



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

To,

The Authorized Signatory

M/S ALTUS SPACE BUILDERS PVT. LTD.

M/s Altus Space Builders Pvt. Ltd. SCF-22, First Floor, Phase-X, Mohali -
160062

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/PB/NCP/30232/2018 dated 05 Dec 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B039PB143787 |
| 2. File No. | SEIAA/PB/MIS/2022/EC(EXP)/14 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Expansion of Residential Mega Township
by M/s. Greater Punjab Officers
Corporative House Building Society and
M/s. Altus Space Builders Pvt. Ltd. (In
Joint Venture) located at Village
Salamatpur, Dhode Majra, Rasulpur,
Saini Majra and Ghandauli in Mullanpur
Planning Area, District SAS Nagar
(Mohali), Punjab |
| 7. Name of Company/Organization | M/S ALTUS SPACE BUILDERS PVT.
LTD. |
| 8. Location of Project | Punjab |
| 9. TOR Date | 22 Aug 2019 |

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

Date: 09/08/2023

(e-signed)
Dr. Kamal Kumar Garg, IAS
Member Secretary
SEIAA - (Punjab)

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

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This has reference to your online proposal no. SIA/PB/NCP/30232/2018 dated 05.12.2022 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for expansion of Residential Mega Township for an increase in the land area from 287.90 acres to 396.08 acres at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar, Punjab. The project is covered under category 'B2' of activity 8(b); 'Township & Area Development' projects as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

3) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 based on mandatory documents enclosed with the online application viz Form-1, Environment Management Plan (EMP), approved plan, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of State Environment Impact Assessment Authority (SEIAA) and State Expert Appraisal Committee (SEAC).

4) The details of the project, as per the application and documents/ presentation submitted by the project proponent and also as informed during the meetings of SEAC/SEIAA are as under:

Sr. No.	Item	Details			
1.	Name and Location of the project	Residential Mega Township by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (Joint Venture)			
	Project/ activity	8 (b)			
	Category as per EIA Notification, 2006	Category B1			
2.	Nature of project	Expansion			
3.	Latitude & Longitude	Sr No.	Corner	Latitude	Longitude
		1	Corner A	30°47'55.09"N	76°41'45.62"E
		2	Corner B	30°48'17.12"N	76°42'33.73"E
		3	Corner C	30°48'44.97"N	76°43'10.17"E
		4	Corner D	30°48'3.36"N	76°43'34.08"E
		5	Corner E	30°47'54.62"N	76°42'51.11"E
		6	Corner F	30°47'45.27"N	76°42'16.12"E

4.	Classification/L and use pattern as per Master Plan	As per the Master Plan of New Chandigarh, the site of the project falls in the Residential zone.						
5.	Change of Land Use	Permission for change of land use has been obtained for a total land area of 392.03 acres.						
6.	Cost of the project	Existing	Proposed	Total (after expansion)				
		825 Crores	203 Crores.	1028 Crores				
7.	Parking	Individual plot owners will be responsible for the provision of parking within their plot itself.						
8.	Total Plot Area, Built-up Area, and Green area	Sr. No	Description	EC Accorded		Proposed	Total (After Expansion)	
				Area (in sq.m.)	Area (in acres)	Area (in acres)	Area (in sq.m.)	Area (in acres)
		1	Total Plot Area (Scheme Area)	11,65,089.96	287.9	108.18	16,02,880.31	396.08
		2	Area Under EWS	64,304.55	15.89	3.98	80,411.1082	19.87 (@ 5.02%)
		3	Area under Govt. Acquisition	24604.9	6.08	-	7,527.16	1.86
		4	Area under Revenue Rasta	21084.12	5.21	2.77	32,293.94	7.98
		5	Area under Sector Road	83203.40	20.56	1.48	89,192.79	22.04
		6	Reserved Area	146213	36.13	-9.32	1,08,496.32	26.81
		7	Net Planned Area [1-(2+3+4+5+6)]	8,26,772.76	204.03	113.49	12,84,958.98	317.52
		8	Area Under Residential	3,93,880.53	97.33	41.04	559964.02	138.37
		9	Area Under Commercial	42,977.61	10.62	5.2	64,021.32	15.82
		10	Area under Amenities / Public Buildings	43,989.33	10.87	13.89	1,00,200.25	24.76
		11	Area under Group Housing	31079.85	7.68	0.59	33,467.53	8.27
		12	Total Saleable Area (incl. EWS) (2+8+9+11)	--	-	-	7,37,863.98	182.33
		13	Area under Parks	49,695.39	12.27	6.83	77,294.96	19.10
14	Area under roads, paved open spaces	83,203.37	20.56	90.64	4,50,010.43	111.2		
9.	Estimated Population	Existing			After Expansion			
		28839			48443			
10.	Area	Sr.	Description	Area (in	Net Planning			

