



Office Dispatch No.: **PBIP/I/520494/2023**

Date: **02.03.2023**

To

**RAHUL BANSAL**  
**H.NO-41, WARD NO-24**  
**S.A.S NAGAR, DERA BASSI - 134112**

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

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

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

PIN	220317882
Application No.:	2301736442
Date of Issue:	02-Mar-2023
Date of Expiry:	16-Feb-2024
Certificate Type:	Fresh
Certificate No:	CTE/Fresh/PBIP/SAS/2023/220317882

**2. Particulars of the Industry:**

Name & Designation of the Applicant:	Rahul Bansal, (Partner)
Name of Business Entity	Affinity Buildtech
Name of the Project/Unit:	Affinity Belgravia
Address of Project/Unit:	VILLAGE CHATT ZIRAKPUR , Dera Bassi , S.A.S Nagar
Capital Investment of the Industry(in lakhs):	18200
Category of Industry:	Red
Type of Industry:	1063 - Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Micro - < = Rs.1 Crore
Office District:	SAS Nagar
Consent Fee Details:	Rs. 2,16,500/- vide online R no. 793744706 dated 17/02/2023.
Raw Materials (Name with quantity per day):	Group Housing Project consisting of 484 flats, 19 shops, One club and additional 3 no. commercial pockets 1, 2 & 3, in total land area of 49612.55 sqm (12.25 Acres approx.) having total built-up area of 163222.42 sqm (142533.745 sqm for 484 flats, 19 shops, Stilt, Basement & Clubhouse etc + Commercial Pocket 1 @ 10067.795 sqmtr +

	commercial pocket 2 & 3 @ 10620.89 sqmtr).
Products (Name with quantity per day):	Group Housing Project consisting of 484 flats, 19 shops, One club and additional 3 no. commercial pockets 1, 2 & 3, in total land area of 49612.55 sqm (12.25 Acres approx.) having total built-up area of 163222.42 sqm (142533.745 sqm for 484 flats, 19 shops, Stilt, Basement & Clubhouse etc + Commercial Pocket 1 @ 10067.795 sqmtr + commercial pocket 2 & 3 @ 10620.89 sqmtr).
By Products, if any (Name with quantity per day) :	--
Details of the machinery and processes:	As per application form.
Details of Effluent Treatment Plant:	Domestic Effluent generated @ 223 KLD shall be treated through STP of capacity 400 KLD, as per the feasibility report submitted by the project proponent.
Mode of disposal of Effluent:	Treated wastewater @ 99 KLD shall be reused for flushing purpose by providing dual plumbing system in the project during all seasons. Treated wastewater @ 40.76 KLD, 13.34 KLD, 3.70 KLD shall be utilized in green area measuring 7412 sqm during Summer, Winter and Monsoon seasons, respectively. Remaining treated wastewater shall be discharged onto land reserved for development of plantation area as per Karnal technology i.e. 4 Bigha 16 Biswa or approx. 1.0 acres bearing Khatoni No. 116/171, Khasra no. 1058 & falling in revenue estate of village Chhat, Zirakpur, Distt. SAS Nagar, respectively.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.
Sources of emissions and type of pollutants:	04 no. DG sets of capacities 500 KVA, 240 KVA, 125 KVA, 125 KVA - SPM, SO <sub>x</sub> , NO <sub>x</sub>
Mode of disposal of emissions with stack height:	04 no. DG sets of capacities 500 KVA, 240 KVA, 125 KVA, 125 KVA - canopy alongwith Stack of height as per following formula: $H = h + 0.2 (KVA)^{0.5}$ where h = height of the building in meters where the generator set is installed.
Quantity of fuel required in TPD:	04 no. DG sets of capacities 500 KVA, 240 KVA, 125 KVA, 125 KVA - HSD only.
Type of Air Pollution Control Devices to be installed:	04 no. DG sets of capacities 500 KVA, 240 KVA, 125 KVA, 125 KVA - Canopies to be provided.
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time.




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

Endst. No.

