Report No : NAAL101125NA037	
Type of Sample # : Ambient Air		Date of reporting : 14/11/2025	
Reference Type : Telephonic		Reference No : Dt.: 03/11/2025	
Customer #	Commercial Project "Fintech Square", at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures		
Sampling Protocol	IS 5182, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Vishal Kumar
Period of Sampling	07/11/2025 - 08/11/2025	Date of Receipt of Sample	10/11/2025
Sampling Location	Near Main Gate (At Project Site)	Period of Analysis	10/11/2025 - 14/11/2025
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/90/PCI-L dated 18 Nov, 2009	Environmental Condition	Clear Sky
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Ambient Air)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter (PM10)	µg/m ³	92	100(max.)	IS 5182 (Part 23)
2	Particulate Matter (PM2.5)	µg/m ³	48	60(max.)	IS 5182 (Part 24)
3	Sulphur Dioxide as SO ₂	µg/m ³	28	80(max.)	IS 5182 (Part 2)
4	Nitrogen Dioxide (NO ₂)	µg/m ³	25	80(max.)	IS 5182 (Part 6)
5	Ammonia as NH ₃	µg/m ³	23	400(max.)	IS 5182 (Part 25)
6	Ozone as O ₃	µg/m ³	18	180(max.)	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m ³	0.71	4(max.)	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report

Mr. Umesh Kumar
Authorized Signatory- Chemical

EL-FMT-7.8.2 -AA

Page No.1/2

TEST REPORT



ULR No : NA

Test Report No : NAAL101125NA037

Type of Sample # : Ambient Air

Date of reporting : 14/11/2025

OTHER INFORMATION

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

Terms & Conditions :

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



Mr. Umesh Kumar
Authorized Signatory- Chemical

EL-FMT-7.8.2 -AA

Page No.2/2

TEST REPORT



ULR No : NA		Test Report No : NANL101125NA038	
Type of Sample # : Ambient Noise		Date of reporting : 14/11/2025	
Reference Type : Telephonic		Reference No : Dt.: 03/11/2025	
Customer Name #	Commercial Project "Fintech Square"		
Address #	at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures		
Sampling Protocol	IS 9989, EL-MSP-7.3	Mode of Collection of Sample	Sample collected by Laboratory Mr. Vishal Kumar
Period of Sampling	07/11/2025 - 07/11/2025	Date of Receipt of Sample	10/11/2025
Sampling Location	Refer Below	Period of Analysis	10/11/2025 - 11/11/2025
Standard/Specifications	EPA 1986 Schedule-III	Environmental Condition	-
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

Sr.No	Location	Unit	Result (Day)	Test Method
1	Near Main Gate (At Project Site)	dB(A)	53.5	EL-QTM-11

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

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

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean 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

TEST REPORT



ULR No : NA

Test Report No : NANL101125NA038

Type of Sample # : Ambient Noise

Date of reporting : 14/11/2025

OTHER INFORMATION

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

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

Mr. Umesh Kumar
Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

Page No.2/2

TEST REPORT



ULR No : NA		Test Report No : NGWL101125NA040	
Type of Sample # : Ground Water			
Reference Type : Telephonic		Reference No : Dt.: 03/11/2025	
Customer Name #	Commercial Project "Fintech Square"		
Address #	at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures	Period of Sampling	07/11/2025 - 07/11/2025
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	Date of Receipt of Sample	10/11/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Vishal Kumar	Period of Analysis	10/11/2025 - 14/11/2025
Testing Location	On Site & Permanent Facility	Date of reporting	14/11/2025
Sampling Location	From Borewell (At Project Site)		
Sample Description	Clear, colourless liquid.		
Standard/Specifications	IS 10500 : 2021		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (F/07/01A), Glass Bottle-1litre (F/07/01B), Glass Bottle-500ml (F/07/01C) & PE Bottle-500ml (F/07/01D)		


RESULTS

1. Chemical Testing

I. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5(Max.)	15(Max.)	IS 3025 Part-4 Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 5
3	pH @ 25°C	-	7.33	6.5-8.5	No relaxation	IS 3025 Part 11
4	Taste	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 8
5	Chloride as Cl	mg/l	14	250(Max.)	1000(Max.)	IS 3025 (Part 32)
6	Total Hardness as CaCO ₃	mg/l	177	200(Max.)	600(Max.)	IS 3025 (Part 21)
7	Turbidity	NTU	BDL (0.1)	1(Max)	5(Max)	IS 3025 Part 10


Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical


Ms. Lata Thakur
Authorized Signatory - Biological

EL-FMT-7.8.2-W

Page No.1/2

TEST REPORT



TC-11818

ULR No : NA	Test Report No : NGWL101125NA040
Type of Sample # : Ground Water	

2. Residue & Contaminants in Water

II. Water (Ground Water)

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

3. Biological Testing

III. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total Coliform	MPN/100ml	<2	-	-	IS 1622 (3.3.1)
2	E.coli.	MPN/100ml	<2	-	-	IS 1622 (3.3.4)

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

End of Report

OTHER INFORMATION

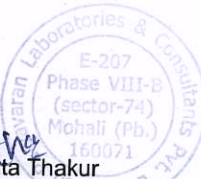
Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

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

Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological



TEST REPORT



ULR No : NA		Test Report No : NSL101125NA039	
Type of Sample # : Soil/Sediments			
Reference Type : Telephonic		Reference No : Dt.: 03/11/2025	
Customer Name #	Commercial Project "Fintech Square"		
Address #	at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures	Period of Sampling	07/11/2025 - 07/11/2025
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	Date of Receipt of Sample	10/11/2025
Sample Collection Mode	Sample collected by Laboratory Mr. Vishal Kumar	Period of Analysis	10/11/2025 - 14/11/2025
Testing Location	Permanent Facility	Date of reporting	14/11/2025
Sampling Location	From Project Site		
Sample Description	Brown coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (Gol); 2011		
Packing, Markings, Seal & Qty.	10kg Polybag Marked (F/07/02)		

