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Ref: ASB/MEA-5/001 Date: 25.05.2026

To,
The Additional Director
Ministry of Environment, Forest and Climate Change,
Regional Office (North),
Government of India,
Bay No. 24-25, Sector-31A,
Chandigarh.
(Mail ids.: eccompliance-nro@gov.in and ronz.chd-mef@nic.in)

Subject: Submission of Six monthly compliance report for period ending 31.03.2026 for the Expansion of Residential Mega Township Project at villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab by The Greater Punjab Officers Co-operative House Building Society Ltd. and Altus Space Builders Pvt. Ltd. (Joint Venture).

Sir,

With reference to the EIA Notification & its amendments for six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 31.03.2026 for the above said project through mail for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,

For The Greater Punjab Officers Co-operative House Building Society Ltd.
and Altus Space Builders Pvt. Ltd. (Joint Venture)

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

AUTHORIZED SIGNATORY

(Authorized Signatory)

CC to:
Member Secretary, SEIAA Punjab, Ministry of Environment, Forest and Climate Change GoI, PBTI Complex, Knowledge City, Sector 81, Distt. SAS Nagar (Mohali), Punjab (Uploaded on Parivesh Portal).

2026

SIX MONTHLY EC COMPLIANCE REPORT
(Period ending 31.03.2026)

For

"Residential Mega Township"

Villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), 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

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

DATA SHEET

1.	**Project Type**	Expansion of Residential Project
2.	**Name of the Project**	Residential Mega Township Project at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning area, Tehsil kharar, District SAS Nagar, Punjab by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (Joint Venture).
3.	**Clearance letter (s)/O.M No. & dates**	Environment Clearance has been granted by SEIAA, Punjab vide Letter No. SEIAA/2015/175 dated 16.01.2015; copy of the same is enclosed as **Annexure 1(a).** Later, Environmental Clearance for expansion has been granted by SEIAA, Punjab vide EC Identification No. EC23B039PB143787 & File no. SEIAA/PB/MIS/2022/EC/(EXP)/14 dated 09.08.2023; copy of the same is enclosed as **Annexure 1(b)**. Further, Environmental Clearance has been granted for expansion by SEIAA, Punjab vide EC Identification No. EC23B039PB146723 & File no. SEIAA/PB/MIS/2023 /EC/70 dated 28.12.2023; copy of the same is enclosed as **Annexure 1(c)**.
4.	**Location**	Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning area, Tehsil Kharar
	a) District (s)	SAS Nagar (Mohali)
	b) State (s)	Punjab
5.	**Address for correspondence**	Mr. Jaswinder Singh (Director) Mobile No. 9501025407 Mail Id: altusoffice@yahoo.in Mr. Altus Space Builders Pvt. Ltd. SCF 22, First floor, Phase-X, Mohali Tel: 0172-400373
6.	**Salient features**	
	a) of the project	As per Environmental Clearance letter, total land area of the project is 453.164 acres and total permissible built-up area will be 22,37,645.49 sq.m. The project will comprise of 2,960 Residential plots, EWS (19.87 acres), Commercial (15.82 acres), Group Housing (8.27 acres) and other

		Amenities. The estimated project cost is Rs. 1,264.625 Crores.
	b) of the environmental management plans	The total fresh water demand of the project will be 1425 KLD which will be taken from borewells. A total of 1720 KLD of wastewater will be generated which will be treated in STP of 8 MLD capacity (to be installed in modules of 4.5 MLD, 2 MLD & 1 MLD). Out of which, STP of total capacity 500 KLD capacity has already been installed. Rainwater will be recharged by providing 220 nos. of recharging pits i.e. 181 pits by individual plot owners and 39 recharge pits by developer. Approx. 25.55 MT/day of solid waste will be generated from the project which will be appropriately segregated at the source by providing bins for recyclable, Bio-degradable Components and non-biodegradable. 13 Composters (i.e. 9 x 1000 kg/day + 1 x 500 kg/ day + 3 x 250 kg/ day) will be provided for the treatment of biodegradable components of the solid waste. STP sludge shall be used in horticulture. Recyclable waste will be recycled through authorized recyclers. Inert waste will be dumped at authorized dumping site. 30,734.84 KW energy will be required which will be met from PSPCL. 15 DG sets of 120 KVA capacity each will be installed with adequate enclosure. Energy will be saved by adopting following measures: Energy will be saved by use of LEDs in common areas.
7.	**Break-up of the project area**	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	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 labourers/artisans.**	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others *(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)*	Not applicable
9.	**Financial details:**	

	a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	Estimated project cost = Rs. 825 Crores (2015) Estimated project cost = Rs. 1028 Crores (2023) Estimated project cost = Rs. 1,264.625 Crores (Dec, 2023)
	b) Allocations made for environmental management plans with item wise and year wise break up.	Expenditure on typical Environmental plan with breakup is given below: **During Construction Phase:**

S.No.	**Title**	**Construction Phase**	
		Capital Cost (Rs. Lakhs)	**Recurring Cost (Rs. Lakhs/ Annum)**
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	50	3
2.	Water Pollution Control/ Sewage Treatment Plant (proposed STP of 8 MLD capacity, SBR-UF (to be installed in modules; out of which, STP of 200 KLD capacity has already been installed)	2000	5
3.	Noise Pollution Control	10	1
4.	Landscaping	300	10
5.	Solid Waste Management (Installation of remaining 12 Composters of total capacity 10,000 kg capacity (9 x 1000 + 1 x 500 + 2 x 250)	500	12
6.	Rain water harvesting (Construction of 39 pits)	78	5
7.	Energy Conservation (LED fixtures, solar street lights, etc.)	50	4

8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	4	6
9.	Miscellaneous	20	7.5
	Total	**3,012**	**53.5**

During Operation Phase:

S.No.	Title	Operation Phase
		Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control	6
2.	Water Pollution Control/ Sewage Treatment Plant	36
3.	Noise Pollution Control	2
4.	Landscaping	60
5.	Solid Waste Management	30
6.	Rain water harvesting	10
7.	Energy Conservation	10
8.	Environment Monitoring	6
9.	Miscellaneous	7.5
	Total	**167.5**

c) Benefit cost ratio/ internal rate of return and the year of assessment	Will be calculated and submitted separately.
d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes
e) Actual expenditure incurred on the project so far.	Approx. Rs. 990.43 Crores have been spent on the project till 31.03.2026 including land cost.
f) Actual expenditure incurred on the environmental management plans so far.	Actual expenditure of Rs. 481.05 lakhs have been incurred on the EMP till 31.03.2026.

