

Ref: ASB/MAE-I/010623/001

Date: 01.06.2023



To,
The Additional Director,
Ministry of Environment, Forest and Climate Change,
Integrated Regional Office,
Bay No. 24-25, Sector-31A,
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 31.03.2023 for Environmental Clearance for development of "RESIDENTIAL MEGA TOWNSHIP" at Village Salamtpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, Distt. S.A.S Nagar by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In joint Venture).

Respected 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 31.03.2023 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely
For M/s Greater Punjab Officers Corporative House Building Society and
M/s Altus Space Builders Pvt. Ltd. (In Joint Venture)

For GREATER PUNJAB OFFICERS CO-OP. H/BLDG. SOCIETY
& ALTUS SPACE BUILDERS PVT. LTD. (IN JOINT VENTURE)

(Authorized Signatory) **AUTHORIZED SIGNATORY**

CC: **Member Secretary**, SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector 26- Chandigarh-160019.

2023

EC COMPLIANCE REPORT

FOR

For

“Residential Mega Township”

Vill. Salamtpur, Dhode Majra, Rasulpur, Saini Majra & Ghandauli, located in Mullanpur Planning Area, Distt. SAS Nagar, Punjab.

Project by:

**M/s Greater Punjab Officers Corporative
House Building Society &
M/s Altus Space Builders Pvt. Ltd.
(In Joint Venture)**

SCO-22, First Floor, Phase-X, SAS Nagar (Mohali),
Punjab.

Prepared by:



**Eco Paryavaran Laboratories and Consultants Private
Limited**

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

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

Data Sheet

1.	Project Type	Township and Area Development Project
2.	Name of the Project	Residential Mega Township
3.	Clearance letter (s) O.M. No. & Date	Environmental Clearance has been granted by SEIAA, Punjab vide No. SEIAA/2015/175 dated 16.01.2015. Copy of the same is attached as Annexure 1 .
4.	Location	Villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area.
a)	District(s)	SAS Nagar (Mohali)
b)	State (s)	Punjab
5.	Address for correspondence	M/s Altus Space Builders Pvt. Ltd. SCO. 22, First Floor, Phase X, SAS Nagar (Mohali), Punjab
6.	Salient features	
a)	of the Project	As per Environmental Clearance, the total scheme area of the project is 287.90 acres (or 11,65,089.96 sq.m). Out of which, net planned area is 204.30 acres (8,26,772.767 sq.m.). The project involves Residential Area (3,93,880.53 sq.m), EWS Area (64,304.548 sq.m), Commercial Area (42,977.615 sq.m) and area under public buildings such as School, Dispensary, Community Centre, Post Office, Religious Building (43,989.329 sq.m). The total expected population will be 28,839 persons; out of which, population under plots will be 18,030 persons, EWS 6,356 persons, Group Housing 2,304 persons, Commercial use 1,062 persons and Public Buildings 1,087 persons.
b)	of the environment	As per Environmental Clearance, total water requirement for the project will be 4,100 KLD, out of which, 3,032 KLD will be met through tube well and remaining

		<p>1,068 KLD will be met through treated wastewater. The total wastewater generation from the project will be 3,280 KLD which will be treated in STP of 3.5 MLD capacity to be installed within the project premises. The green area will be developed in an area measuring 49,695.396 sq.m. 100 rainwater harvesting pits will be provided for replenishment of the groundwater.</p> <p>The total quantity of solid waste to be generated from the proposed project has been estimated as 11.1 MT/day, which will be segregated into biodegradable and non-biodegradable waste as per the MSW Rules, 2000. The biodegradable waste will be composted at site and non-biodegradable would be sent to the approved dumping site. The E-waste will be handled and managed as per the E-waste (Management & Handling) Rules, 2011. The used oil from the D.G. sets will be sold out to the registered recyclers as per the provisions of the Hazardous & Other Wastes (Management and Trans-boundary movement) Rules, 2016.</p> <p>The total load of electricity required for the project will be 9,598 KW which will be supplied by PSPCL.</p>
7.	Break-up of the Project Area	-
a)	Submergence area	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 laborers/ land landless laborers/ artisans.	-
a)	SC/ST/Adivasis	Not Applicable
b)	Others <i>(Please indicate whether these figures are base on any scientific and systematic survey carried out or only provisional figures. if a survey has been</i>	Not Applicable