RESULTS

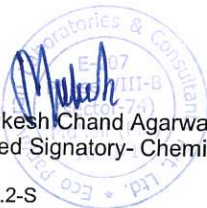
1. Chemical Testing

I. Pollution & Environment (Soil/Sediments)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity @25°C	ms/m	0.291	IS 14767
2	Organic Matter	%	1.09	IS 2720 (Part 22)
3	pH	-	7.65	IS 2720 (Part 26)
4	Moisture Content	%	7.0	IS 2720 (Part 2)-Sec 1
5	Texture	-	Sandy Loam	IS 2720 (Part 4) CI 2.4 IS 1498
6	Bulk Density	g/cc	1.54	IS 2720 (Part 28)
7	Sand	%	68	EL-QTM-12
8	Silt	%	14	EL-QTM-12
9	Clay	%	18	EL-QTM-12

Remarks : NA

End of Report



Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-S

Page No.1/2

TEST REPORT



ULR No : NA

Test Report No : NSL101125NA039

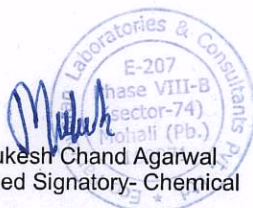
Type of Sample # : Soil/Sediments

OTHER INFORMATION

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

Terms & Conditions :

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



Mr. Mukesh Chand Agarwal
Authorized Signatory- Chemical

EL-FMT-7.8.2-S

Page No.2/2



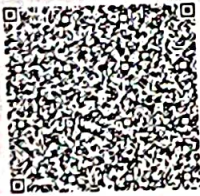
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Punjab

e-Stamp

Certificate No.	: IN-PB50610396093273U
Certificate Issued Date	: 09-Dec-2022 02:57 PM
Certificate Issued By	: pbkavikuu
Account Reference	: NEWIMPACC (SV)/ pb7014904/ MOHALI/ PB-SN
Unique Doc. Reference	: SUBIN-PBPB701490402150810980886U
Purchased by	: JODHVIR SINGH
Description of Document	: Article 4 Affidavit
Property Description	: NIL
Area of Property	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MS VRS BUILDERS AND PROMOTERS
Second Party	: NIL
Stamp Duty Paid By	: MS VRS BUILDERS AND PROMOTERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)




Please write or type below this line

For VRS Builders & Promoters

[Signature]
Signatory

For VRS Infrastructure

Manish Kumar

 Auth. Signatory
 0016537320

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.showstamp.com/ or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of ensuring the legitimacy is on the users of the certificate.

MEMORANDUM OF UNDERSTANDING

This MOU is made and executed at S.A.S Nagar Mohali on 16th December 2022

BETWEEN

M/s VRS Builders & Promoters

And

M/s VRS Infrastructures

1. That M/s VRS Builders & Promoters and M/s VRS Infrastructures are the partnership firms is under the "VRS Group" and belongs to both of the same partners.
2. That M/s VRS Builders & Promoters has developed a Commercial project namely "District One" located at Sector 68, SAS Nagar (Mohali), Punjab.
3. That M/s VRS Infrastructures is developing a commercial project namely "Fintech Square" at Industrial Focal Point, Phase - 8A, Sector-75, SAS Nagar (Mohali), Punjab.
4. That M/s VRS Builders & Promoters have no objection if the treated waste water from the STP of "District One" project will be utilized by M/s VRS Infrastructures for the construction purposes of project "Fintech square".

For M/s VRS Builders & Promoters

For VRS Builders & Promoters


Auth. Signatory
(Authorized Signatory)

For M/s VRS Infrastructures
For VRS Infrastructures


Auth. Signatory
(Authorized Signatory)

VRS Infrastructures

Fintech Square , Plot No CP-02 , IFP , Sector 75 , SAS Nagar

Treated waste water Record

Sr No	Date	Vehicle Details		In Time	Quantity (Ltrs)	Signature	Remarks
		Type of Vehicle	Vehicle no				
206	09-02-2025	Tractor with tanker	PB-68-88 0844	11:00	4000	<i>[Signature]</i>	
207	12-02-2025	"	"	4:00	4000	<i>[Signature]</i>	
208	15-02-2025	"	"	12:00	4000	<i>[Signature]</i>	
209	15-02-25	"	"	4:00	4000	<i>[Signature]</i>	
210	18-02-25	"	"	3:00	4000	<i>[Signature]</i>	
211	21-02-25	"	"	4:00	4000	<i>[Signature]</i>	
212	24-02-25	"	"	4:00	4000	<i>[Signature]</i>	
213	27-02-25	"	"	9:00	4000	<i>[Signature]</i>	
214	01-03-25	"	"	10:00	4000	<i>[Signature]</i>	
215	04-03-25	"	"	11:00	4000	<i>[Signature]</i>	
216	07-03-25	"	"	2:00	4000	<i>[Signature]</i>	
217	11-03-25	"	"	5:00	4000	<i>[Signature]</i>	
218	14-03-25	"	"	3:00	4000	<i>[Signature]</i>	
219	17-03-25	"	"	4:00	4000	<i>[Signature]</i>	
220	20-03-25	"	"	5:00	4000	<i>[Signature]</i>	
221	21-03-25	"	"	4:00	4000	<i>[Signature]</i>	
222	24-03-25	"	"	3:00	4000	<i>[Signature]</i>	
223	27-03-25	"	"	3:00	4000	<i>[Signature]</i>	
224	30-03-25	"	"	4:00	4000	<i>[Signature]</i>	
225	01-04-25	"	"	3:00	4000	<i>[Signature]</i>	
226	05-04-25	"	"	4:00	4000	<i>[Signature]</i>	
227	08-04-25	"	"	9:00	4000	<i>[Signature]</i>	
228	11-04-25	"	"	12:30	4000	<i>[Signature]</i>	