10.	**Forest land requirement:**	NOC for forest land has been obtained; copy of the same has already been submitted.
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable
	b) the status of clear felling, if any	Not Applicable
	c) the status of compensatory afforestation, if any.	Not Applicable
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable
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:**	The Project is in construction phase. Approx. 76% of construction/development work has been completed as per last EC granted. Photographs showing the construction status of the project is enclosed as **Annexure 2.**
	a) Date of commencement (actual and/or planned)	January, 2015 (Actual)
	b) Date of completion (actual and/or planned)	Planned date for completion: 31st Dec, 2028
13.	**Reasons for the delay, if the project is yet to start**	Not Applicable

Compliance report on conditions imposed in Environmental Clearance of "Residential Mega Township Project" at Villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning area, Tehsil Kharar, District SAS Nagar, Punjab by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (Joint Venture) for Period ending 31.03.2026

Special Condition:

<table>
<tr><th>SI. No.</th><th>Conditions</th><th>Reply</th></tr>
<tr><td>1.</td><td>The Project Proponent shall not give possession beyond 1050 plots till STP of 2 MLD capacity is made operational and alternate disposal arrangements in the form of 13.41 acres land is developed as per Karnal Technology. The project proponent will maintain the same for Zero liquid discharge till the final outlet is connected with the GMADA sewer for disposal of excess treated wastewater. The details of the Khasra no. for the land to be developed as per Karnal technology is given as under:
<table>
<tr><th>Sr. No.</th><th>Village Name</th><th>Mustil No.</th><th>Khasra No.</th></tr>
<tr><td>1.</td><td>Ghandauli</td><td>9</td><td>21</td></tr>
<tr><td>2.</td><td>Ghandauli</td><td>9</td><td>25/3</td></tr>
<tr><td>3.</td><td>Ghandauli</td><td>9</td><td>19</td></tr>
<tr><td>4.</td><td>Ghandauli</td><td>9</td><td>20</td></tr>
<tr><td>5.</td><td>Ghandauli</td><td>9</td><td>22</td></tr>
<tr><td>6.</td><td>Ghandauli</td><td>10</td><td>16</td></tr>
<tr><td>7.</td><td>Ghandauli</td><td>15</td><td>1</td></tr>
<tr><td>8.</td><td>Ghandauli</td><td>15</td><td>2/1</td></tr>
<tr><td>9.</td><td>Ghandauli</td><td>15</td><td>2/2</td></tr>
<tr><td>10.</td><td>Ghandauli</td><td>15</td><td>2/3</td></tr>
<tr><td>11.</td><td>Ghandauli</td><td>15</td><td>9/1</td></tr>
<tr><td>12.</td><td>Ghandauli</td><td>15</td><td>9/2</td></tr>
<tr><td>13.</td><td>Ghandauli</td><td>15</td><td>12/1</td></tr>
</table>
</td><td>Agreed. No possession will be given beyond 1050 plots till outlet of project sewer is connected to GMADA sewer & proper arrangement for disposal in the form of 13.41 acres of land is developed under karnal technology. Further, 2.02 acre of land is being developed under karnal technology.</td></tr>
</table>

14.	Ghandauli	15	12/2
15.	Ghandauli	15	12/3
16.	Ghandauli	15	8/1
17.	Ghandauli	15	19
18.	Saini Majra	23	17
19.	Saini Majra	23	18
20.	Saini Majra	16	8
21.	Saini Majra	16	13
22.	Saini Majra	16	26
23.	Saini Majra	16	27
24.	Saini Majra	16	18/1
25.	Saini Majra	16	18/2
26.	Saini Majra	16	17
27.	Salamatpur	21	8/2
28.	Salamatpur	21	7/1
29.	Salamatpur	21	4/2
30.	Salamatpur	21	4/1
31.	Dhode Majra		24
32.	Dhode Majra	13	27
33.	Rasulpur	11	26
34.	Rasulpur	11	32
35.	Rasulpur	11	33
36.	Saini Majra	9	25/2
37.	Saini Majra	9	20/3
38.	Saini Majra	13	8
39.	Saini Majra	13	12/4
40.	Saini Majra	13	13
41.	Salamatpur	16-17	2
42.	Salamatpur	16-17	7/1
43.	Salamatpur	16-17	37
44.	Salamatpur	16-17	36
45.	Salamatpur	16-17	38/2
46.	Rasulpur	11	9

	47.	Rasulpur	11	27	
	48.	Saini Majra	17	1/2	
	49.	Saini Majra	16	6/1	
ii	Wild life clearance shall be obtained by the Project Proponent from NBWL as application w.r.t. Sukhna Wildlife Sanctuary. The grant of EC does not imply that wildlife clearance has been granted to the Project. Their proposal for the clearance will be considered by the respective authorities. The investment made in the project if any, based on Environmental Clearance granted, in anticipation of the clearance from NBWL shall be entirely at the cost and risk of the Project Proponent and neither SEIAA, Punjab nor MoEF&CC shall be responsible in this regard in any manner				Application for NBWL clearance has already been submitted. Copy of the same has already been submitted.
iii	The Project Proponent shall apply for Consent to Operate under Air Act, 1981, within 3 months.				Agreed. Consent to Operate under Air Act, 1981 is under process.

I. Statutory Compliances:

SI. No.	Conditions	Reply
i.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. Layout Plan has been approved by Chief Town Planner. Layout plan approval letter has been obtained vide letter no. 5566 CTP (PB) MPM 141 dated 27.12.2022. Copy of the same has already been submitted.
ii.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	It is to highlight that our project is residential plotted township project which comprises of group housing, commercial, institutional pockets, etc. However, it is to ensure that every individual prospective buyer will obtain separate NOCs such as structural safety certificate, fire NOC, etc. at the time of building plan approval of their plot.
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 purpose involved in the project.	NOC from DFO has been obtained vide File No. FCA/4225 vide dated 15.09.2023 for 453.164 acres of land. Copy of the same has already been submitted.

iv.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Application for NBWL clearance has already been submitted. Copy of the same has already been submitted.
v.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board.	CTE extension has been obtained from Invest Punjab vide certificate no. CTE/Ext/PBIP/SAS/2025/2408444785 dated 19.02.2025 valid till 25.12.2025. Copy of CTE extension grant certificate is enclosed as **Annexure- 3.** Further, extension in CTE is under process. Agreed. Consent to Operate under Air Act, 1981 and under Water Act, 1974 is under process.
vi.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Application for abstracting ground water from borewell has been filed to PWRDA vide dated 31.10.2023. Copy of the same has already been submitted.
vii.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Extension of temporary power load has been obtained for 1995 KVA. Copy of the same is enclosed as **Annexure-4**.
viii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	The statutory clearances are being obtained as & when required. • NOC for Sewerage Connection has been obtained from GMADA vide dated 19.05.2023 & 02.06.2023 stating the timeline for laying of sewer line. Copy of the same has already been submitted. • Application for abstracting ground water from bore well has been filed to PWRDA vide dated 31.10.2023. Copy of the same has already been submitted.
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.	All type of waste generated is being managed & disposed off as per the applicable Rules.
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	It is a residential plotted township project which comprises of group housing, commercial, institutional pockets, etc. However, it is to ensure that every individual prospective buyer will 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 confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site fails.	As per Master plan of Mullanpur, project site falls within the residential zone. CLU has been obtained for 229.77 acres vide Memo No. 8198 CTP (PB) SP-432(M) dated 17.11.2011; 26.41 acres vide Memo No. 2042 CTP (PB) SP-432(M) dated 14.05.2012; 23.75 acres vide Memo No. 3480 CTP(PB) SP-432(M) dated 25.06.2013; 54.40 acres vide Memo No. 669 CTP (PB) SP-432(M) dated 07.02.2018; 57.7 acres vide Memo No. 1562 CTP (PB) SP-432(M) dated 07.03.2018; 61.13 acres vide Memo No. 970 CTP(PB) SP-432(M) dated 07.03.2022. Copy of the same has already been submitted.
xii.	Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.	The project is in line with siting criteria of PPCB.
xiii.	The project proponent shall get the layout plans approved from the Competent Authority for the activities/establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.	Agreed. Layout Plan has been approved by Chief Town Planner. Layout plan approval letter has been obtained vide letter no.5566 CTP (PB) MPM 141 dated 27.12.2022; Copy of the same has already been submitted. Construction/Development within the project is being carried out as per approved layout plan for which last environmental clearance has been granted.