	<i>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.	Rs. 825 Crores.																																																				
b)	Allocations made for environmental management plan with item wise and year of assessment.	<p>During construction phase, allocation made for environment protection measures is as below:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Title</th> <th>Capital Cost Rs. Lacs</th> <th>Recurring Cost Rs. Lacs/ Annum</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Water for dust suppression</td> <td>10</td> <td>3</td> </tr> <tr> <td>2.</td> <td>Waste water management</td> <td>5</td> <td>3</td> </tr> <tr> <td>3.</td> <td>Air, Noise, Soil, Water monitoring</td> <td>-</td> <td>1</td> </tr> <tr> <td>4.</td> <td>PPE for workers & Health care</td> <td>5</td> <td>3</td> </tr> <tr> <td>5.</td> <td>Green belt development</td> <td>15</td> <td>5</td> </tr> <tr> <td></td> <td>Total</td> <td>35</td> <td>16</td> </tr> </tbody> </table> <p>During operation phase, proposed expenditure for environment protection measures is as below:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Title</th> <th>Capital Cost Rs. Lacs</th> <th>Recurring Cost Rs. Lacs/ Annum</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Water Pollution Control/ Sewage Treatment Plant</td> <td>500</td> <td>25</td> </tr> <tr> <td>2.</td> <td>RWH & Storm water Network</td> <td>2,000</td> <td>25</td> </tr> <tr> <td>3.</td> <td>Landscaping & Green Belt</td> <td>300</td> <td>20</td> </tr> <tr> <td>4.</td> <td>Solid Waste Management</td> <td>200</td> <td>20</td> </tr> <tr> <td>5.</td> <td>Plumbing & Fire Plant Room along with distribution</td> <td>2,500</td> <td>25</td> </tr> </tbody> </table>	S.No.	Title	Capital Cost Rs. Lacs	Recurring Cost Rs. Lacs/ Annum	1.	Water for dust suppression	10	3	2.	Waste water management	5	3	3.	Air, Noise, Soil, Water monitoring	-	1	4.	PPE for workers & Health care	5	3	5.	Green belt development	15	5		Total	35	16	S.No.	Title	Capital Cost Rs. Lacs	Recurring Cost Rs. Lacs/ Annum	1.	Water Pollution Control/ Sewage Treatment Plant	500	25	2.	RWH & Storm water Network	2,000	25	3.	Landscaping & Green Belt	300	20	4.	Solid Waste Management	200	20	5.	Plumbing & Fire Plant Room along with distribution	2,500	25
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		6.	Energy Conversation	500	10
			Total Rs. Lacs	6,000	125
c)	Benefit cost ratio/ Internal rate of return and year of assessment.	Details are being worked out and will be submitted separately.			
d)	Whether (c) includes the cost of environmental management as shown in (b) above.	-			
e)	Actual expenditure incurred on the project so far.	Approx. Rs. 723.14 Crores have been spent on project till 31.03.2023.			
f)	Actual expenditure incurred on the environmental management plans so far:	Approx. Rs. 350 lakhs have been spent on EMP till 31.03.2023 which includes dust suppression facilities at construction site, development of green belt, labour hutments and toilets and monitoring of environmental parameters, installation of STP, composter, etc.			
10.	Forest lands requirement:	Not applicable			
a)	The status of approval for diversion of forest land for non-forestry use.	-			
b)	The status of clear felling.	-			
c)	The status of compensatory a forestation programmer in the light of actual field experience so far.	-			
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach road) if any, with quantitative information.	Not Applicable			
12.	Status of construction	75% development work has been completed at the site as per EC accorded till 31.03.2023. Photographs showing the development/ construction status are attached along as Annexure 2.			
a)	Date of commencement (actual and /or planned)	January, 2015 (Actual)			
b)	Date of completion (actual and/or planned)	December, 2024 (Proposed)			
13.	Reasons for the delay if the project is yet to start:	-			

Compliance Report of Environmental Clearance Conditions of "Residential Mega Township" issued vide No. SEIAA/2015/175 dated 16.01.2015 for period ending 31.03.2023

Part A- Specific conditions

I. Pre-Construction Phase

S. No.	Compliance conditions	Compliance Reply
i.	“Consent to Establish” shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forest/State Level Environment Impact Assessment Authority before the start of any construction work at site.	Consent to establish (CTE) has been obtained from PPCB. Further, extension in CTE will be obtained after grant of expansion in Environmental Clearance.
ii.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Agreed. During construction, all required hygienic and sanitary measures are being maintained. Safe cleaning drinking water is provided to the labours at site.
iii.	A first aid room will be provided in the project both during construction and operation phase of the project.	A First aid kit has been provided at the construction site. In case of emergency, patients are taken to the nearby hospital.
iv.	The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire-fighting equipment’s etc. as per National Building Code including protection measures from lightning.	Being an area development project, proponent’s role is limited to development of external services. However, construction will be carried out by individual plot owners who will obtain the necessary structural safety approvals.
v.	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water,	All necessary infrastructure and facilities such as temporary hutments, fuel for cooking, disposal of wastewater & solid waste management etc. are provided to Laborers.

	medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	
vi.	The project proponent shall frame guidelines for the energy conservation measures to be adopted by the individual plot/building owner(s) and impose a condition in this regard at the time of execution of the sale deed.	The said condition is being mentioned in registry to follow the energy conservation measures.
II. Construction Phase:		
i.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Agreed; excavated topsoil has been stored and used for green belt development and landscaping to the maximum possible extent. Photograph showing the use of top soil for landscaping within the project premises is attached along as Annexure 2 .
ii.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority.	As the project is area development only; thus, no major muck generation is there. However, the small quantity of muck generated will be used within the project and no muck will be disposed outside.
iii.	Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the dump sites for such material must be secured, so that they should not leach into the ground water.	As the project is residential so very less hazardous material has been recorded. Hazardous material is managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments. Waste bituminous material is used in road filling.
iv.	Construction and provision of STP, tube well, DG sets, utilities etc. earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later on.	Provision of utilities is being done on the earmarked locations only.
v.	Three-layer green buffer will be provided around STP and MSW storage area.	Green buffer is being provided around STP and MSW area.