Treated waste water Record

Sr No	Date	Vehicle Details		In Time	Quantity (Ltrs)	Signature	Remarks
		Type of Vehicle	Vehicle no				
229	14-04-25	Tractor with tanker	PB-63-30 0544	10:00	4000	<i>[Signature]</i>	
230	17-4-25	"	"	11:00	4000	<i>[Signature]</i>	
231	20-4-25	"	"	01:00	4000	<i>[Signature]</i>	
232	23-4-25	"	"	04:00	4000	<i>[Signature]</i>	
233	27-4-25	"	"	05:00	4000	<i>[Signature]</i>	
234	30-4-25	"	"	06:00	4000	<i>[Signature]</i>	
235	01-05-25	"	"	01:00	4000	<i>[Signature]</i>	
236	04-05-25	"	"	04:00	4000	<i>[Signature]</i>	
237	07-05-25	"	"	2:00	4000	<i>[Signature]</i>	
238	10-05-25	"	"	3:00	4000	<i>[Signature]</i>	
239	13-05-25	"	"	11:00	4000	<i>[Signature]</i>	
240	18-05-25	"	"	10:00	4000	<i>[Signature]</i>	
241	21-05-25	"	"	4:00	4000	<i>[Signature]</i>	
242	24-05-25	"	"	1:00	4000	<i>[Signature]</i>	
243	27-05-25	"	"	2:00	4000	<i>[Signature]</i>	
244	30-05-25	"	"	3:00	4000	<i>[Signature]</i>	
245	3-06-25	"	"	1:00	4000	<i>[Signature]</i>	
246	06-06-25	"	"	11:00	4000	<i>[Signature]</i>	
247	09-06-25	"	"	10:00	4000	<i>[Signature]</i>	
248	12-06-25	"	"	12:00	4000	<i>[Signature]</i>	
249	15-06-25	"	"	01:00	4000	<i>[Signature]</i>	
250	18-06-25	"	"	03:00	4000	<i>[Signature]</i>	
251	21-06-25	"	"	03:00	4000	<i>[Signature]</i>	
252	24-06-25	"	"	11:00	4000	<i>[Signature]</i>	

VRS Infrastructures

Fintech Square , Plot No CP-02 , IFP , Sector 75 , SAS Nagar

Treated waste water Record

Sr No	Date	Vehicle Details		In Time	Quantity (Ltrs)	Signature	Remarks
		Type of Vehicle	Vehicle no				
250	24-06-25	Tractor with Tanker	PB-6J-BB-0544	4:00	4000	[Signature]	
251	27-06-25	"	"	2:00	4000	[Signature]	
252	30-06-25	"	"	3:00	4000	[Signature]	
253	02-07-25	"	"	11:00	4000	[Signature]	
254	05-07-25	"	"	1:00	4000	[Signature]	
255	08-07-25	"	"	11:15	4000	[Signature]	
256	11-07-25	"	"	2:00	4000	[Signature]	
257	14-07-25	"	"	3:00	4000	[Signature]	
258	17-07-25	"	"	11:00	4000	[Signature]	
259	20-07-25	"	"	1:00	4000	[Signature]	
260	23-07-25	"	"	2:00	4000	[Signature]	
261	26-07-25	"	"	11:00	4000	[Signature]	
262	29-07-25	"	"	3:00	4000	[Signature]	
263	01-08-25	"	"	2:00	4000	[Signature]	
264	4-08-25	"	"	11:00	4000	[Signature]	
265	7-08-25	"	"	2:00	4000	[Signature]	
266	10-08-25	"	"	11:00	4000	[Signature]	
267	13-08-25	"	"	3:00	4000	[Signature]	
268	16-08-25	"	"	1:00	4000	[Signature]	
269	19-08-25	"	"	11:00	4000	[Signature]	
270	22-08-25	"	"	2:00	4000	[Signature]	
271	25-08-25	"	"	11:00	4000	[Signature]	
272	28-08-25	"	"	2:00	4000	[Signature]	

VRS Infrastructures

Fintech Square , Plot No CP-02 , IFP , Sector 75 , SAS Nagar

Treated waste water Record

Sr No	Date	Vehicle Details		In Time	Quantity (Ltrs)	Signature	Remarks
		Type of Vehicle	Vehicle no				
273	31-08-25	Tractor with Tanker	17B-65-BB 0544	3:00	4000		
274	03-09-25	"	"	2:00	4000		
275	06-09-25	"	"	1:00	4000		
276	09-09-25	"	"	1:00	4000		
277	12-09-25	"	"	2:00	4000		
278	15-09-25	"	"	2:00	4000		
279	18-09-25	"	"	1:00	4000		
280	21-09-25	"	"	2:00	4000		
281	24-09-25	"	"	2:00	4000		
282	27-09-25	"	"	2:00	4000		
283	30-09-25	"	"	10:00	4000		
284	03-10-25	"	"	11:00	4000		
285	06-10-25	"	"	1:00	4000		
286	08-10-25	"	"	4:00	4000		
287	11-10-25	"	"	12:00	4000		
288	14-10-25	"	"	1:00	4000		
289	17-10-25	"	"	12:00	4000		
290	20-10-25	"	"	11:00	4000		
291	23-10-25	"	"	4:00	4000		
292	27-10-25	"	"	1:00	4000		
293	30-10-25	"	"	10:00	4000		
294	02-11-25	"	"	3:00	4000		

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date : **19/07/2025**
Time : **17:07:33 PM**
Validity upto : **18/01/2026**