II. Air quality monitoring and preservation:

i.	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 shall be complied with.	Agreed. The Dust Mitigation Measures are being complied with.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$)	Ambient air quality monitoring has been done. Recent test reports for ambient air quality monitoring is attached as **Annexure- 5.**

	covering upwind and downwind directions during the construction period.	
iv.	Diesel power generating sets proposed as 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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	DG set with adequate height of stack will be installed and run on low Sulphur diesel.
v.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & 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, 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	All necessary steps like project boundary, water sprinkling by tankers, tarpaulin sheets for covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution during construction phase.
vi.	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Dust mitigation measures is being followed during construction period.
vii.	No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. All the soil, sand and construction and demolition waste or other construction material is being covered properly during construction phase.
viii.	No uncovered vehicles carrying construction material and waste shall be permitted	Vehicles carrying construction material are covered with tarpaulin sheets.
ix.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Agreed. During construction activities, topsoil excavated has been stored & utilized for landscaping within the project site.
x.	Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	Agreed.
xi.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Water sprinkling is being carried out at the construction site. Photographs of the same are attached as an **Annexure-2.**
xii.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the	Agreed. Construction waste is being used within the project premises for leveling purpose.

	Construction and Demolition Waste Management Rules, 2016.	
xiii.	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	DG set will be installed based on low Sulphur diesel type and conform to EPA. Stack of adequate height as per the PPCB norms will be followed.
xiv.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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.	Stack of adequate height and acoustic enclosure will be provided with DG set.
xv.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed. National Building Code will be followed by individual plot owner for ventilation provision.
xvi.	Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road should be built and used)	Agreed. Same has been complied.
xvii.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed. Dust Mitigation measures is being displayed at the construction site for easy public viewing. Photograph of the same is attached as an **Annexure-6.**
xviii.	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.	Agreed. Construction waste is being used within the project premises for leveling purpose.

III. Water quality monitoring and preservation:

i.	The natural drain system should be maintained for ensuring unrestricted flow of water.	It is made sure that no natural drainage is being affected during construction phase and the same will be followed in operational phase of the project.
ii.	No construction shall be allowed to obstruct the natural drainage through the site, on 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 rain water.	Agreed.
iii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted. Natural topography will be followed to maximum extent.

iv.	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.	Noted. The total fresh water quantity will not be increased beyond the approved quantity of 1,425 KLD.
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.	Storage tank of adequate capacity will be constructed for storage of treated water.
vi	During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.	Toilets along with septic tank has been provided for construction labourers.
vii	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Safe drinking water facility is being provided to construction laborers.
viii	The quantity of fresh water 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 along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected.
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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Application for abstracting ground water from bore well has been filed to PWRDA vide dated 31.10.2023. Copy of the same has already been submitted.
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.	Agreed. Same has been complied.
xi	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking	The dual pipe plumbing system is being provided for supplying fresh water for drinking,

<table>
<tr><td></td><td>and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.</td><td>cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, etc.</td></tr>
<tr><td>xii</td><td>Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in 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.</td><td>Noted.</td></tr>
<tr><td>xiii</td><td>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.</td><td>Agreed. Low flow fixtures & faucets will be provided for water conservation by individual plot owners. Electromagnetic flow meter will be installed at the inlet & outlet of STP.</td></tr>
<tr><td>xiv</td><td>The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:
<table>
<tr><th>Sr, No</th><th>Nature of the Stream</th><th>Color code</th></tr>
<tr><td>a)</td><td>Fresh water</td><td>Blue</td></tr>
<tr><td>b)</td><td>Untreated wastewater from Toilets/ urinal & from Kitchen</td><td>Black</td></tr>
<tr><td>c)</td><td>Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing</td><td>Grey</td></tr>
</table></td><td>Color coding system is being provided to the different plumbing pipe lines.</td></tr>
</table>

	d)	Reject water streams from RO plants & 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 with strips	
	f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips	
	g)	Storm water	Orange	
xv	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.			Agreed. Curing agents as well as other best practices are being used in construction work for reducing water demand.
xvi	The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 17 no. rain water recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority,			5 no. of rain water recharging pits have been constructed within the project premises.
xvii	All recharge should be limited to shallow aquifer.			Agreed. It is being complied.
xviii	No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record should be maintained & available at site.			Agreed. No ground water is being used for construction. Only treated water from existing STP is being used for construction activities.

xix	Any ground water 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 ground water abstraction or dewatering.	No dewatering is involved in the project.
xx	The quantity of fresh water 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 along with six monthly Monitoring reports.	The quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected.
xxi	Sewage shall be treated in the STP with tertiary treatment, STP shall be installed in a phased manner viz a viz in the module system designed in such 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 storm water drain.	Sewage Treatment Plant (STP) of 8 MLD capacity will be installed within the project premises. Treated water will be utilized within the project for flushing, landscaping and construction purposes. Presently, STP of total capacity 500 KLD (2 modules 200 KLD & 300 KLD) capacity has already been installed. Photograph of the same is attached as an **Annexure-2.**
xxii	No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water 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.	No treated/untreated wastewater will be discharged into storm water drains.
xxiii	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. Water quality is being regularly monitored. Test report in this regard is attached as **Annexure-5.**
xxiv	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health	STP sludge generated will be utilized for landscaping within the project only.

	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 residential area/commercial area/industrial area/ silence zone 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 construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Adequate measures are being taken to reduce ambient air and noise level during construction phase. Regularly monitoring is being done. Recent test reports is enclosed as **Annexure-5**.
ii	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Ambient noise levels are being regularly monitored and maintained regularly. Recent test report is enclosed as **Annexure-5**.
iii	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure with DG set will be provided. Ear plugs to construction labors has been provided to mitigate the noise impact.

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.	It is a residential plotted township project which comprises of group housing, commercial, institutional pockets, etc. However, it is to ensure that every individual prospective buyer will follow the Energy Conservation Building Code (ECBC) prescribed by the Bureau of Energy Efficiency.
ii.	Outdoor and common area lighting shall be LED.	Agreed. LED lighting is being provided within the project.