vi.	Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air and noise emission standards.	Vehicles hired are in good condition and are regularly checked for Pollution under control. Vehicles having valid PUCs are permitted in the project.
vii.	Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.	Ambient noise levels are within the prescribed standards. Recent test reports are attached along as Annexure 3 .
viii.	Fly ash should be used as construction material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 (This condition is applicable only if the project is within 100 km of Thermal Power Station).	PPC Cement is being used for construction/development within the project which consists of 35% of fly ash. Thus, 480 MT of fly ash has been used till 31.03.2023.
ix.	Ready mixed concrete should be used in building construction as far as possible.	As it is area development project which involves minimal construction by developer, RMC is being used to maximum extent as far as possible.
x.	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	Agreed
xi.	Separation of drinking water supply and treated sewage supply should be done by the use of different colors.	Agreed. Dual plumbing system for reuse of treated wastewater for flushing system is being provided.
xii.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Fixtures will be provided by the individual plot owner as this project is only a plotted township.
xiii.	Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code.	No building is to be constructed by developer, only plots to be sold.
xiv.	The approval of competent authority	Being a development project, structural

	shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire-fighting equipments etc. as per National Building Code including protection measures from lightning.	safety is not applicable. Further, NBC bye laws is being followed for construction/development work. Individual group housing/ commercial pockets will obtain structural safety certificate from Structural Engineer.
xv.	The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to the provisions of Environment (Protection) Act, 1986 prescribed for air and noise emission standards.	Agreed. DG sets for backup during construction activity are provided by the contractor which meet the prescribed air and noise emission standards.
xvi.	The project proponent shall ensure that cutting & filling of earth work does not disturb the natural drainage pattern and flood pattern of the area	The natural drainage pattern is retained. Minimum cut fill is involved which is used for road levelling.

III. Operation Phase

S. No.	Compliance conditions	Compliance Reply
i.	“Consent to operate” shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.	Partial "Consent to Operate" is being filed to PPCB.
ii.	The installation of sewage treatment plant (STP) and adequacy of disposal system should be certified by Punjab Pollution Control Board and a report in this regard should be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority before the project is commissioned for operation.	Adequacy of STP will be done once STP is fully functional.
iii.	The project proponent shall discharge not more than 1873 KLD wastewater into sewer during summer season, 2056.6 KLD wastewater into sewer during winter season and 2121 KLD	Agreed, only excess treated wastewater will be disposed to GMADA sewer as per commitment. Copy of latest NOC from GMADA for disposal of treated water is

	wastewater into sewer during rainy season.	attached as Annexure 4.
iv.	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. and shall maintain a record of readings of each such meter on daily basis.	Agreed, electromagnetic flow meters have been provided at the outlet of the water supply, outlet of the STP and pipelines to be used for re-using the treated wastewater back into the system and record will be maintained throughout.
v.	The position / location of the STP, tubewell, DG Sets, Utilities etc, installed by the project proponent as per the provisions made in the layout plan, should not be changed later-on under any circumstances.	Provision of utilities is being done as per earmarked locations only.
vi.	Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.	Agreed.
vii.	Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Same has been provided.
viii.	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety.	Same is being complied.
ix.	The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards. The proposal regarding mitigation measures to be taken at site should be submitted to the Ministry of Environment & Forests/ State Level Environment Impact Assessment Authority within three months.	Ambient air measures are being provided within the project as and when required.
x.	Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.	Solar features will be provided within the project.
xi.	A report on the energy conservation measures conforming to energy	Being a township project, energy conservation measures will be provided by

	conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.	individual plot owners.
xii.	Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.	Agreed. Environmental Management Cell has already been formed under Mr. Jaswinder Singh (Director). The details of the same are given as below: <ul style="list-style-type: none"> • Mr. Lakhwinder Singh • Mr. Narinder Kumar • Mr. Varinder Singh
xiii.	Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.	Ambient noise levels are being monitored regularly. Test report is attached as Annexure 3 .
xiv.	Separation of drinking water supply and treated sewage supply should be done by the use of different colors.	Different colour pipelines have been provided for separation.
xv.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water efficient fixtures are being provided.
xv.	The project proponent shall ensure the use of LED lamps in place of CFL lamps as committed before the SEAC.	LED lights are being used instead of CFLs.

IV. Entire Life

S. No.	Compliance conditions	Compliance Reply
i.	"Consent to Operate" shall be obtained from PPCB under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and get it renewed from time to time.	Partial "Consent to Operate" is being filed to PPCB.
ii.	The project proponent shall discharge not more than 1,873 KLD waste water into sewer during summer season,	Agreed, only excess treated wastewater will be disposed to GMADA sewer as per commitment. Copy of latest NOC from

	2,056.6 KLD wastewater into sewer during winter season and 2,121 KLD waste water into sewer during rainy reason.	GMADA for disposal of treated water is attached as Annexure 4 .
iii.	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing/ HVAC and for horticulture purpose etc. and shall maintain a record of readings of each such meter on daily basis.	Agreed, the electromagnetic flow meter have been provided at the outlet of the water supply, outlet of the STP and pipelines to be used for re-using the treated wastewater back into the system and record will be maintained throughout.
iv.	The position/ location of STP, tube well, DG sets, utilities etc. installed by the project proponent as per the provision made in the layout plan, should not be changed later-on under any circumstances.	Provision of utilities is being done on the earmarked locations only.
v.	Rainwater harvesting for roof run-off should be implemented. Before recharging the roof run-off, pretreatment must be done to remove suspended matter, oil and grease. However, no run off from gardens/ green area/ roads/ pavements shall be connected with the ground water recharging system.	100 rain water recharging pits will be provided within project premises.
vi.	The solid waste generated should be properly collected and segregated. The recyclable solid waste shall be sold out to the authorized vendors and inerts shall be sent to disposal facility. The Bio-degradable solid waste shall be adequately treated as per the scheme submitted by the project proponent. Prior approval of competent authority should be obtained, if required.	Separate area is earmarked for handling of solid waste. Generated solid waste will be properly collected and segregated into recyclable and non-recyclable waste. Recyclable inorganic waste will be sold to local resellers. The biodegradable solid waste will be converted into compost using composter for which composter installation is in process. Any excess waste or non-usable shall be sent to authorize dumping site. NOC from GMADA for disposal of solid waste has been obtained and copy has been submitted.