Certificate SL. No. : PB06501380009764
Registration No. : **PB65BA3466**
Date of Registration : 01/Jul/2021
Month & Year of Manufacturing : May-2021
Valid Mobile Number : *****9445
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : PB0650138
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	0.59

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

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

TRANSPORT DEPARTMENT

Date

Time : 17/06/2025

Validity upto : 18:53:53 PM

: 16/12/2025



Certificate SL. No. :
 Registration No. : CH00100090031146
 Date of Registration : PB65AK0290
 Month & Year of Manufacturing : 28/Dec/2016
 Valid Mobile Number : August-2006
 Emission Norms : *****4172
 Fuel : BHARAT STAGE II
 PUC Code : DIESEL
 GSTIN : CH0010009
 Fees :
 MIL observation : Rs.50.00
 : 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		
Idling	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.62

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://mvt.mil.gov.in>

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

PIRZADA ENTERPRISES
 SECTOR 55-A, CHANDIGARH

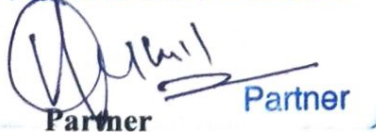
ENVIRONMENT POLICY OF THE COMPANY

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

Date: 13.02.2024

For VRS Infrastructures
For VRS Infrastructures


Partner **Partner**



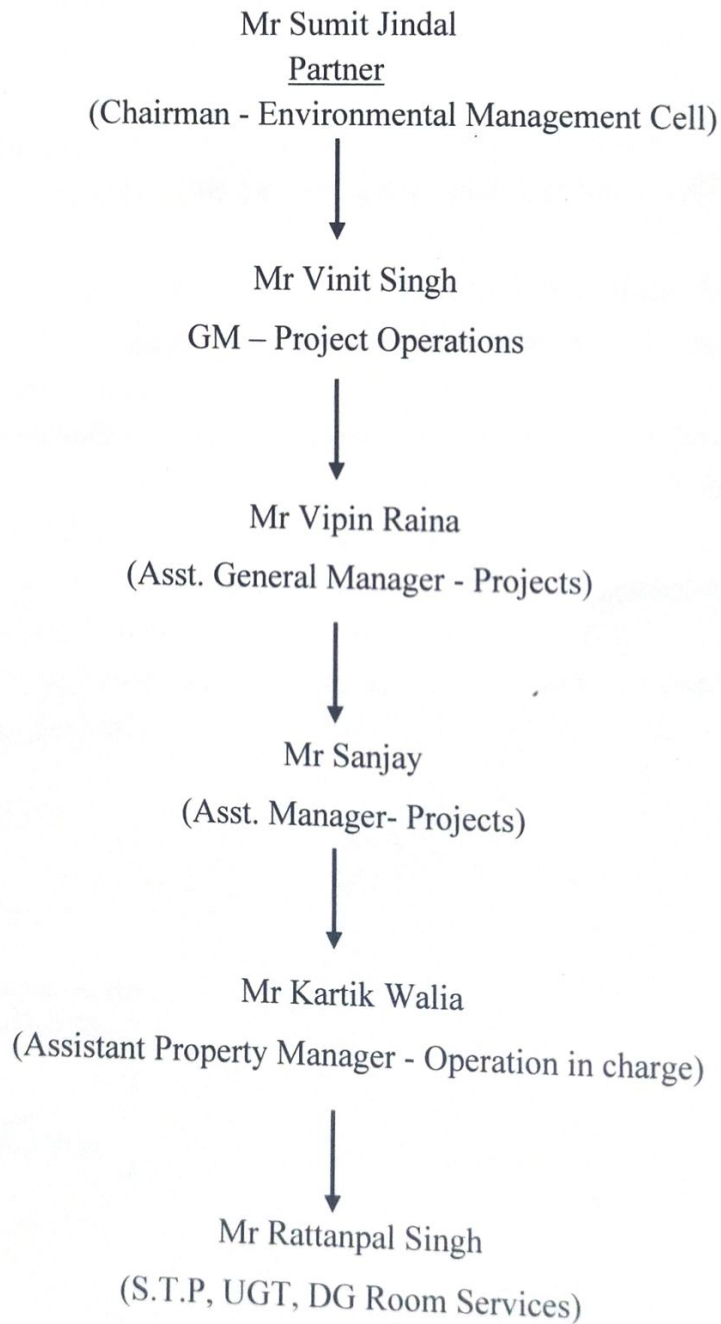
COMMERCIAL | RESIDENTIAL

VRS Infrastructures

2nd Floor, Vista Tower, Phase - 8A, Mohali,

Mobile: +91 7837830505, Email: info@vrsventures.com

**Environmental Management Cell of "VRS Infrastructures"
Project "Fintech Square" located at Plot No :- CP-02
Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab).**



For VRS Infrastructures

For VRS Infrastructures

Partner

Partner

VRS Infrastructures
District One, Adjoining MC Building,
SAS Nagar, Mohali

Corporate Environmental Responsibility
Ledger Account

1-Apr-23 to 10-Aug-26

Page 1
Credit

Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Jul-23	To Swastik Mechanical & Electrical Engineers	Journal	SI-05	2,23,214.30	
	<i>Being amount against bill no SI-05 DT. 01.07. 2023 FOR Supply of Waste Coconut Shredder of 1000 kg per day capacity for municipal waste.</i>				
2-Aug-23	To Tds-94C	Journal	SI-06	26,78,571.40	
	<i>being bill no. SI-06 dtd 02.08.2023 for supply & Installation of Green Composter machine capacity 2000 kg/day for organic municipal waste at mohali</i>				
				29,01,785.70	
					29,01,785.70
				29,01,785.70	29,01,785.70

By Closing Balance

[Signature]
29/11/23
For VRS Infrastructures
Authorized Signatory

GST No. 03ATAPS7688H1ZA

JAI MATA DI
Tax Invoice

PH: 09877323298

SWASTIK MECHANICAL & ELECTRICAL ENGINEERS

Deals in Special Application Equipments.

