



Office Dispatch No.: PBIP/PPCB/2025/3646

Date: 07/07/25

To

**INDERJEET SINGH**  
**HOUSE NO 49, RAJA PARK**  
**AMBALA, NULL - 133001**

**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	241284951
Application No.:	2505323619
Date of Issue:	07-Jul-2025
Date of Expiry:	25-May-2026
Certificate Type:	Fresh
Certificate No:	CTE/Fresh/PBIP/SAS/2025/2505323619

**2. Particulars of the Industry:**

Name & Designation of the Applicant:	Inderjeet Singh, (Partner)
Name of Business Entity	ROSERO INFRA LLP
Name of the Project/Unit:	Rosero Elena
Address of Project/Unit:	Village Singhpura, Zirakpur , Dera Bassi , S.A.S Nagar
Capital Investment of the Industry(in lakhs):	7095
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:	Micro - < = Rs.1 Crore
Office District:	SAS Nagar
Consent Fee Details:	Rs. 84,500/- vide Receipt No. 698986639 dated 09.01.2025
Raw Materials (Name with quantity per day):	Group Housing Residential Project having Residential Flats @ 368 Number and Shops @ 3 Number
Products (Name with quantity)	Group Housing Residential Project having Residential Flats @ 368 Number and Shops

per day):	@ 3 Number
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 @ 199 KLD shall be treated in STP of 300 KLD capacity based on SBR Technology followed by UF
Mode of disposal of Effluent:	As per special condition no. 7
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:	01 DG set of capacity 240 KVA - SPM/SOx/NOx
Mode of disposal of emissions with stack height:	01 DG set of capacity 240 KVA - Stack height as per following formula: $H = h + 0.2 \sqrt{KVA}$ where h = height of the building in meters where the generator set is installed
Quantity of fuel required in TPD:	01 DG set of capacity 240 KVA - HSD only
Type of Air Pollution Control Devices to be installed:	01 DG set of capacity 240 KVA - Canopy will be provided with DG set
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

  
7/07/2026

**Senior 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, ZP-I, Patiala.
2. Environmental Engineer, Regional Office, SAS Nagar.

-sd/-

**Senior 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 $H = 14 Q_g^{0.3}$ $H = 74 (Q_p)^{0.24}$ 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 by 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 by-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

*sdh*

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

## B. SPECIAL CONDITIONS

1. This Consent to Establish (NOC) is granted for establishment of Group Housing Residential Project having Residential Flats @ 368 Number and Shops @ 3 Number, only.
2. The project proponent shall comply with the conditions of Environmental Clearance vide no. EC24C3801PB5918488N dated 18.04.2024 issued by SEIAA, Punjab.
3. The project proponent shall not give physical possession of the flats, till the treated waste water outlet of the project is connected to fully operational MC Zirakpur sewer connected to terminal STP or 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.
4. The project proponent shall develop its project strictly in accordance with the layout/ building plan approved by the competent authority. 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.
5. The project proponent shall not commission its project without obtaining prior Consent to Operate under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981.
6. The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
7. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 85 KLD, treated effluent @ 19-6- 2 KLD shall be utilized for horticulture of area measuring 3523 sqm within premises during the Summer-Winter-Monsoon seasons respectively and the remaining treated effluent @ 95-108-112 KLD shall be discharged into MC sewer during the Summer-Winter-Monsoon seasons respectively.
8. The project proponent shall reuse treated wastewater for flushing purpose by providing dual plumbing system in the project and shall use only treated wastewater for the said purpose.
9. The project proponent shall provide separate water meter and energy meter for the STP and maintain record of the same on daily basis.
10. The project proponent shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
11. The project proponent shall comply with the guidelines issued by PWRDA and shall obtain permission from PWRDA for abstraction of ground water.
12. The project proponent shall be bound to provide adequate disposal arrangements for treated wastewater at its site, before giving occupancy at site.
13. 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 on the nearby residential area.
14. 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.
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 mechanical composter to produce compost, 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.

17. The project proponent shall install mechanical composters of adequate capacity to treat the wet component of solid waste.

18. 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.

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

20. 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.

21. 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.

22. 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.

23. 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.

24. The adequacy/ efficacy of the pollution control arrangements shall be the sole responsibility of the industry and the industry 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. The NOC is being issued to the project proponent based upon the 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, without any opportunity of Personal Hearing.

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.