



Office Dispatch No.: PBIP/PPCB/2025/3056

Date: 21/04/2025

To

ANGADJEET SINGH DHILLON
S/O RAKESH SINGH, VILLAGE, KALLAR KHERA, ABOHAR, FAZILKA, PUNJAB
FAZILKA, ABOHAR - 152116

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	250314620
Application No.:	2503222271
Date of Issue:	21-Apr-2025
Date of Expiry:	24-Mar-2026
Certificate Type:	Fresh
Certificate No:	CTE/Fresh/PBIP/SAS/2025/2503222271

2. Particulars of the Industry:

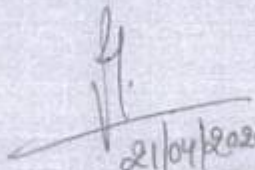
Name & Designation of the Applicant:	Angadjeet Singh Dhillon, (Director)
Name of Business Entity	CEE DEE DEVELOPERS PRIVATE LIMITED
Name of the Project/Unit:	Cyber Square
Address of Project/Unit:	Site no 01,02, Phase 9,Focal Point,SAS Nagar Mohali Punjab , Mohali , S.A.S Nagar
Capital Investment of the Industry(in lakhs):	15338
Category of Industry:	Red
Type of Industry:	1063 - Building and Construction projects irrespective of built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Large -> Rs. 50 Crore
Office District:	SAS Nagar
Consent Fee Details:	Rs. 2,16,500/- vide Ref. No. 836279391 dated 24.03.2025
Raw Materials (Name with quantity per day):	Commercial Project in total plot area of 16*17.50 sqm (2.5 Acres) and built-up area of 58395.91 sqm having components Commercial Space (Shops) @ 3819.43 sqm (Ground Floor), Commercial Space (Shops) @ 3778.66 sqm (First Floor), Commercial Space (Offices) @ 22720.49 sqm (Second Floor to Eighth Floor), only.

For CEE DEE DEVELOPERS PRIVATE LIMITED

G. S. Sood

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Products (Name with quantity per day):	Commercial Project in total plot area of 10117.50 sqm (2.5 Acres) and built-up area of 58395.91 sqm having components Commercial Space (Shops) @ 3819.43 sqm (Ground Floor), Commercial Space (Shops) @ 3778.66 sqm (First Floor), Commercial Space (Offices) @ 22720.49 sqm (Second Floor to Eighth Floor), only.
By Products, if any (Name with quantity per day):	-
Details of the machinery and processes:	As per application form
Details of Effluent Treatment Plant:	Domestic Effluent @ 102 KLD shall be treated in STP of capacity 120 KLD based on MBBR technology followed by UF
Mode of disposal of Effluent:	Treated effluent after STP @ 64 KLD will be reuse for flushing purpose, 1.69 KLD shall be utilized for green/park area (0.14 acres) and the remaining treated effluent @ 36.31 KLD will be discharge into MC sewer.
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As per effluent standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time
Sources of emissions and type of pollutants:	3 no. DG sets of Capacity 2x1500 KVA & 1x750 KVA - SPM/SOx/NOx
Mode of disposal of emissions with stack height:	3 no. DG sets of Capacity 2x1500 KVA & 1x750 KVA - 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:	3 no. DG sets of Capacity 2x1500 KVA & 1x750 KVA - HSD Only
Type of Air Pollution Control Devices to be installed:	3 no. DG sets of Capacity 2x1500 KVA & 1x750 KVA - Canopy to be provided with each DG sets
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As per emission standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time


21/04/2025

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

For CEE DEE DEVELOPERS PRIVATE LIMITED


Auth. Signatory

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.

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

For CEE DEE DEVELOPERS PRIVATE LIMITED

C. S. Sidhu
Auth. Signatory

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 ₂ 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

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.

For CEE DEE DEVELOPERS PRIVATE LIMITED


Auth. Signatory

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.

For CEE DEE DEVELOPERS PRIVATE LIMITED

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

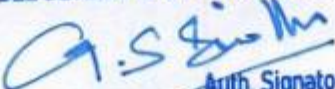
34. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.

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

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

For CEE DEE DEVELOPERS PRIVATE LIMITED


Auth. Signatory

B. SPECIAL CONDITIONS

1. This Consent to Establish (NOC) is granted for establishment of Commercial Project in total plot area of 10117.50 sqm (2.5 Acres) and built-up area of 58395.91 sqm having components Commercial Space (Shops) @ 3819.43 sqm (Ground Floor), Commercial Space (Shops) @ 3778.66 sqm (First Floor), Commercial Space (Offices) @ 22720.49 sqm (Second Floor to Eighth Floor), only.
2. The project proponent shall not start any construction activity without obtaining prior Environmental Clearance from the Competent Authority.
3. The project proponent shall develop its project strictly in accordance with the layout/ building plan approved by the District Town Planner, SAS Nagar vide no. 15 dated 02.01.2025. In case, there is variation in built-up area/green area/ any other details in layout plan approved by the competent authority (if at any stage), then the project proponent shall obtain fresh Consent to Establish from the Board.
4. The project proponent shall comply with the conditions of PSIEC, Chandigarh letter vide Endst. no. 12122 dated 11.09.2024, issued to it.
5. The project proponent shall not provide any occupancy without obtaining consent to operate from the Board under Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.
6. The project proponent shall also not allow any occupancy/give physical possession in the project till the time adequate arrangements for effluent treatment & disposal and solid waste collection, storage & disposal are made as well as consents to operate under the Water Act, 1974 & the Air Act, 1981 are obtained.
7. The project proponent shall install STP of capacity 120 KLD based on MBBR technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation & dual plumbing.
8. The project proponent shall provide water meter and energy meter for the STP and maintain record of the same on daily basis. The project proponent shall maintain separate record of waste water being utilized for green area and flushing purpose.
9. The project proponent shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
10. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 64 KLD, treated effluent @ 1.69 KLD shall be utilized for green/park area (0.14 acres) and the remaining treated effluent @ 36.31 KLD will be discharge into MC sewer.
11. The project proponent shall ensure that the only treated effluent from STP shall be recycled/reused for flushing and green area. No treated water shall be disposed of into the municipal storm water drain.
12. The project proponent shall ensure that no groundwater is used during the construction phase of the project and only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
13. The project proponent shall obtain permission from PWRDA for extraction of groundwater before obtaining consent to operate, if required.
14. The project proponent shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project. The project proponent shall provide anti-smog guns in line with the guidelines issued by CPCB vide orders dated 21.09.21.
15. The project proponent shall place adequate no. of bins outside its premises from where the Municipal Solid Waste shall be got lifted.
16. 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 on-site facility to produce compost i.e. mechanical composter @ 400 Kg/day, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.

For CEE DEE DEVELOPERS PRIVATE LIMITED


Auth. Signatory

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

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

19. 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 eraser the construction material does not get disburse into the air or atmosphere in any form.

20. 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.

21. 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.

22. The project shall obtain permission from designated authorities as per provisions of Noise Pollution (Regulation & Control) Rules, 2000 and shall comply with provision of Noise Rules specifically Rule 5 and Rule 6 of the Noise Rules.

23. 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.

24. The adequacy/ efficacy of the pollution control arrangements shall be the sole responsibility of the project and the project shall be bound to implement/ upgrade its pollution control arrangements as per the discretion of the Board to achieve the prescribed emission/ effluent standards, as amended from time to time.

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

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

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

For CEE DEE DEVELOPERS PRIVATE LIMITED

C.S. Sohal
Auth. Signatory