Address:-2434/7, Post Office road, Sirhind-140406.

Invoice No. SI-05

Dated-01/07/2023.

To,
VRS Infrastructures,
District One, Sector-68, Adjoining MC Building,
SAS Nagar, Mohali.

Work order No. : - E2W0J/00003/23-24 dated 27/06/2023.

Party GSTIN:- 03AARFV6135C1Z8

S. No.	ITEM DESCRIPTION	HSN Code	Qty.	RATE	AMOUNT
1.	Supply of Waste Coconut shredder of 1000 Kg per day capacity for Municipal waste (Total Rupees Two lac fifty thousand only)	8479	01 No.	Rs.2,23,214.30	Rs.2,23,214.30
				TOTAL	Rs.2,23,214.30
				IGST	-----
				SGST @6%	Rs.13,392.85
				CGST @6%	Rs.13,392.85
				G.TOTAL	Rs.2,50,000.00

*Bank Account details:-
Uco Bank, Sirhind mandi
A/c No.:- 29900210001141
IFSC code:- UCBA0002990*

For Swastik Mechanical & Electrical Engineers



Customer' Signature

Authorized Signatory

GST No. 03ATAPS7688H1ZA

JAI MATA DI
Tax Invoice

PH: 09877323298

SWASTIK MECHANICAL & ELECTRICAL ENGINEERS

Deals in Special Application Equipments.
Address:-2434/7, Post Office road, Sirhind-140406.

Invoice No. SI-06

Dated-02/08/2023.

To,
VRS Infrastructures,
District One, Sector-68, Adjoining MC Building,
SAS Nagar, Mohali.

Work order No. : - E2W0J/00002/23-24 dated 27/06/2023.
Party GSTIN:- 03AARFV6135C1Z8

S. No.	ITEM DESCRIPTION	HSN Code	Qty.	RATE	AMOUNT
1.	Supply & Installation of Green Composter (Conventional type) machine of capacity 2000kg/day for organic municipal waste at mohali. (Total Rupees Thirty Lac only)	8479	01 No.	Rs.26,78,571.40	Rs.26,78,571.40
				TOTAL	Rs.26,78,571.40
				IGST	-----
				SGST @6%	Rs.1,60,714.30
				CGST @6%	Rs.1,60,714.30
				G.TOTAL	Rs.30,00,000.00

For Swastik Mechanical & Electrical Engineers



Customer' Signature

Authorized Signatory

Composter Photographs



Pak using Chinese drones to home in on 'safe' drop zones

Yudhvir.Rana@timesgroup.com

Chandigarh: The 533-km Punjab stretch of the India-Pakistan international border is seeing frequent cross-border intrusions from the skies. Smugglers backed by the neighbouring country's spy agency are using high-end Chinese drones to smuggle contraband, including drugs, arms and ammunition, into India and are suspected to be carrying out dummy runs to check vulnerabilities by airdropping soil or bricks in Indian territory, according to sources in the Border Security Force (BSF) and intelligence agencies.

The shooting down of an expensive and sophisticated Pakistan drone by the BSF and the recovery of a soil-filled pouch and brick appear to lend credence to the theory of Pakistan carrying out trial sorties.

On Saturday the BSF found a sealed blue packet airdropped by a Pakistan drone - that was turned back - in Masagarh village of Ferozepur district. BSF officials were surprised to find a brick weighing around 1 kg in it. A day prior to this, the BSF had shot down a Pak drone in the area of Shahpur Border Outpost

and a search had yielded a payload of 500 grams of soil.

The downed drone recovered from the Ajnala area was found to be a DJI Matriice 300 RTK, which has Advanced Encryption Standard (AES) 128, due to which BSF had difficulty in extraction of data, especially the flight logs.

Sources said the AES 128 uses a 128-bit key length to encrypt and decrypt a block of messages.

Sources further said that a Chinese technology company with its headquarters in Shenzhen, China, is believed to have pioneered drone manufacture, and the DJI Matriice



A blue packet dropped by a Pak drone in Ferozepur district

300 Real Time Kinematic (RTK) was the company's latest commercial Unmanned Aerial Vehicle platform. It offers up to 55 minutes of flight time with a cruise speed of about 90 metres per minute. However, the most advanced

Smugglers backed by the neighbouring country's spy agency are suspected to be doing dummy runs to check vulnerabilities by airdropping soil or bricks in Indian territory

drone shot down by BSF neither had dropping mechanism like latches or spindles attached to it nor cameras. However, these drones had a First Person View (FPV) camera which enabled the drone pilot to see what the drone could.

"The DJI Matriice are one of the best in the class of commercial drones with a payload capacity of 2.7 kg and costs around Rs 18 lakh in the Indian market," said sources, adding that as per the intelligence reports more than 1000 of these were supplied to Pakistan by a Chinese company in the recent past. The drone found in Ajnala had one propeller and one side was damaged, but its flight controller unit or the batteries remained undamaged. However, the 300-metre-long nylon rope attached to the drone proved baffling. "In normal circumstances, the contraband packets are attached

to the carabiner hook which releases the payload through the remotely controlled release mechanism, but we didn't find any spindle or latch attached to this drone but a small packet filled with around half-kg of soil," said sources. Sources opined that airdropping of soil or brick packets in India could be part of trial runs to ascertain the success of dropping 'conglomerates' at the designated area, conveyed to the Pakistan pilot by the Indian receiver through social media platforms. In Punjab, BSF has shot down four DJI Matriice RTK 300 drones in the recent past. "The anti-drone systems installed on the India-Pakistan international border in this region have helped us detect drones but not to take control of the drones," said sources. Once the 'enemy' drone is jammed by the anti-drone system, it starts hovering in the sky but drifts as per the air current until it becomes out of range of the anti-drone systems, and the flight control again gets transferred to Pakistan pilots. "We need to have highly modern anti-drone technology that will not only jam the drones, but also shift the control in our hands," said sources.