vii.	Hazardous waste/ E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.	As it is a residential project, no major hazardous waste is being generated. Only spent oil from DG sets will be generated which will be given to the approved recyclers by PPCB.
viii.	Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored.	Ambient air quality, noise and water quality is being monitored. Latest test reports are attached as Annexure 3 .
ix.	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.	Parking areas are fully internalized i.e. inside every plot. Entry and Exit point has been designed in such manner that there is not any traffic congestion.
x.	The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire-fighting equipments etc. as per National Building Code including protection measures from lightning.	Being a development project, structural safety is not applicable. Further, NBC bye laws is being followed for construction/ development work. Individual group housing/ commercial pockets will obtain structural safety certificate from Structural Engineer.

PART B – General Conditions:

I. Pre-construction Phase.

S. No.	Compliance Conditions	Compliance Reply
i.	This environmental clearance will be valid for a period of five years from the date of its issue or till the completion of the project, whichever is earlier.	As per office Memorandum No. F. No. 22-27/2015-IA-III, the validity of the environment clearance was extended up to seven years. In addition, one year Covid extension was also provided to all cases. However, as per office Memorandum No. dated 12.04.2022, EC validity has been extended up to 10 years. So, Environmental clearance granted vide letter No. SEIAA/2015/175 dated 16.01.2015 is valid up to 15 th January, 2025.

ii.	The environmental safeguards contained in the application of the promoter/ mentioned during the presentation before State Level Environment Impact Assessment Authority/ State Expert Appraisal Committee should be implemented in letter and spirit.	Agreed. The environmental safeguards are being implemented in true letter and spirit.
iii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.	Agreed. No major diesel storage is being done at site as the diesel required is procured from the nearby petrol pump. All the necessary approvals are being obtained as & when required. Such as: <ul style="list-style-type: none"> • Being a development project, fire NOC is not applicable. Further, fire water tank of 330 KL capacity has been provided within the project. • Consent to Operate is being filed to Punjab Pollution Control Board • Forest NOC has been obtained and copy has been submitted.
iv.	The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment, Forest and Climate Change, Chandigarh.	Advertisement has already been published in the newspaper & copy of the same has already been submitted.
v.	These stipulations would be enforced among others under the provisions of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act,	Being complied and will continue to do same.

	1991 and EIA Notification, 2006.	
vi.	The project proponent shall comply with the conditions imposed in the permission of change of Land use (CLU) granted by the Chief Town Planner, Punjab vide Memo number. 8189 CTP(Pb) SP. 432(M) dated 17.11.2011, vide Memo no. 2042 CTP(PB) SP-432(M) Chandigarh 14.05.2012 and vide Memo No. 3480 CTP(Pb)/SP-432-(M) dated 25.06.2013.	Conditions mentioned in Change of Land Use granted by Chief Town Planner are being complied.
vii.	The project proponent shall obtain permission from CGWA for abstraction of ground water.	The recommendation from CGWB was earlier obtained for abstraction of ground water. As now PWRDA is regulating state of Punjab; so, application has been filed to PWRDA for abstraction of ground water for quantity of 4097 KLD through bore wells.
viii.	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	The copies of the environmental clearance has already been submitted to the heads of local bodies. Environmental Clearance letter has also been uploaded on the company's website i.e. http://altusnewchandigarh.in/ .
ix.	The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.	Agreed.
x.	Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a	No appeal was made against the environmental clearance granted.

	period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	
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II. Construction Phase

S. No.	Compliance conditions	Reply
i.	The environmental safeguards contained in the application of the promoter/ mentioned during the presentation before State Level Environment Impact Assessment Authority/ State Expert Appraisal Committee should be implemented in letter and spirit.	Agreed. The environmental safeguards are being implemented in true spirit.
ii.	The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/ residents society under proper MOU.	Agreed.
iii.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF&CC, the Zonal Office of CPCB and the SPCB/ SEIAA.	The six monthly compliance reports are being regularly submitted to esteemed office of SEIAA, Punjab as well as RO, MoEF&CC.
iv.	Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh/ State Level Environment Impact Assessment Authority/ State Level Expert Appraisal Committee/ Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact	Agreed. Full co-operation, facilities and documents/ data will be provided to Officials from Regional Office of MoEF&CC/ State Level Environment Impact Assessment Authority/ State Level Expert Appraisal Committee/ Punjab Pollution Control Board during their inspection by the project proponent.

	Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment, Forest and Climate Change, Chandigarh/ State Level Environment Impact Assessment Authority.	
v.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority.	Agreed. Additional CLUs has been purchased so, accordingly, application has been filed to SEIAA, Punjab for expansion of the project and is in process.
vi.	Separate distribution pipelines be laid down for use of treated effluent/ raw water for horticultural/gardening purposes with different color coding.	Yes, dual plumbing lines are being provided to use treated water for flushing of toilets and irrigating green area.
vii.	The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spent amount as proposed or at least minimum required to be spent under the provision of the Companies Act 1956, whichever is higher.	Agreed. The same is being complied. Approx. Rs. 350 lakhs have been spent on EMP till 31.03.2023 which includes dust suppression facilities at construction site, development of green belt, labour hutments and toilets and monitoring of environmental parameters, installation of STP, composter, etc. Rs. 10 lakhs has been spent on CSR activities like donations to Gram Panchayat Ghandauli, Bhagat Majra, Rasulpur, etc. as Covid-19 relief fund.
viii.	The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.	Agreed.
ix.	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.	Agreed.