Dated:

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

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

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



## A. GENERAL CONDITIONS

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

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

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

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

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

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

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

#### (i) Stack height for boiler plants

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

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

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

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

(iii) Stack height for diesel generating sets:

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

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

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

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

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

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

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

(i) Once in Year for Small Scale Industries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## B. SPECIAL CONDITIONS

1. This CTE is valid for establishment of a group housing project namely Affinity Belgravia consisting of 484 flats, 19 shops, One club and additional 3 no. commercial pockets 1, 2 & 3, in total land area of 49612.55 sqm (12.25 Acres approx.) having total built-up area of 163222.42 sqm (142533.745 sqm for 484 flats, 19 shops, Stilt, Basement & Clubhouse etc + Commercial Pocket 1 @ 10067.795 sqmtr + commercial pocket 2 & 3 @ 10620.89 sqmtr), only.
2. The promoter company shall comply with conditions mentioned in the Environmental Clearance granted to it by the SEIAA vide letter no. SEIAA/PB/MIS/2022/EC/06 dated 11/04/2022, for establishment of a group housing project namely Affinity Belgravia at Zirakpur, District SAS Nagar, Punjab.
3. The project proponent shall obtain revised Environment Clearance from the competent authority for the development of its project in total land area of 49612.55 sqm (12.25 Acres approx.) having total built-up area of 163222.42 sqm (142533.745 sqm for 484 flats, 19 shops, Stilt, Basement & Clubhouse etc + Commercial Pocket 1 @ 10067.795 sqmtr + commercial pocket 2 & 3 @ 10620.89 sqmtr) with components as approved in the layout plan approved by the competent authority.
4. The project proponent shall not carry out any construction in aberration to the conceptual plan submitted at the time of grant of Environment Clearance to it, to refrain from committing violation & action thereof under the Environment (Protection) Act, 1986.
5. After obtaining revised Environment Clearance as mentioned at point 4. above, the promoter shall develop its project strictly in accordance with the layout plans approved by the Competent Authority.
6. The promoter company shall install STP of capacity 400 KLD based on SBR technology for the treatment of domestic effluent generated by the project premises, as proposed by it and in accordance with the Environment Clearance granted to it by the competent authority.
7. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 99 KLD and shall develop adequate green/ plantation area and shall develop adequate green area (7412 sq mtr) and plantation area (4 Bigha 16 Biswa or approx. 1.0 acres as per Karnal Technology) for discharge of the remaining treated effluent after STP, as proposed by it.
8. The land proposed by the project proponent for development of plantation area as per Karnal technology for utilization of its treated effluent after STP i.e. 4 Bigha 16 Biswa or approx. 1.0 acres land reserved bearing Khatoni No. 116/171, Khasra no. 1058 & falling in revenue estate of village Chhat, Zirakpur, Distt. SAS Nagar, shall be developed inconsonance to the development of the project and the said land shall not be used for any other purpose. The project proponent shall be entirely responsible for the arrangement of additional land required for the disposal of treated domestic effluent, if any.
9. The project proponent shall not allow occupancy in its project till Sewer Connection and Occupancy Certificate have been issued by the competent authority.
10. The promoter shall also not allow any occupancy in the project till the time adequate arrangements for solid waste disposal are made as well as 'consents to operate' under the Water Act, 1974 & the Air Act, 1981 are obtained.
11. The promoter company shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
12. The project proponent shall obtain permission from the PWRDA for the abstraction of ground water.
13. The project proponent shall utilize treated wastewater from nearby STPs for the construction purpose and shall submit an agreement in this regard within one month.
14. The project proponent shall provide separate water meter and energy meter for the STP and maintain record of the same on daily basis.
15. The promoter shall provide a buffer zone of green belt (dense populated trees with pleasant fragrance) around the sewage treatment plant, so as to reduce the effect of odour problem in its vicinity.
16. The promoter company shall explore the possibility of using treated domestic effluent for useful purpose such as construction work, sprinkling on dusty patches/roads, use in nearby construction activities etc.



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

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

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

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

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

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

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

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

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

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

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

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

29. The Punjab Pollution Control Board shall have the liberty to revoke this consent & take penal action against the industry/project proponent and its responsible/ concerned person(s), in case any information/document provided by the industry/ project proponent is found to be incorrect/false/misleading at any point of time. The Punjab Pollution Control Board shall not be responsible for any financial liability and/ or any other liability of the project proponent, due to grant of this Consent to Establish.

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