TIMES interact

Connecting People, Connecting Needs.

To book your ad

Logon to: ads.timesgroup.com
or Call: 18001205474 (Toll Free)

Scan QR Code



tender & notices

State Bank of India
THE BANKER TO EVERY INDIAN

NOTICE INVITING TENDER (NIT)

REQUIREMENT OF COMMERCIAL/OFFICE PREMISES FOR SHIFTING THE PINJORE BRANCH AT ANOTHER ESTABLISHMENT OF PINJORE, DISTT-PANCHKULA

PREMISES REQUIRED ON THE TITLE ARE:

State Bank of India invites offers from owners of commercial premises available on ground floor with basement on lease ready basis for shifting of Punjab Branch to another commercial establishment at Pinjore. Offer Premises with all facilities including good road, parking, power and water. The premises should have sufficient parking area. Premises and should be free from water logging area. Interested land/owner of attorney holders agreeable to other commercial conditions/directions as per Bank's requirements should submit their offers on bank's prescribed format of "TECHNICAL BID" AND "PRICE BID" in two separate sealed envelopes and these two envelopes be kept in A-4 size envelope under covering "Under the permission collection of Punjab Branch" along with a copy of NIT, 2% deposit in form of bank deposit. Payable and Premises to be kept along with technical bid envelope and submit the offer up to 10:11:00 AM on 16/10/2022 till 10:00 AM on 17/10/2022.

*Regional Manager, State Bank of India, HNO-1, Panchkula, Plot No 1-2, City Centre, Sector 6, Panchkula

No bid will be considered in the event of extension that is spread on cover website. www.sbi.co.in under the permission collection. The proposal along with the price, cost of preparation of documents, deposit and other charges.

NOTICE

NOTICE INVITING TENDER

Sealed tenders are hereby invited from Civil Contractors for the Construction of New Lawyers Chamber's Building & External Development works, Karnal.

Prequalification	1) At least two Work orders & Completion certificates of buildings above 10 Cr.,
Photocopy of all to be submitted at the time of purchase.	2) CST registration,
	3) E.S.I
	4) E.P.F.
	5) ITR of last 3 years with computation.
Cost of tender:	Rs. 10,000/- (non-refundable)
Estimated cost	Rs. 12cr.
E.M.D.	Rs 10,00,000
Time period	24 months
Sale of tenders	16/10/2022 TO 27/10/2022 (10:00 a.m to 4:00 p.m.)
Receipt & opening of tenders	28/10/2022 at 1:00 p.m
Contact	Mr Vannder Singh Pehal Mob: 9896030005

President, District Bar Association Karnal.

PUBLIC NOTICE

In the information of General Public that M/s VRS Infrastructures has been granted Environmental Clearance by SEIAA, Punjab for development of Commercial Project namely Fibre Spine at E.P.Z. Industrial Area, Phase-0A, Sector-75, Mohali (Punjab) vide EC Identification No. EC/3469/2019/SEIAA/Punjab dated 12/08/2022 through our Environmental Consultant M/s Eco Parvayaraan Laboratories and Consultants Pvt. Ltd. Mohali. Copy of Environmental Clearance along with the conditions to be complied with the Project report and may also be seen at Environmental Clearance portal (<https://seiaa.gov.in>) by the interested person who are interested in the two M/s VRS Infrastructures, District, the Managing Director, Sector 75, SAS Nagar (Mohali) Punjab. M/s Eco Parvayaraan Laboratories & Consultants Pvt. Ltd. E-207, Industrial Area, Phase VII G, Sector-74, Mohali Punjab.

PUBLIC NOTICE

M/s. Eco Parvayaraan Laboratories and Consultants Pvt. Ltd. Mohali Punjab hereby declare that the firm is a member of the Punjab Chamber of Commerce and Industries and is a member of the Punjab Chamber of Commerce and Industries. The firm is a member of the Punjab Chamber of Commerce and Industries and is a member of the Punjab Chamber of Commerce and Industries.

PUBLIC NOTICE

In the information of General Public that M/s VRS Infrastructures has been granted Environmental Clearance by SEIAA, Punjab for development of Commercial Project namely Fibre Spine at E.P.Z. Industrial Area, Phase-0A, Sector-75, Mohali (Punjab) vide EC Identification No. EC/3469/2019/SEIAA/Punjab dated 12/08/2022 through our Environmental Consultant M/s Eco Parvayaraan Laboratories and Consultants Pvt. Ltd. Mohali. Copy of Environmental Clearance along with the conditions to be complied with the Project report and may also be seen at Environmental Clearance portal (<https://seiaa.gov.in>) by the interested person who are interested in the two M/s VRS Infrastructures, District, the Managing Director, Sector 75, SAS Nagar (Mohali) Punjab. M/s Eco Parvayaraan Laboratories & Consultants Pvt. Ltd. E-207, Industrial Area, Phase VII G, Sector-74, Mohali Punjab.