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 day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	It is a residential plotted township project which comprises of group housing, commercial, institutional pockets, etc. However, it is to ensure that every individual prospective buyer will follow the Energy Conservation Building Code (ECBC) prescribed by the Bureau of Energy Efficiency.
iv.	Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. Adequate energy conservation measures in the form of LED lights is being provided in the project to conserve energy.
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-law's requirement, whichever is higher.	Agreed. Solar lights in common areas has been provided as energy conservation measures. Photographs of the same are attached as an **Annexure-2.**
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.	Agreed. Solar lights in common areas has been provided as energy conservation measures. Photographs of the same are attached as an **Annexure-2.**

VI. Waste Management:

i.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	It is proposed to handle the biodegradable waste internally. Recyclable waste will be sold to local recyclers and domestic hazardous waste in the form of used oil and E-waste will be given to authorized recycler. Inert waste will be dumped to authorized dumping site.
ii.	The Project Proponent shall install Mechanical Composter of adequate capacity for treatment of the wet component of the Solid Waste.	13 Composters of capacity (9 x 1000 kg/day + 1 x 500 kg/ day + 3 x 250 kg/ day) will be installed within the project premises for treatment of biodegradable waste. Out of which, composter of 250 kg capacity has already been installed within

		the project premises. Photograph of the same is attached as an **Annexure-2.**
iii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed. The muck generated during construction phase is being used for levelling and filling purpose within the project. No muck will be disposed off outside the premises.
iv.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. Separate wet and dry waste bins will be provided for segregation of solid waste.
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.	13 Composters of capacity (9 x 1000 kg/day + 1 x 500 kg/ day + 3 x 250 kg/ day) will be installed within the project premises for treatment of biodegradable waste. Out of which, composter of 250 kg capacity has already been installed within the project premises. Photograph of the same is attached as an **Annexure-2.**
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.	Noted. Non-biodegradable waste will be handed over to authorized recyclers.
vii.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Being a residential project, only hazardous waste in the form of used oil will be generated which will be disposed off as per the PPCB norms.
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, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Fly ash containing PPC Cement is being used for construction/development within the project.
ix.	Fly ash should be used as 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.	Fly ash containing PPC Cement is being used for construction/development within the project.

x.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction waste is being managed strictly conforming to the Construction and Demolition Rules, 2016.
xi.	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	No CFLs and TFLs will be used within the project. Thus, this point is not applicable.
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.	Agreed. Same is being complied.

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.	No tree cutting is involved in the project. Thus, permission is not required.
ii.	At least 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 planting of trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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 provided as per SEIAA guidelines.	Agreed. Approx. 9,000 trees have been planted within the project premises like *Neem, Ficus infectoria, Ficus Benjamina, Bauhaina Blackiana, bottle brush, chukrasia, Gulmohar, Pagoda, Palm, Takoma, Amaltas, Jamun,* etc. Photographs showing the same are enclosed as **Annexure 2.**

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.	Noted.
iv.	Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	No tree cutting is involved, thus, no requirement of compensatory plantation is there.
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 plantation of the proposed vegetation on site.	The top soil excavated during construction activities is being stored and utilized for landscaping within the project premises to the maximum possible extent.
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.	Agreed. No chemical fertilizer /pesticides /insecticides is being used in the green area.
vii.	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	The same is being complied.
viii.	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Noted. The same is being submitted.
ix.	Minimum 8 feet tall plants of healthy woody stem will be used for plantations (including plantations under Karnal Technology) and all plantations will be completed within 2 years.	Agreed.

VIII. Transport:

i.	A comprehensive mobility plan, as per 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 these basic 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 regulation.	Adequate parking space has been provided within the project premises. Wide roads for the entry and exit have been proposed.
ii.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles having valid PUCs are being used for construction material supply. Copy of PUC certificates are enclosed as **Annexure 7.**
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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Km radius of the site in different scenarios of space and time and 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 which involve the participation of these departments.	Adequate parking space has been proposed within the project premises. Wide roads for the entry and exit have been proposed. Parking areas will be fully internalized. Thus, there will be no traffic congestion.
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.	Adequate parking space have been proposed within the project premises. Wide roads for the entry and exit have been proposed. Parking areas will be fully internalized. Thus, there will be no traffic congestion.

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 mask.	Personal Protection Equipments (PPEs) is being provided to the workers for safety.
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed. Same is being followed by individual plot owners.
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan 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, 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.	Agreed. All the necessary facilities are being provided to labors at the construction site. Photographs showing the same is enclosed as **Annexure 2.**
iv.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Health check-up of the workers will be done regularly.
v.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Agreed. First aid facility is being provided during construction phase and same will be followed during operational phase. Photographs showing the same is enclosed as **Annexure 2.**

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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Company has a well laid Environmental Policy and Environment Management Cell is responsible to deal with all the Environment related Compliances and all Environmental Concerns as per ISO 14001.
ii.	A separate Environmental Cell both at the project and company head quarter level, with qualified	Agreed. Name of persons for Environment Management Cell has already been formed

<table>
<tr><td></td><td>personnel shall be set up under the control of senior Executive, who will directly to the head of the organization</td><td>under Mr. Jaswinder Singh (Director). The details of the same are given as below:

1. Mr. Lakhwinder Singh

2. Mr. Narinder Kumar

3. Mr. Varinder Singh</td></tr>
<tr><td>iii.</td><td>Action plan for implementing EMP and environmental conditions along with the 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 accounts and not to 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:

Table 1: Environmental Management Plan
<table>
<tr><th rowspan="2">S.No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th></tr>
<tr><th>Capital Cost (Rs. Lakhs)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th></tr>
<tr><td>1.</td><td>Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)</td><td>50</td><td>3</td></tr>
<tr><td>2.</td><td>Water Pollution Control/ Sewage Treatment Plant (proposed STP of 8 MLD capacity, SBR-UF (to be installed in modules; out of which, STP of 200 KLD</td><td>2000</td><td>5</td></tr>
</table></td><td>Agreed. EMP as proposed shall be implemented both during construction and operational phase. Approx. Rs. 481.05 Lakhs have been incurred on the EMP till 31.03.2026.

Rs. 71 Lakhs have been spent on CSR as per initial EC Letter.

Further, Rs. 20.48 Lakhs have been spent till 31.03.2026 on below mentioned additional environment activities as per last EC letter granted till 31.03.2026

• Adoption of pond in Village Saini Majra
• Plantation in village Ghandauli
• Development of Nanak bagichi in Village Bhagat Majra</td></tr>
</table>

	capacity has already been installed)		
3.	Noise Pollution Control	10	1
4.	Landscaping	300	10
5.	Solid Waste Management (Installation of remaining 12 Composters of total capacity 10,000 kg capacity (9 x 1000 + 1 x 500 + 2 x 250)	500	12
6.	Rain water harvesting (Construction of 39 pits)	78	5
7.	Energy Conservation (LED fixtures, solar street lights, etc.)	50	4
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	4	6
9.	Miscellaneous	20	7.5
	Total	**3,012**	**53.5**

During Operation Phase:

S.No.	**Title**	**Operation Phase**
		Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control	6
2.	Water Pollution Control/ Sewage Treatment Plant	36
3.	Noise Pollution Control	2
4.	Landscaping	60
5.	Solid Waste Management	30

6.	Rain water harvesting	10
7.	Energy Conservation	10
8.	Environment Monitoring	6
9.	Miscellaneous	7.5
	Total	**167.5**

Table 2: Details of Additional Environment Activities

S. No.	Activities	Amount in Cr
Earlier EC granted vide no. SEIAA/2015/175 dated 16.01.2015		
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)	**4.29 Cr**
As per EC expansion granted vide no. EC23B039PB143787 dated 09.08.2023		
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 EC expansion (3+4)		**Rs. 2.03Cr**
As per revised proposal		

5.	Adoption of pond (2 acres) in Village Saini Majra	60
6.	Development of Nanak Bagichi (2 acres) of Panchayat land in Village Saini Majra	75
7.	Adoption of pond (1 acre) in Village Siami Pur	37
8.	Development of Nanak Bagichi (1 acre) of Panchayat land in Village Siami Pur	40
9.	Provision of 1 crop residue machine (in situ/ ex situ) for management of stubble burning through District Administration	25
Amount to be spent as per revised proposal (5+6+7+8+9)		**2.37 Cr**
Total amount to be spent under additional environmental activities		**8.69 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:

i	This environmental clearance will be valid for a period of ten years from the date of its issue as per	Noted.