III. Operation Phase

S. No.	Compliance Conditions	Reply
i.	The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU after obtaining prior permission of the Punjab Pollution Control Board.	Agreed.
ii.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA.	The six monthly compliance reports are being regularly submitted to esteemed office of SEIAA, Punjab as well as RO, MoEF&CC.
iii.	Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh/State Level Environment Impact Assessment Authority.	Officials who would be monitoring the implementation of environmental safeguards will be given full cooperation, facilities and documents / data during their inspection.
iv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM2.5, PM10, SO2, NOx, CO, Pb, Ozone	It is being uploaded on the website http://altusnewchandigarh.in/ . Environment data board has been displayed in front of the project. Photograph showing the same is attached as Annexure 2 .

	(ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
v.	The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.	Same is being complied.
vi.	The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.	Agreed.
vii.	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.

IV. Entire Life

S. No.	Compliance Conditions	Reply
i.	Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any competent court, to the extent applicable.	Agreed.
ii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall	It is being uploaded on the website http://altusnewchandigarh.in/ . Environment data board maintaining the criteria pollutant levels has been displayed near the main gate of the

	simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM _{2.5} , PM ₁₀ , SO ₂ , NO _x , CO, Pb, Ozone (ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	company. Photographs showing the same is attached along as Annexure 2 .
iii.	The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spent amount as proposed or at least minimum required to be spent under the provision of the Companies Act 1956, whichever is higher.	Agreed. The same is being complied.
iv.	The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/ residents society under proper MOU.	Agreed. Environmental Management Cell has already been formed under Mr. Jaswinder Singh (Director). The details of the same are given as below: <ul style="list-style-type: none"> • Mr. Lakhwinder Singh • Mr. Narinder Kumar • Mr. Varinder Singh
v.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF&CC, the Zonal Office of CPCB and the SPCB/ SEIAA.	Agreed. Six monthly compliance report is being submitted to RO, MoEF&CC, Chandigarh and SEIAA, Punjab.
vi.	Officials from the Regional Office of Ministry of Environment and Forests Chandigarh/ State Level Environment Impact Assessment Authority/ State Level Expert Appraisal Committee/ Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/ data by the project	Officials who would be monitoring the implementation of environmental safeguards will be given full cooperation, facilities and documents / data during their inspection.

	proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment, Forest and Climate Change, Chandigarh/ State Level Environment Impact Assessment Authority.	
vii.	The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.	Agreed.
viii.	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.	No appeal was made against the Environmental Clearance granted.



**State Level Environment Impact Assessment Authority, Punjab,
Government of India
Ministry of Environment and Forests**

Vatavaran Bhawan,
Nabha Road,
Patiala-147001
Telefax:- 0175-2215802

Registered

No. SEIAA/2015/175

Dated 16.01.2015

To

M/s Altus Space Builders Pvt. Ltd.,
SCO 22, First Floor,
Phase-X, Mohali

Subject: Environmental Clearance for development of a housing project namely "RESIDENTIAL MEGA TOWNSHIP" at Village Salamtur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, Distt. S.A.S Nagar by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In joint Venture).

This has reference to your application and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) seeking prior environmental clearance for subject cited project, as required under the EIA Notification, 2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A & conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves development of a housing project namely "RESIDENTIAL MEGA TOWNSHIP" at Village Salamtur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, Distt. S.A.S Nagar. The total scheme area of the project is 287.90 acre (1165089.96 sqm) out of which net planned area is 204.30 acre (826772.767 sqm). The residential area is 393880.53 sqm, area under EWS is 64,304.548 sqm, commercial area is 42,977.615 sqm and area under public buildings such as schools, dispensary, community centre, post office, religious place etc. is 43,989.329 sqm. The total expected population will be 28,839 persons out of which under plots is 18,030 persons, under EWS 6356 persons, under group housing 2304 persons, under commercial use 1062 persons and under public buildings 1087 persons. Chief Town Planner, Punjab has granted permission for change of land use (CLU) vide Memo No. 8198 CTP(Pb) SP. 432(M) dated 17.11.2011, vide Memo No. 2042 CTP(PB) SP-432(M) Chandigarh 14.05.2012 and vide Memo No. 3480 CTP(Pb)/SP-432-(M) dated 25.06.2013. Chief Town Planner, Punjab, Chandigarh has approved the layout plan vide letter No. 2624-CTP(Pb) / MPM-141 dated 08.05.2014.

Total water requirement for the project will be 4100 KLD, out of which 3032 KLD will be met from own tubewell and remaining 1068 KLD will be met from treated wastewater. GMADA vide Memo D.E(P.H-1) 2014/2210 dated 23.05.2014 has issued a letter wherein it has been mentioned that the GMADA will account for the water supply and sewage load from the project while designing the trunk services on the peripheral grid roads of Mullanpur master plan. In case the GMADA is not able to supply the required quantity of water, to the project, the same will be met through groundwater. The total wastewater generation from the project will be 3280 KLD, which will be treated in a STP of 3.5 MLD capacity to be installed within the project premises. The project proponent has proposed to use 1068 KLD of treated wastewater for flushing purpose, 273 KLD for irrigation of green area and remaining 1939 KLD will be discharged to MC sewer in summer season. In winter season, 1068 KLD of treated wastewater will be used for flushing purpose, 89.4 KLD will be used for irrigation of green area and remaining 2122.6 KLD will be discharged to MC sewer. In rainy season, 1068 KLD of treated wastewater will be used for flushing purpose, 25 KLD will be used for irrigation of green area and remaining 2187 KLD will be discharged to MC sewer. The green area will be developed in an area measuring 49695.396 sqm. 100 nos of rainwater harvesting pits will be provided for replenishment of the groundwater. A three layer green buffer comprising of shrubs, plants of medium height and plants of bigger height will be provided around STP and MSW storage area.