PUBLIC NOTICE

M/s. Eco Parvayaraan Laboratories and Consultants Pvt. Ltd. Mohali Punjab hereby declare that the firm is a member of the Punjab Chamber of Commerce and Industries and is a member of the Punjab Chamber of Commerce and Industries. The firm is a member of the Punjab Chamber of Commerce and Industries and is a member of the Punjab Chamber of Commerce and Industries.

jobs

SITUATION VACANT

REQUIRED Software grad for US voice projects. Contact: 9815784515, 9815784515@gmail.com

real estate

MOHALI

FLAT FOR SALE 3+1 Bed, 1100 sq ft, 5 BHK, 2nd floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor, 8th floor, 9th floor, 10th floor, 11th floor, 12th floor, 13th floor, 14th floor, 15th floor, 16th floor, 17th floor, 18th floor, 19th floor, 20th floor, 21st floor, 22nd floor, 23rd floor, 24th floor, 25th floor, 26th floor, 27th floor, 28th floor, 29th floor, 30th floor, 31st floor, 32nd floor, 33rd floor, 34th floor, 35th floor, 36th floor, 37th floor, 38th floor, 39th floor, 40th floor, 41st floor, 42nd floor, 43rd floor, 44th floor, 45th floor, 46th floor, 47th floor, 48th floor, 49th floor, 50th floor, 51st floor, 52nd floor, 53rd floor, 54th floor, 55th floor, 56th floor, 57th floor, 58th floor, 59th floor, 60th floor, 61st floor, 62nd floor, 63rd floor, 64th floor, 65th floor, 66th floor, 67th floor, 68th floor, 69th floor, 70th floor, 71st floor, 72nd floor, 73rd floor, 74th floor, 75th floor, 76th floor, 77th floor, 78th floor, 79th floor, 80th floor, 81st floor, 82nd floor, 83rd floor, 84th floor, 85th floor, 86th floor, 87th floor, 88th floor, 89th floor, 90th floor, 91st floor, 92nd floor, 93rd floor, 94th floor, 95th floor, 96th floor, 97th floor, 98th floor, 99th floor, 100th floor.

GENERAL

s for the
External

PUBLIC NOTICE

It is for the information of General Public that " M/s VRS Infrastructures" has been granted Environmental Clearance by SEIAA, Punjab for development of Commercial Project namely "Fintech Square" at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) vide EC Identification No. EC22B038PB185275 & File No. SEIAA/PB/MIS/2022/EC/27 dated 12/10/2022 through our Environmental Consultant "M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd., Mohali". Copy of Environmental Clearance along with the conditions to be complied is available with the Project proponent and may also be seen at Environmental Clearance portal (<https://parivesh.nic.in/>). The interested person can contact either of the two.

M/s VRS Infrastructures, District One, Adjoining MC Office, Sector 68, SAS Nagar (Mohali), Punjab.

M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207, Industrial Area, Phase VIII-B, Sector-74, Mohali, Punjab

PUBLIC NOTICE

It is for the information of Public as well as to the House No. 2798/FF in Colony, Sector-23, Sonapat, the name of Sh. Dinesh Singh, this Office Letter No. 73 Now Sh. Dinesh S/o S 2798/FF, R/o Village Kh... has submitted documents above said house in Somender Singh S/o S 691/31, Gali No. 2, M Sonipat, Haryana. If any objection regarding transfer he/she should file documentary proof, in writing this office (on address given) 15 days from the date of notice. If no objection is received from any person within this stipulated period, permission for transfer is granted in favour of Sh. S/o Sh. Maha Singh R/o Malik Colony, Distt. Sonapat, this office on the basis of documents submitted by allottee. A Board. No claim/ objection will be entertained after that in the O/o Estate Manager, House No. 1669, H.B.C.,

PUBLIC NOTICE

We, Arun Kumar S/o Sunder and Pushpa V (Husband-Wife) R/o Sector-10, Panchkula, that our family surname is Manchanda (husband side) and we mentioned our name as Manchanda and Pushpa (as we are known by the school/ CBSE rec

POUSE)

PUBLIC NOTICE

J. Neetu w/o Subhash K...

ਜਨਤਕ ਨੋਟਿਸ

ਇਹ ਆਮ ਜਨਤਾ ਦੀ ਜਾਣਕਾਰੀ ਲਈ ਹੈ ਕਿ “ਮੈਸ ਵੀ ਆਰ ਐਸ ਇਨਫਰਾਸਟਰਕਚਰਜ਼” ਨੂੰ ਸਾਡੇ ਵਾਤਾਵਰਨਿਕ ਸਲਾਹਕਾਰ “ਮੈਸ: ਈਕੋ ਪਰਿਆਵਰਨ ਲੈਬੋਰਟਰੀਜ਼ ਐਂਡ ਕੰਸਲਟੈਂਟਸ ਪਾਈ: ਲਿਮ: ਮੁਹਾਲੀ” ਰਾਹੀਂ ਈ.ਸੀ. ਆਈਡੈਂਟੀਫਿਕੇਸ਼ਨ ਨੰ: EC22B038PB185275 ਅਤੇ ਫਾਈਲ ਨੰ: SEIAA/PB/MIS/2022/EC/27 ਮਿਤੀ 12.10.2022 ਦੁਆਰਾ ਸੀ ਪੀ-2 ਇੰਡਸਟਰੀਅਲ ਫੋਕਲ ਪੁਆਇੰਟ, ਫੇਜ਼-8ਏ, ਸੈਕਟਰ 75, ਮੁਹਾਲੀ (ਪੰਜਾਬ) ਵਿਖੇ ਕਮਰਸ਼ੀਅਲ ਪ੍ਰਾਜੈਕਟ ਭਾਵ “ਫਿਨਟੈਕ ਸੁਕੇਅਰ” ਦੇ ਵਿਕਾਸ ਲਈ ਐਸ ਈ ਆਈ ਏ ਏ, ਪੰਜਾਬ ਦੁਆਰਾ ਵਾਤਾਵਰਨਿਕ ਕਲੀਅਰੈਂਸ ਪ੍ਰਦਾਨ ਕੀਤੀ ਗਈ ਹੈ। ਪਾਲਣਾ ਕੀਤੀਆਂ ਜਾਣੀਆਂ ਸ਼ਰਤਾਂ ਸਹਿਤ ਵਾਤਾਵਰਨਿਕ ਕਲੀਅਰੈਂਸ ਦੀ ਕਾਪੀ ਪ੍ਰਾਜੈਕਟ ਪ੍ਰੋਪੋਜ਼ੈਂਟ ਕੋਲ ਉਪਲਬਧ ਹੈ ਅਤੇ ਇਨਵਾਇਰਨਮੈਂਟਲ ਕਲੀਅਰੈਂਸ ਪੋਰਟਲ (<https://privesh.nic.in/>) 'ਤੇ ਵੀ ਦੇਖੀ ਜਾ ਸਕਦੀ ਹੈ। ਚਾਹਵਾਨ ਵਿਅਕਤੀ ਦੋਹਾਂ ਵਿਚੋਂ ਕਿਸੇ ਇਕ ਨਾਲ ਸੰਪਰਕ ਕਰ ਸਕਦੇ ਹਨ।