	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	Agreed. The partial completion certificate will be obtained after the construction is over and the same will be submitted to concerned authorities
ii.	The project proponent shall comply with the conditions of CLU, if obtained.	Agreed. Conditions of CLU are being complied with.
iii.	The project proponent shall prominently advertise it at least in 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 environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Agreed & Complied. Advertisement has been published in the newspaper. Copy of newspaper cutting stating the same has already been submitted.
iv.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Complied. The copies of the Environmental Clearance have been submitted to concerned bodies. Copy of acknowledgment for its submission is attached as **Annexure-8.**
v.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	The previous compliance for period ending 30.09.2025 of Environment clearance conditions including monitoring results have been uploaded on the company's website i.e. altusnewchandigarh.in. Copy of snapshot for last submission is enclosed as **Annexure-9.**
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.	Agreed. Copy of snapshot for last submission is enclosed as **Annexure-10.**

vii.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Form V has been submitted for financial year 2024-2025. Acknowledgement regarding the same is attached as **Annexure- 11.**
viii.	The project proponent shall inform the Regional Office as well as the Ministry, 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 by the project.	Same is being submitted in datasheet attached along.
ix.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Agreed. Stipulations made by the State Pollution Control Board and the State Government is being strictly followed.
x.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.	Agreed. Commitments and recommendations made in EMP report are being complied.
xi.	No further expansion or modifications in the project shall be carried out, other than mentioned in the EIA Notifications,2006 and its amendments, shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, as applicable. 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 add additional environmental protection measures required, if any.	Agreed. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC).
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.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.
xiii.	This Environmental Clearance is granted subject to final outcome of Hon'ble Supreme Court of India, Hon’ble High Courts, Hon’ble	Noted.

	NGT and any other Court of Law, if any, as may be applicable to this project.	

XIII. Additional Conditions:

i.	The approval is based on the approved 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.	Environmental clearance has been granted on the basis of approved layout plan only.
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.	The natural drainage is not being disrupted.
iii.	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 Solid Waste (Management & Handling) Rules, 2016. 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 malodour in and around the Project premises.	Noted. The solid waste other than Bio-Medical Waste & Hazardous Waste generated will be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste Management Rules, 2016.
iv.	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.	Noted.
v.	This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with the conditions (v) above.	Agreed.
vi.	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under	Noted.

	the provisions of Environment (Protection) Act, 1986.	
vii.	The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.	Agreed.
viii.	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.	Agreed.
ix.	The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.	Agreed. Indigenous tree species of minimum 8 feet height is being planted within the project premises.

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 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).

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 Salamtpur, 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). he 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 bio-degradable and non-biodegradable waste as per the MSW Rules, 2000. The bio-degradable 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. 1.2 5 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; $PM_{2.5}$, 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.

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; $PM_{2.5}$, 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.

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.

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.

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@altusspcebuilders.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)

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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.

This is a computer generated cover page.

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:

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

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

<table>
<tr><td></td><td>Configuration Details</td><td>
<table>
<tr><th>No.</th><th></th><th>acres)</th><th>Area (in %)</th></tr>
<tr><td>1</td><td>Area under Residential Development</td><td>146.64</td><td>46.18</td></tr>
<tr><td>2</td><td>Area under Commercial Development</td><td>15.82</td><td>5</td></tr>
<tr><td>3</td><td>Area under Parks</td><td>19.10</td><td>6.02</td></tr>
<tr><td>4</td><td>Area under Public Buildings</td><td>24.76</td><td>7.79</td></tr>
<tr><td>5</td><td>Area under Roads, Pavements, open</td><td>111.20</td><td>35.01</td></tr>
<tr><td colspan="2">Total</td><td>317.52</td><td>100</td></tr>
</table>
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.
</td></tr>
<tr><td>11.</td><td>Water Requirements & source during Operation Phase</td><td>
<table>
<tr><th>Sr. No.</th><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (After Expansion)</th></tr>
<tr><td>1.</td><td>Total Water Demand</td><td>4,100 KLD</td><td>2,075 KLD</td><td>6175 KLD</td></tr>
<tr><td>2.</td><td>Fresh Water Demand</td><td>3,032 KLD</td><td>1,065 KLD</td><td>4097 KLD</td></tr>
<tr><td>3.</td><td>Wastewater generated</td><td>3,280 KLD</td><td>2054 KLD</td><td>5,334 KLD</td></tr>
<tr><td>4.</td><td>STP capacity</td><td>3.5 MLD capacity</td><td>Additional STP of 2.5 MLD</td><td>Proposed overall STP of 6 MLD capacity</td></tr>
</table>
</td></tr>
<tr><td>12.</td><td>Disposal Arrangement of Wastewater</td><td>
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:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Flushing (KLD)</th><th>Horticulture demand (KLD)</th><th>GMADA sewer (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>2078</td><td>425</td><td>2338</td></tr>
<tr><td>2.</td><td>Winter</td><td>2078</td><td>139</td><td>2624</td></tr>
<tr><td>3.</td><td>Rainy</td><td>2078</td><td>39</td><td>3110</td></tr>
</table>
</td></tr>
<tr><td>13.</td><td>Rainwater recharging detail</td><td>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.</td></tr>
<tr><td>14.</td><td>Solid waste generation and its disposal</td><td>
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.
</td></tr>
</table>

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	a) 10,000 KW connected power load will be required which will be met from PSPCL. b) 5X120 DG sets will be installed equipped with canopy and adequate stack height. c) Energy will be saved by use of LEDs in common areas

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 acers 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, murram, 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 : altusbuilders@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

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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/INFRA2/450859/2023 dated 08 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B039PB146723**
2.	**File No.**	SEIAA/PB/MIS/2023/EC/70
3.	**Project Type**	Expansion
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Expansion of Residential Mega Township Project at villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab by M/s Greater Punjab Officers Co-operative House Building Society and M/s. Altus Space Builders Pvt. Ltd. (Joint Venture)
7.	**Name of Company/Organization**	M/S ALTUS SPACE BUILDERS PVT. LTD.
8.	**Location of Project**	PUNJAB
9.	**TOR Date**	N/A

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

(e-signed)
Harjeet Singh Sandhu, PCS
Member Secretary
SEIAA - (PUNJAB)

Date: 28/12/2023

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.