The total quantity of solid waste to be generated from the proposed project has been estimated as 11.1 MT/Day, which will be segregated into biodegradable and non-biodegradable waste as per the MSW Rules, 2000. The biodegradable waste will be composted at site and non-biodegradable would be sent to approved dumping site. The recyclable waste would be sold to the recyclers. GMADA vide Memo D.E(P.H-1) 2014/2210 dated 23.05.2014 has issued a letter, wherein it has been mentioned that the quantity of garbage likely to be generated from the project will be considered while calculating the capacity of Common Solid waste management facility for GMADA cluster, proposed to be created by Dept. of Local govt., Punjab. The e-waste will be handled and managed as per the E-waste (Management & Handling) Rules, 2011. The used oil from the D.G. sets will be sold out to the registered recyclers as per the provisions of the Hazardous Waste (Management, Handling & Transboundary Movement), Rules, 2008. The total load of electricity required for proposed project will be 9598 KW which will be supplied by PSPCL. The project proponent has proposed to install DG sets, for backup power supply.

The Forest Department has issued NOC vide letter No. 7954 dated 18.12.2014, mentioning that no forest land is involved in the project.

Mr. Harpreet Singh, Authorized Representative of the promoter company will be responsible for implementation of Environment Management Plan for 5 years and after that the Resident Welfare Society will be responsible for the same. Rs. 60 crores will be incurred for implementation of EMP as capital cost and Rs. 1.25 crores will be incurred as recurring cost. The Association of the residents of the project will be responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.

Rs. 5 Crores will be utilized for the activities under Corporate Social Responsibility. Village Salamatpur and Saini Majra will be adopted for carrying out the Corporate Social Responsibility activities. The implementation of the Corporate Social Responsibility will be responsibility. Mr. Harpreet Singh, Authorized Representative of the Company. The following activities will be undertaken under Corporate Social Responsibility programme:

- Health Facilities like ambulance, health check up camps for family Planning, HIV Aids
- Educational programmes in the nearby villages.
- Social Awareness programmes
- Social Upliftment of nearby villages
- Promotions of sports, Arts & Culture
- Provision of primary school and infrastructure development.

The case was considered by the SEAC in its 96th meeting held on 23.07.2014 and 98th meeting held on 08.08.2014 wherein the ToRs were issued to the project proponent vide letter no. 2505 dated 14.08.2014. The case was lastly considered by the SEAC in its 105th meeting held on 19.12.2014, wherein, the Committee observed that the project proponent has provided adequate and satisfactory clarifications of 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 to the project proponent under EIA notification dated 14.09.2006 subject to certain conditions in addition to the proposed measures.

Thereafter, the case was considered by the SEIAA in its 75th meeting held on 09.01.2015. The SEIAA observed that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same.

Therefore, the Authority decided to grant environmental clearance for development of a housing project namely "Residential Mega Township" in the total area of 287.90 acres (1165089.96 sqm) having net planned area measuring 204.30

acre (826772.767 sqm) consisting of residential area 393880.53 sqm, area under EWS 64,304.548 sqm, commercial area 42,977.615 sqm and area under public buildings such as schools, dispensary, community centre, post office, religious place etc. 43,989.329 sqm in the revenue estate of Village Salamtpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, Distt. S.A.S Nagar, subject to the conditions in addition to the proposed measures. Accordingly, SEIAA, Punjab hereby accords necessary environmental clearance for the above project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments, subject to strict compliance of terms and conditions as follows:

PART A – Specific conditions

I. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iv) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.
- (v) 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, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (vi) The project proponent shall frame guidelines for the energy conservation measures to be adopted by the individual plot/building owner(s) and impose a condition in this regard at the time of execution of sale deed.

II. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Construction/provision of the STP, tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.

- (v) Three layer green buffer will be provided around STP & MSW storage area.
- (vi) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air and noise emission standards.
- (vii) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- (viii) Fly ash should be used as construction material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 (This condition is applicable only if the project is within 100 Km of Thermal Power Station).
- (ix) Ready mixed concrete should be used in building construction as far as possible.
- (x) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.
- (xi) Separation of drinking water supply and treated sewage supply should be done by the use of different colours.
- (xii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xiii) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code.
- (xiv) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.
- (xv) The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to the provisions of Environment (Protection) Act, 1986 prescribed for air and noise emission standards.
- (vi) The project proponent shall ensure that cutting & filling of earth work does not disturb the natural drainage pattern and flood pattern of the area.

III. Operation Phase

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The installation of sewage treatment plant (STP) and adequacy of disposal system should be certified by Punjab Pollution Control Board and a report in this regard should be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority before the project is commissioned for operation.
- iii) The project proponent shall discharge not more than 1873 KLD wastewater into sewer during summer season, 2056.6 KLD wastewater into sewer during winter season and 2121 KLD wastewater into sewer during rainy season.
- iv) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. and shall maintain a record of readings of each such meter on daily basis.