ਮੈਸ ਵੀ.ਆਰ.ਐਸ. ਇਨਫਰਾਸਟਰਕਚਰਜ਼,
ਡਿਸਟ੍ਰਿਕਟ ਵਨ, ਨਜ਼ਦੀਕ ਐਮ ਸੀ ਆਫਿਸ, ਸੈਕਟਰ
68, ਐਸ.ਏ.ਐਸ. ਨਗਰ (ਮੁਹਾਲੀ), ਪੰਜਾਬ ਮੈਸ:
ਈਕੋ ਪਰਿਆਵਰਨ ਲੈਬੋਰਟਰੀਜ਼ ਐਂਡ ਕੰਸਲਟੈਂਟਸ
ਪਾਈ: ਲਿਮ: ਈ-207, ਇੰਡਸਟਰੀਅਲ ਏਰੀਆ,



- IGBC CERTIFICATE
- ENVIRONMENTAL CLEARANCE
- SMC REPORT FOR PERIOD ENDING 31/03/2023
- SMC REPORT FOR PERIOD ENDING 30/09/2023
- SMC REPORT FOR PERIOD ENDING 31/03/2024
- SMC REPORT FOR PERIOD ENDING 30/09/2024
- SMC REPORT FOR PERIOD ENDING 31/03/2025



परिवेश
पयविरण, वन और जलवायु परिवर्तन मंत्रालय
Ministry of Environment, Forest and Climate Change



List of **Uploaded** EC Compliance Reports

Sr.No.	Proposal No. / Name of Project	Compliance No./ EC Letter Number	State and District	Year of Compliance	Period of Compliance	Remarks	Uploaded Date	Status	View
1	SIA/PB/MIS/284629/2022 Commercial Project Fintech Square at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures	EC/M/COMPLIANCE/135152707/2025 SEIAA/PB/MIS/2022/EC/27	PUNJAB S.A.S Nagar	2025	01 Jun(01 Oct - 31 Mar)	-	30-08-2025	Submitted Successfully	View Report View Documents Compliance Summary
2	SIA/PB/MIS/284629/2022 Commercial Project Fintech Square at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures	EC/M/COMPLIANCE/114057731/2024 SEIAA/PB/MIS/2022/EC/27	PUNJAB S.A.S Nagar	2024	01 Dec(01 Apr - 30 Sep)	-	06-12-2024	Submitted Successfully	View Report View Documents Compliance Summary



To,

The Ministry of Environment, Forest & Climate Change
Mohali

Sub.: Expenditures on Implementing EMP

This is to certify that the M/S/ VRS Infrastructures has incurred the total expenses on Implementing Environment Management Plan for the project of “Fintech Square” located at Plot no CP-02, Industrial Focal Point, Phase - 8A, Sector 75, SAS Nagar (Mohali), Punjab is Rs. 65.48 Lakh till March 2025 as per details given here under:

Period	Amount(In Lakh)	Remarks
Upto March 2023	13.38	a) Misc (Appointment of Consultants & Management of Environment cell)=6.98 Lakh b) Air pollution Control (Baricading , Tarpaulin sheets etc)= 1.49 Lakh c) Landscaping = 4.91 Lakh
From Apr 2023 to Sept 2023	05.02	a) Misc (Appointment of Consultants & Management of Environment cell)=0.40 Lakh b) Air pollution Control (Baricading , Tarpaulin sheets etc)= 2.23 Lakh c) Landscaping = 2.39 Lakh
From Oct 2023 to Mar 2024	4.60	a) Misc (Appointment of Consultants & Management of Environment cell)=0.90 Lakh b) Air pollution Control (Baricading , Tarpaulin sheets etc)= 1.34 Lakh c) Landscaping = 2.36 Lakh
From Apr 2024 to Sept 2024	3.27	a) Misc (Appointment of Consultants & Management of Environment cell)=0.40 Lakh b) Air pollution Control (Baricading , Tarpaulin sheets etc)= 0.57 Lakh c) Landscaping = 2.30 Lakh





GOURAV BANSAL & ASSOCIATES

CHARTERED ACCOUNTANTS

(M) – 9888221678, 6280221678

E-Mail: cagbansal10@gmail.com

PAN – ARRPB5426D

GST NO: 04ARRPB5426D1Z4

From Oct 2024 to Mar 2025	39.21	a) Misc (Appointment of Consultants & Management of Environment cell)=0.50 Lakh b) Water pollution Control (STP of 175 KLD) -38.71 lakh
Total	65.48	

The above certificate has been issued as verified from the books of accounts of the company and the other information and explanations as given to me by the company.

For Gourav Bansal & Associates

Gourav Bansal
(Chartered Accountant)

M.No. : 521188

Date: 14/05/2025

Place: Chandigarh

UDIN: 25521188BMOMKJ2582



Gourav Bansal

INDIA