This is a computer generated cover page.

This has reference to your online proposal no. SIA/PB/INFRA2/450859/2023 dated 08.12.2023 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 project with an increase in the land area from 396.08 acres to 453.164 acre located at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning area, Tehsil kharar, District SAS Nagar, Punjab. The project is covered under category 'B1' 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:

<table>
<tr><th>Sr. No.</th><th>Item</th><th>Details</th></tr>
<tr><td rowspan="3">1.</td><td>Name and Location of the project</td><td>Residential Mega Township Project by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (Joint Venture)</td></tr>
<tr><td>Project/ activity</td><td>8 (b)</td></tr>
<tr><td>Category as per EIA Notification, 2006</td><td>Category B1</td></tr>
<tr><td>2.</td><td>Nature of project</td><td>Expansion</td></tr>
<tr><td>3.</td><td>Latitude & Longitude</td><td>
<table>
<tr><th>Sr No.</th><th>Latitude</th><th>Longitude</th></tr>
<tr><td>1</td><td>30°47'47.61"N</td><td>76°41'43.19"E</td></tr>
<tr><td>2</td><td>30°47'54.97"N</td><td>76°41'48.04"E</td></tr>
<tr><td>3</td><td>30°47'56.39"N</td><td>76°42'0.19"E</td></tr>
<tr><td>4</td><td>30°48'3.09"N</td><td>76°42'0.00"E</td></tr>
<tr><td>5</td><td>30°48'9.25"N</td><td>76°42'7.56"E</td></tr>
<tr><td>6</td><td>30°48'7.67"N</td><td>76°42'13.64"E</td></tr>
<tr><td>7</td><td>30°48'4.04"N</td><td>76°42'20.50"E</td></tr>
</table>
</td></tr>
</table>

		8	30°47'56.17"N	76°42'22.42"E
		9	30°47'57.78"N	76°42'28.70"E
		10	30°48'2.35"N	76°42'38.38"E
		11	30°48'7.43"N	76°42'36.20"E
		12	30°48'13.75"N	76°42'42.29"E
		13	30°48'17.44"N	76°42'36.88"E
		14	30°48'20.78"N	76°42'40.48"E
		15	30°48'21.88"N	76°42'45.33"E
		16	30°48'26.35"N	76°42'49.66"E
		17	30°48'34.46"N	76°42'47.46"E
		18	30°48'34.44"N	76°42'53.28"E
		19	30°48'33.76"N	76°42'59.21"E
		20	30°48'28.41"N	76°43'4.80"E
		21	30°48'39.58"N	76°43'4.53"E
		22	30°48'36.75"N	76°43'13.09"E
		23	30°48'30.79"N	76°43'17.00"E
		24	30°48'32.64"N	76°43'22.25"E
		25	30°48'25.28"N	76°43'24.11"E
		26	30°48'18.21"N	76°43'32.99"E
		27	30°48'11.51"N	76°43'20.59"E
		28	30°48'5.49"N	76°43'41.72"E
		Note: Remaining coordinates are as per the Environmental Clearance application		
4.	Classification/Land 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 453.164 acres as per detail given below: • Obtained for 229.77 acres vide Memo No. 8198 CTP (PB) SP-432(M) dated 17.11.2011 • Obtained for 26.41 acres vide Memo No. 2042 CTP (PB) SP-432(M) dated 14.05.2012 • Obtained for 23.75 acres vide Memo No. 3480 CTP(PB) SP-432(M) dated 25.06.2013 • Obtained for 54.40 acres vide Memo No. 669 CTP (PB) SP-432(M) dated 07.02.2018 • Obtained for 57.7 acres vide Memo No. 1562 CTP (PB) SP-		

<table>
<tr><td></td><td></td><td>432(M) dated 07.03.2018
• Obtained for 61.13 acres vide Memo No. 970 CTP(PB) SP-432(M) dated 07.03.2022</td></tr>
<tr><td>6.</td><td>Cost of the project</td><td>
<table>
<tr><th>Existing</th><th>Proposed</th><th>Total (after expansion)</th></tr>
<tr><td>1,028 Crores</td><td>236.625 Crores.</td><td>1,264.625 Crores</td></tr>
</table>
</td></tr>
<tr><td>7.</td><td>Parking</td><td>Individual plot owners will be responsible for the provision of parking within their plot itself.</td></tr>
<tr><td>8.</td><td>Total Plot Area, Built-up Area, and Green area</td><td>
<table>
<tr><th>Sl. No.</th><th>Description</th><th>Area as per Earlier EC</th><th>Proposed</th><th>Area as per revised approved Layout</th></tr>
<tr><td>1.</td><td>Total Area</td><td>396.08 acres</td><td>57.084 acres</td><td>453.164 acres</td></tr>
<tr><td>2.</td><td>Built-up Area</td><td>13,27,075.44 sq.m.</td><td>9,10,570.05 sq.m.</td><td>22,37,645.49 sq.m.</td></tr>
</table>
</td></tr>
<tr><td>9.</td><td>Estimated Population</td><td>
When the project is not connected with GMADA sewer
<table>
<tr><th>Existing</th><th>Proposed</th><th>After Expansion</th></tr>
<tr><td>8580 (520 plots)</td><td>8745 (530 plots)</td><td>17,325 (1050 plots)</td></tr>
</table>
When the project is connected with GMADA sewer
<table>
<tr><th>Existing</th><th>Proposed</th><th>After Expansion</th></tr>
<tr><td>48,443</td><td>20,658</td><td>69,101</td></tr>
</table>
</td></tr>
<tr><td>10.</td><td>Area Configuration Details</td><td>
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Description of Components</th><th>EC Accorded</th><th>Proposed</th><th>Total area after expansion</th></tr>
<tr><th>Area (in acres)</th><th>Area (in acres)</th><th>Area (in acres)</th></tr>
<tr><td>1.</td><td>Residential Plots</td><td>138.37 (2,181 Plots)</td><td>41.74 (779 Plots)</td><td>180.11 (2,960 Plots)</td></tr>
<tr><td>2.</td><td>Group Housing</td><td>8.27</td><td>6.29</td><td>14.56</td></tr>
<tr><td>3.</td><td>Commercial</td><td>15.82</td><td>2.4</td><td>18.22</td></tr>
<tr><td>4.</td><td>Amenities / Public Buildings</td><td>24.76</td><td>2.33</td><td>27.09</td></tr>
<tr><td>5.</td><td>Roads, paved open</td><td>111.2</td><td>22.274</td><td>133.474</td></tr>
</table>
</td></tr>
</table>

			spaces			
		6.	Parks	19.10	3.93	23.03
		7.	EWS	19.87	3.14	23.01
		8.	Sector Road	22.04	0	22.04
		9.	Reserved Area	26.81	-17.04	9.77
		10.	Area under Govt. Acquisition	1.86	0	1.86
		11.	Area under Revenue Rasta	7.98	-7.98	0
		Total Scheme Area		**396.08**	**57.084**	**453.164**

11. Water Requirements & source during Operation Phase

When the project is not connected with GMADA sewer:

Sr. No.	Description	EC Accorded	Proposed	Total (After Expansion)
1.	Total Water Demand	1065 KLD	1085 KLD	2150 KLD
2.	Fresh Water Demand	706 KLD	719 KLD	1425 KLD
3.	Wastewater generated	852 KLD	868 KLD	1720 KLD
4.	STP capacity	01 MLD capacity	Additional STP of 1 MLD	Proposed overall STP of 2 MLD capacity

Note: Presently STP of 200 KLD has already been installed.