- v) The position / location of the STP, tubewell, DG Sets, Utilities etc, installed by the project proponent as per the provisions made in the layout plan, should not be changed later-on under any circumstances.
- vi) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.
- vii) Adequate treatment facility for drinking water shall be provided, if required.
- viii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety.
- ix) The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards. The proposal regarding mitigation measures to be taken at site should be submitted to the Ministry of Environment & Forests/ State Level Environment Impact Assessment Authority within three months.
- x) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.
- xi) A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.
- xii) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xiii) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xiv) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xvi) The project proponent shall ensure the use of LED lamps in place of CFL lamps as committed before the SEAC.

IV. Entire Life:

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and get it renewed from time to time and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority.
- ii) The project proponent shall discharge not more than 1873 KLD wastewater into sewer during summer season, 2056.6 KLD wastewater into sewer during winter season and 2121 KLD wastewater into sewer during rainy season.
- iii) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. and shall maintain a record of readings of each such meter on daily basis.

- iv) The position / location of the STP, tubewell, DG Sets, Utilities etc, installed by the project proponent as per the provisions made in the layout plan, should not be changed later-on under any circumstances.
- v) Rainwater harvesting for roof run-off should be implemented. Before recharging the roof run-off, pretreatment must be done to remove suspended matter, oil and grease. However, no run off from gardens/green area/roads/pavements shall be connected with the ground water recharging system.
- vi) The solid waste generated should be properly collected and segregated. The recyclable solid waste shall be sold out to the authorized vendors and inert shall be sent to disposal facility. The Bio-degradable solid waste shall be adequately treated as per the scheme submitted by the project proponent. Prior approval of competent authority should be obtained, if required.
- vii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- viii) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored.
- ix) 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.
- x) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.

PART B – General Conditions :

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of five years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- iii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.
- iv) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh.
- v) These stipulations would be enforced among others under the provisions of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

- vi) The project proponent shall comply with the conditions imposed in the permission of change land use (CLU) granted by the Chief Town Planner, Punjab vide Memo No. 8198 CTP(Pb) SP. 432(M) dated 17.11.2011, vide Memo No. 2042 CTP(PB) SP-432(M) Chandigarh 14.05.2012 and vide Memo No. 3480 CTP(Pb)/SP-432-(M) dated 25.06.2013.
- vii) The project proponent shall obtain permission from CGWA for abstraction of groundwater.
- viii) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- ix) The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- x) 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.

II. Construction Phase

- i) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- ii) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU after obtaining prior permission of the Punjab Pollution Control Board.
- iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA.
- iv) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh/State Level Environment Impact Assessment Authority.
- v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority.
- vi) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.
- vii) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.

- viii) The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- ix) 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.

III. Operation Phase

- i) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU after obtaining prior permission of the Punjab Pollution Control Board.
- ii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA.
- iii) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh/State Level Environment Impact Assessment Authority.
- iv) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO₂, NO_x, CO, Pb, Ozone (ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- v) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.
- xi) The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- xii) 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.

IV Entire Life

- i) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition

(Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.

- ii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO₂, NO_x, CO, Pb, Ozone (ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- iii) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.
- iv) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU after obtaining prior permission of the Punjab Pollution Control Board.
- v) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA.
- vi) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh/State Level Environment Impact Assessment Authority.
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- viii) 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.

Sd/-

Member Secretary (SEIAA)

REGISTERED

Endst. No. 176-84

Dated 16.01.2015

A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.

4. The Deputy Commissioner, SAS Nagar.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Director (Environment), Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Harpreet Singh
 - b) Contact Number : 0172-4003734
 - c) Email : info@altuspcebuilders.in
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
9. The Environmental Engineer (Computers), Punjab Pollution Control Board, Head Office, Patiala for displaying this document on the web site of the State Level Environment Impact Assessment Authority.

Sd/-

Member Secretary (SEIAA)

PHOTOGRAPHS SHOWING THE PROJECT SITE







Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

(Formerly known as Eco Laboratories & Consultants Pvt. Ltd.)

TEST REPORT

ULR No. : NA		Test Report No. : EL300523NW001	
Type of Sample : Water (Ground Water)		Date of Reporting : 02/06/2023	
Customer	Residential Mega Township Vill Salamatpur, Dhode Majra, Rasulpur Saini Majra, Ghandauli 'Mullanpur Planning Area Distt. SAS Nagar By M/s Altus Space Builders Pvt.Ltd.	Work Order No. & Date	EMS/E/6116 DT:26.05.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:17614 (P-1) 2021	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/05/2023	Date of Receipt of Sample	30/05/2023
Sampling Location	From Borewell	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	30/05/2023 To 02/06/2023
Sample Description	Clear, colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 500ml Glass Bottle Marked 'R/30/23'		

RESULTS

I -Chemical Testing

1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL(DL5)	5	15	IS: 3025 (Part-4)Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	7.32	6.5-8.5	No relaxation	IS:3025 (Part-11)
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL(DL1)	1	5	IS 3025 (Part-10)
6	Chloride as Cl	mg/l	18	250	1000	IS: 3025 (Part-32)
7	Iron as Fe	mg/l	0.12	1.0	No relaxation	APHA-23rd Ed -3500Fe-B Phenanthroline Method
8	Total hardness as CaCO ₃	mg/l	188	200	600	IS :3025 (Part-21)

II -Biological Testing

1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Total coliform	CFU/100ml	Absent	Absent	-	IS:15185
2	E.coli.	CFU/100ml	Absent	Absent	-	IS:15185

Dr. Ajay Kumar

Authorized Signatory-Chemical & Biological

ULR No. : NA	Test Report No. : EL300523NW001
Type of Sample : Water (Ground Water)	Date of Reporting : 02/06/2023