	Configuration Details	No.		acres)	Area (in %)	
		1	Area under Residential Development	146.64	46.18	
		2	Area under Commercial Development	15.82	5	
		3	Area under Parks	19.10	6.02	
		4	Area under Public Buildings	24.76	7.79	
		5	Area under Roads, Pavements, open	111.20	35.01	
		Total		317.52	100	
The project comprises of total scheme area of 396.08 acres and net planned area of 317.52 acres. The details are as per the layout plan approved on 28.03.2018 from Chief Town Planner, Punjab.						
11.	Water Requirements & source during Operation Phase	Sr. No.	Description	EC Accorded	Proposed	Total (After Expansion)
		1.	Total Water Demand	4,100 KLD	2,075 KLD	6175 KLD
		2.	Fresh Water Demand	3,032 KLD	1,065 KLD	4097 KLD
		3.	Wastewater generated	3,280 KLD	2054 KLD	5,334 KLD
		4.	STP capacity	3.5 MLD capacity	Additional STP of 2.5 MLD	Proposed overall STP of 6 MLD capacity
12.	Disposal Arrangement of Wastewater	A total of 4.940 MLD wastewater will be generated which will be treated in the STP of 6 MLD capacity based on MBBR Technology. The details of the disposal arrangement of treated wastewater @4841 KLD available at the outlet of STP are given as under:				
		Sr. No.	Season	Flushing (KLD)	Horticulture demand (KLD)	GMADA sewer (KLD)
		1.	Summer	2078	425	2338
		2.	Winter	2078	139	2624
		3.	Rainy	2078	39	3110
13.	Rainwater recharging detail	Rainwater will be recharged by providing 192 no. of recharging pits i.e 155 pits by individual plot owners and 37 recharge pits by developer.				
14.	Solid waste generation and its disposal	a) 18.56 MT/day b) Solid waste management area has been provided and marked in conceptual layout submitted. Biodegradable waste will be composted by use of 9 Mechanical Composters of capacity 7.5 T (7 x 1 Ton each, 2 x 250 kg). STP sludge shall be used in horticulture c) Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.				

15.	Hazardous Waste & E-waste	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments
16.	Energy Requirements & Saving	<p>a) 10,000 KW connected power load will be required which will be met from PSPCL.</p> <p>b) 5X120 DG sets will be installed equipped with canopy and adequate stack height.</p> <p>c) Energy will be saved by use of LEDs in common areas</p>

5) As per the undertaking submitted by Project Proponent, the proposal does not require approval/clearance under the Forest (Conservation) Act, 1980. Also, no litigation is pending in respect of the land on which the project is to be developed.

6) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of experts members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI)/ National Accreditation Board for Education and Training (NABET) NABET on behalf of the project proponent in its 235th meeting 24.12.2022, 245th meeting held on 24.04.2023 and 247th meeting held on 22.05.2023. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

7) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the expansion of Residential Mega Township for an increase in the land area from 287.90 acres to 396.08 acres at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar, Punjab, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

8) The case was considered by SEIAA in its 251st meeting held on 23.06.2023 and 255th meeting held on 20.07.2023 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the expansion of Residential Mega Township for an increase in the land area from 287.90 acres to 396.08 acres at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar, Punjab as per the details mentioned in the Form-1, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and its consultant with

proposed measures and subject to conditions proposed by SEAC and certain additional conditions and amended conditions.

9) Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance with terms and conditions as follows:

Specific condition:

- i) The Project Proponent shall submit the Bank Guarantee of Rs. 42 lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the remediation and natural & community resource augmentation plan.
- ii) The Project Proponent shall deposit penalty amount of Rs. 50.918 lacs with Punjab Pollution Control Board, in compliance to the OM dated 07.07.2021 issued by MoEF&CC, GoI prior to the grant of Environmental Clearance.
- iii) The Project Proponent shall obtain Consent to Operate under the Water Act 1974 & Air Act 1981 within 3 months from the date of grant of Environmental Clearance.
- iv) The Project Proponent shall not give further possession beyond 520 plots and make alternate disposal arrangement within the project premises by developing 6.32 acres land as per Karnal Technology and will maintain the same for Zero liquid discharge till the final outlet is connected with the GMADA sewer for disposal of excess treated wastewater.
- v) Since the project is located at a distance of 8 km from Sukhna Wildlife Sanctuary, the project proponent shall submit application under the provision of Wild Life (Protection) Act 1972 in compliance with the order dated 26.04.2023 passed by Hon'ble Supreme Court in WP(C) No.202 of 1995 and OM dated 17.05.2022 issued by the Ministry of Environment, Forest and Climate Change, for consideration by NBWL.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The project proponent shall obtain the approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- viii) The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities.
- ix) The project proponent shall follow the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016.
- x) The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation

Measures for Construction and Demolition Activities for projects requiring Environmental Clearance.

- ii) The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

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

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning, etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey

d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in 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.

- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The project proponent shall install mechanical composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs)

bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental friendly materials.

- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
- xii) The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with the following criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time. The traffic management plan shall be duly validated and certified by the

State Urban Development department and the P.W.D./ Competent Authority for road augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments.

- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- (iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The details of the amount to be spent on the various environmental

activities proposed in environmental plan and additional environmental activities are given in the tables given below:

COMPONENT	Construction phase		Operation phase
	Capital Cost (in LAKH)	Recurring cost (in lakh/yr)	Recurring cost (in lakh/yr)
Wastewater Management STP of 6 MLD (in modules) MBBR, UF	500	7	20
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	50	2	5
Landscaping	25	5	21 (for 3 years)
Rainwater Recharging (37 pits)	60	10	10
Environmental Monitoring	4	4	4
Solid Waste Management (including 9 Composters of total capacity 7.5 T (i.e. 7 x 1 Ton each & 2 x 250 kg)	350	5	10
Energy Conservation Measures (Solar lighting, CFL)	40	1	5
Miscellaneous	--	--	2
Total	Rs. 1029 Lakhs	Rs. 34 Lakhs/annum	Rs. 77 Lakhs/annum

Details of Additional Environmental Activities

Sr. No.	Activities	Amount in Cr
	Earlier EC:	
1.	Adoption of pond 1.4 acres and nanak bagichi 1 acre in Village Rasulpur	0.75 (0.40+0.35)
2.	Installation of Smog Tower within the project premises	3.54
	Amount to be spent against earlier EC (1+2)	Rs. 4.29 Cr
	As per revised EC:	
3.	Adoption of 2 ponds in Village Ghandauli (0.85 acre) and in village Salamatpur (0.55 acre) and nanak bagichi 2 acre in Village Ghandauli	1.33
4.	Nanak bagichi (2 acres) in Village Bhagat Majra	0.70
	Amount to be spent as per revised EC (3+4)	Rs. 2.03 Cr
	Total amount to be spent under additional environmental activities	Rs. 6.32 Cr

The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.

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

XI. Validity

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

XII. Miscellaneous

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

- ix) The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project.

XII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the Competent Authority, the project proponent shall obtain the revised Environmental Clearance.
- ii) The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises.

- v) In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- x) The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.
- 11) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.
- 12) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- 13) This issues as per the decision taken by the Competent Authority.

(Dr. Kamal Kumar Garg, IAS)
Member Secretary, SEIAA

Through Parivesh Portal

Copy to: -

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Jaswinder Singh (Authorized Signatory)
 - b) Mobile No. : 95010-25407
 - c) Email Id : altusbuiders@gmail.com
 - d) Email ID of Env. Consultant : md@ecoparyavaran.org
4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.

(Dr. Kamal Kumar Garg, IAS)

Member Secretary, SEIAA

E-mail: seiaapb2017@gmail.com