When the project is connected with GMADA sewer:

Sr. No.	Description	EC Accorded	Proposed	Total (After Expansion)
1.	Total Water Demand	6,175 KLD	2,042 KLD	8,217 KLD
2.	Fresh Water Demand	4,097 KLD	1,330 KLD	5,427 KLD
3.	Wastewater generated	5334 KLD	1695 KLD	7,029 KLD (including infiltration rate)
4.	STP capacity	6 MLD capacity	Additional STP of 2 MLD	Proposed overall STP of 8 MLD capacity to be installed in 03 modules of 4.5

<table>
<tr><td></td><td></td><td>
<table>
<tr><td></td><td></td><td></td><td></td><td>MLD, 1.5 MLD and 2 MLD</td></tr>
</table>
</td></tr>
<tr><td>12.</td><td>Disposal Arrangement of Wastewater</td><td>
Treated water disposal arrangement before Connection to GMADA sewer:
A total of 1720 KLD wastewater will be generated which will be treated in the STP of 2 MLD capacity based on MBR Technology followed by UF. The details of the disposal arrangement of treated wastewater @1686 KLD available at the outlet of STP are given as under:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Flushing (KLD)</th><th>Horticulture demand (KLD) in Green area of 78226 sqm</th><th>Excess to Karnal Technology (in 13.41 acre area)</th></tr>
<tr><td>1.</td><td>Summer</td><td>725</td><td>430</td><td>531</td></tr>
<tr><td>2.</td><td>Winter</td><td>725</td><td>141</td><td>820</td></tr>
<tr><td>3.</td><td>Rainy</td><td>725</td><td>39</td><td>922</td></tr>
</table>
Treated water disposal arrangement after connection to GMADA sewer:
A total of 7029 KLD wastewater will be generated which will be treated in the STP of 8 MLD capacity (to be installed in 03 modules of 4.5 MLD, 1.5 MLD and 2 MLD) based on MBR Technology followed by UF. The details of the disposal arrangement of treated wastewater @7029 KLD available at the outlet of STP are given as under:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Flushing (KLD)</th><th>Horticulture demand (KLD) in Green area @93199.10 sqm</th><th>GMADA sewer (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>2,790</td><td>513</td><td>3,140</td></tr>
<tr><td>2.</td><td>Winter</td><td>2,790</td><td>168</td><td>3,485</td></tr>
<tr><td>3.</td><td>Rainy</td><td>2,790</td><td>47</td><td>4,051</td></tr>
</table>
</td></tr>
<tr><td>13.</td><td>Rainwater recharging detail</td><td>Rainwater will be recharged by providing 220 no. of recharging pits i.e 181 pits by individual plot owners and 39 recharge pits by developer.</td></tr>
<tr><td>14.</td><td>Solid waste generation and its disposal</td><td>a) 25.55 MT/day
b) Solid waste management area has been provided and marked in approved layout plan submitted. Biodegradable waste will be composted by use of 13 Mechanical Composters of capacity (9 x 1000 kg/day + 1 x 500 kg/ day + 3 x 250 kg/ day). 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.</td></tr>
</table>

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	a) 30,734.84 KW connected power load will be required which will be met from PSPCL. b) 15 x 120 KVA DG sets will be installed equipped with canopy and adequate stack height. c) Energy will be saved by use of LEDs in common areas

5) As per the undertaking submitted by Project Proponent, the proposal does not require approval/clearance under the Forest (Conservation) Act, 1980. The project proponent has submitted an application under the provisions of Wildlife Protection Act, 1972 as a project is located at a distance of 8 km from Sukhna Wildlife Sanctuary. 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 270th meeting 23.12.2023. 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 Project located at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli, Tehsil Kharar, District SAS Nagar (Mohali), Punjab by M/s Greater Punjab Officers Cooperative House Building Society and M/s Altus Space Builders Pvt Ltd. (Joint Venture) for land area measuring 453.164 acres and built-up area of 22,37,645.49 sqm, 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 274th meeting held on 27.12.2023 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 Project located at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli, Tehsil Kharar, District SAS Nagar (Mohali), Punjab by M/s Greater Punjab Officers Cooperative House Building Society and

M/s Altus Space Builders Pvt Ltd. (Joint Venture) for land area measuring 453.164 acres and built-up area of 22,37,645.49 sqm as per the details mentioned in the Form-1, EMP, approved 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 not give possession beyond 1050 plots till STP of 2 MLD capacity is made operational and alternate disposal arrangements in the form of 13.41 acres land is developed as per Karnal Technology. The project proponent will maintain the same for Zero liquid discharge till the final outlet is connected with the GMADA sewer for disposal of excess treated wastewater. The details of the Khasra no. for the land to be developed as per Karnal technology is given as under:

Sr. No.	Village Name	Mustil No.	Khasra No.
1.	Ghandauli	9	21
2.	Ghandauli	9	25/3
3.	Ghandauli	9	19
4.	Ghandauli	9	20
5.	Ghandauli	9	22
6.	Ghandauli	10	16
7.	Ghandauli	15	1
8.	Ghandauli	15	2/1
9.	Ghandauli	15	2/2
10.	Ghandauli	15	2/3
11.	Ghandauli	15	9/1
12.	Ghandauli	15	9/2
13.	Ghandauli	15	12/1
14.	Ghandauli	15	12/2
15.	Ghandauli	15	12/3
16.	Ghandauli	15	8/1

17.	Ghandauli	15	19
18.	Saini Majra	23	17
19.	Saini Majra	23	18
20.	Saini Majra	16	8
21.	Saini Majra	16	13
22.	Saini Majra	16	26
23.	Saini Majra	16	27
24.	Saini Majra	16	18/1
25.	Saini Majra	16	18/2
26.	Saini Majra	16	17
27.	Salamatpur	21	8/2
28.	Salamatpur	21	7/1
29.	Salamatpur	21	4/2
30.	Salamatpur	21	4/1
31.	Dhode Majra	13	24
32.	Dhode Majra	13	27
33.	Rasulpur	11	26
34.	Rasulpur	11	32
35.	Rasulpur	11	33
36.	Saini Majra	9	25/2
37.	Saini Majra	9	20/3
38.	Saini Majra	13	8
39.	Saini Majra	13	12/4
40.	Saini Majra	13	13
41.	Salamatpur	16-17	2
42.	Salamatpur	16-17	7/1
43.	Salamatpur	16-17	37
44.	Salamatpur	16-17	36

45.	Salamatpur	16-17	38/2
46.	Rasulpur	11	9
47.	Rasulpur	11	27
48.	Saini Majra	17	1/2
49.	Saini Majra	16	6/1

ii) Wild life clearance shall be obtained by the Project Proponent from NBWL as application w.r.t. Sukhna Wildlife Sanctuary. The grant of EC does not imply that wildlife clearance has been granted to the Project. Their proposal for the clearance will be considered by the respective authorities. The investment made in the project if any, based on Environmental Clearance granted, in anticipation of the clearance from NBWL shall be entirely at the cost and risk of the Project Proponent and neither SEIAA, Punjab nor MoEF&CC shall be responsible in this regard in any manner.

iii) The Project Proponent shall apply for Consent to Operate under Air Act, 1981, within 3 months.