Remarks : NA

OTHER INFORMATION

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

Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

****End of Report****

Dr. Ajay Kumar

Authorized Signatory-Chemical & Biological

TEST REPORT

ULR No. : NA		Test Report No. : EL300523NS001	
Type of Sample : Soil.		Date of Reporting : 02/06/2023	
Customer	Residential Mega Township Vill Salamatpur, Dhode Majra, Rasulpur Saini Majra, Ghandauli 'Mullanpur Planning Area Distt. SAS Nagar By M/s Altus Space Builders Pvt.Ltd.	Work Order No. & Date	EMS/E/6116 DT:26.05.2023
		Customer reference No. (If any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/05/2023	Date of Receipt of Sample	30/05/2023
Sampling Location	Project Site-Park	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	30/05/2023 To 02/06/2023
Sample Description	Brown coloured soil.		
Packing, Markings, Seal & Qty.	10 Kg Poly Bag Marked 'R/30/S1'		

RESULTS

I. Chemical Testing

1. Pollution & Environment (Soil)

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	7.52	IS:2720 (Part-26) Cl-2,
2	Conductivity	mmhos/cm	0.345	IS:14767
3	Moisture Content	%	6.8	IS:2720 (Part-II) Sec-1
4	Organic Matter	%	1.38	IS: 2720 (Part XXII) Sec-1,
5	Texture	--	Sandy Loam	IS:2720 (Part-4) Cl 2,4,
6	Bulk Density	gm/cc	1.47	IS: 2720 (Part-7)

Remarks : NA

OTHER INFORMATION

Abbreviation :

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Terms & Conditions :

Please refer terms and conditions on backside of Test Report (Page-1)

End of Report



Dr. Ajay Kumar
Authorized Signatory-Chemical

TEST REPORT

ULR No. : NA		Test Report No. : EL310523NA009	
Type of Sample : Ambient Air Quality		Date of Reporting : 02/06/2023	
Customer	Residential Mega Township Vill Salamatpur, Dhode Majra, Rasulpur Saini Majra, Ghandauli 'Mullanpur Planning Area Distt. SAS Nagar By M/s Altus Space Builders Pvt.Ltd.	Work Order No. & Date	EMS/E/6116 DT:26.05.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/05/2023	Date of Receipt of Sample	31/05/2023
Sampling Location	Project Site	Period of Analysis	31/05/2023 To 02/06/2023
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Partially cloudy weather; Drizzling for approx 3-4hrs.
Testing Location	On Site & Permanent Facility		

RESULTS

I-Chemical Testing

1. Atmospheric Pollution (Ambient Air)

S.No.	Test Parameter	Unit	Result	Standard	Method
1	Respirable Suspended Particulate Matter (as PM10)	µg/m ³	85	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	µg/m ³	48	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO ₂)	µg/m ³	10	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO ₂)	µg/m ³	25	80	IS: 5182 (Part-6)
5	Ammonia (as NH ₃)	µg/m ³	27	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O ₃)	µg/m ³	19	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO),	mg/m ³	0.70	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

OTHER INFORMATION

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Terms & Conditions :

Please refer terms and conditions on backside of Test Report (Page-1)

End of Report



Dr. Rai Singh

Authorized Signatory-Chemical

TEST REPORT

ULR No. : NA		Test Report No. : EL310523NN003	
Type of Sample : Ambient Noise		Date of Reporting : 02/06/2023	
Customer	Residential Mega Township Vill Salamatpur, Dhode Majra, Rasulpur Saini Majra, Ghandauli 'Mullanpur Planning Area Distt. SAS Nagar By M/s Altus Space Builders Pvt.Ltd.	Work Order No. & Date	EMS/E/6116 DT:26.05.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS 9989-1989, RA 2008.	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	30/05/2023	Date of Receipt of Sample	31/05/2023
Sampling Location	Project Site	Period of Analysis	31/05/2023 To 31/05/2023
Testing Protocol	IS 9989-1989, RA 2008.		
Testing Location	On Site & Permanent Facility		

RESULTS

I- Chemical Testing

1. Atmospheric Pollution (Ambient Noise Level)

S.No.	Test Parameters	Units	Results	Method
1	Ambient Day Time Noise Levels	dB(A)	52.6	LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10

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	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

OTHER INFORMATION

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Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

End of Report



Dr. Rai Singh

Authorized Signatory-Chemical



To

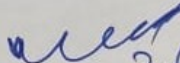
M/s Greater Punjab Officers Co-operative House Building Society
And M/s Altus Space Builders Pvt. Ltd. (In Joint Venture),

Memo No. GMADA-DE(PH-2)-2023/1424 Dated 02.6.23

Subject:- Regarding NOC for Sewerage connection and collection of Solid waste for Residential Mega Township by M/s Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture) at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab.

Ref:- Your letter no. ASB/GMADA/240523/MA-6/001 dated 24-05-2023.

With reference to the subject mentioned above, the timeline of laying of 600mm dia pipeline on VR-5 road for disposal of surplus treated waste water has been requested by you. It is informed that it may take upto 3 - 4 years for laying the said pipeline.


2.6.23
**Divisional Engineer (PH-2),
GMADA, SAS Nagar.**

Endst No.: GMADA-DE (PH-2)-2023/

Copy of the above is forwarded to Superintending Engineer (C-2),
GMADA, SAS Nagar for information please.

1
**Divisional Engineer (PH-2),
GMADA, SAS Nagar.**