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, murram, 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	Green with strips

	greywater	
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 8 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.

ix) Minimum 8 feet tall plants of healthy woody stem will be used for plantations (including plantations under Karnal Technology) and all plantations will be completed within 2 years.

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:

Environmental Management Plan

S.No.	Title	Construction Phase	Operation Phase

		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	50	3	6
2.	Water Pollution Control/ Sewage Treatment Plant (proposed STP of 8 MLD capacity, MBR with inbuilt UF to be installed in modules; out of which, STP of 200 KLD capacity has already been installed)	2000	5	36
3.	Noise Pollution Control	10	1	2
4.	Landscaping	300	10	60
5.	Solid Waste Management (Installation of remaining 12 Composters of total capacity 10,000 kg capacity (9 x 1000 + 1 x 500 + 2 x 250) 01 composter of 250 Kg/ day has already been installed	500	12	30
6.	Rain water harvesting (Construction of 39 pits)	78	5	10
7.	Energy Conservation (LED fixtures, solar street lights, etc.)	50	4	10
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	4	6	6
9.	Miscellaneous	20	7.5	7.5
	Total	**3,012**	**53.5**	**167.5**

Details of Additional Environmental Activities

Sr. No.	Activities	Amount in Cr
Earlier EC granted vide no. SEIAA/2015/175 dated 16.01.2015		
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 EC expansion granted vide no. EC23B039PB143787 dated 09.08.2023		

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 EC expansion (3+4)		**Rs. 2.03 Cr**
As per revised proposal		
5.	Adoption of pond (2 acres) in Village Saini Majra	60
6.	Development of Nanak Bagichi (2 acres) of Panchayat land in Village Saini Majra	75
7.	Adoption of pond (1 acre) in Village Siami Pur	37
8.	Development of Nanak Bagichi (1 acre) of Panchayat land in Village Siami Pur	40
9.	Provision of 1 crop residue machine (in situ/ ex situ) for management of stubble burning through District Administration	25
Amount to be spent as per revised proposal (5+6+7+8+9)		**Rs. 2.37 Cr**
Total amount to be spent under additional environmental activities		**Rs. 8.69 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 approved 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) 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 Solid Waste (Management & Handling) Rules, 2016. 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.

iv) 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.

v) 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.

vi) 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.

vii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

viii) 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.

ix) 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.

(Harjeet Singh Sandhu, PCS)
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 (Director)
b)	Mobile No.	:	95010-25407
c)	Email Id	:	altusbuilders@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.

(Harjeet Singh Sandhu, PCS)
Member Secretary, SEIAA
E-mail: seiaapb2017@gmail.com

Annexure 2

Project Photographs







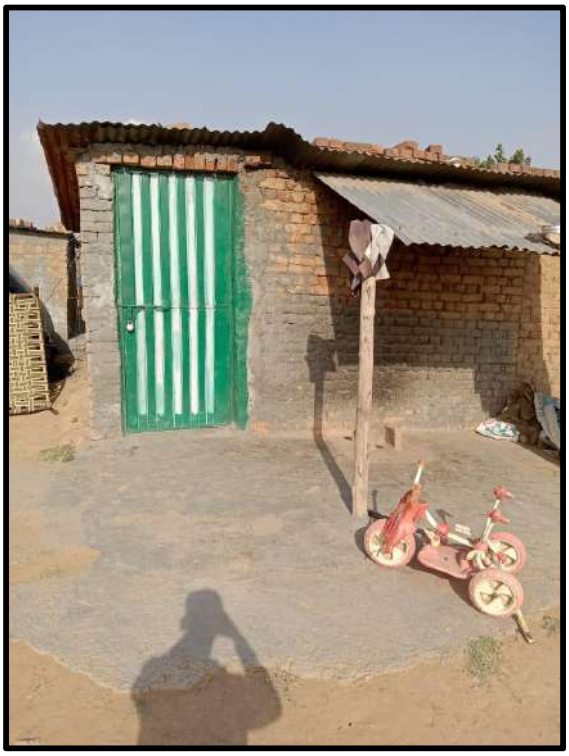




Site barricading, labour hutments and first aid room provided within the project








FIRST AID
ROOM

Green Area









Water Sprinkling at Site





STP



Composter



Solar lights





Office Dispatch No.: PBIP/PPCB/2025/2537 Date: 19-02-2025.

To

JASWINDER SINGH
26/1, AJIT ROAD
BATHINDA, BATHINDA - 151001

Subject:- Extension in the Validity of "Consent to Establish"(NOC) Granted u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 to the Unit.

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

PIN	220811904
Application No.:	2408444785
Date of Issue:	19-Feb-2025
Date of Expiry:	25-Dec-2025
Certificate Type:	Extension
Certificate No:	CTE/Ext/PBIP/SAS/2025/2408444785

2. Particulars of the Industry:

Name & Designation of the Applicant:	Jaswinder Singh, (Authorized Signatory)
Name of Business Entity	M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd
Name of the Project/Unit:	Residential Mega Township by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd
Address of Project/Unit:	Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli, District SAS Nagar (Mohali), Punjab , Mohali , S.A.S Nagar
Capital Investment of the Industry(in lakhs):	98824
Category of Industry:	Red
Type of Industry:	1063 - Building and Construction projects irrespective of built up area and having waste water generation 100 KLD and above.
Scale of the Industry:	Large - > Rs. 50 Crore
Office District:	SAS Nagar
Consent Fee Details:	Rs. 3,00,500/- vide Ref. No. 2668 dated 24.12.2024
Raw Materials (Name with quantity per day):	Residential Township Project for increase in total project area from 287.9 Acres to 453.164 acres (with net planned area of 382.564 and with components as per the layou plan approved by the CTP, Punjab dated 27.12.2022), only.
Products (Name with quantity per day):	Residential Township Project for increase in total project area from 287.9 Acres to 453.164 acres (with net planned area of 382.564 and with components as per the layou plan approved by the CTP, Punjab dated 27.12.2022), only.

By Products, if any (Name with quantity per day) :	-
Details of the machinery and processes:	As per application form
Details of Effluent Treatment Plant:	Domestic Effluent @ 7.029 MLD shall be treated through STPs of capacity 8 MLD
Mode of disposal of Effluent:	As per Environmental Clearance & CTE/Exp/PBIP/SAS/2023/2312923224 granted to the project
Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974:	As per effluent standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time
Sources of emissions and type of pollutants:	15 no. DG sets of capacities 120 KVA each - SPM, SOx, NOx
Mode of disposal of emissions with stack height:	15 no. DG sets of capacities 120 KVA each - canopy alongwith Stack of height as per following formula: H = h+0.2 (KVA)0.5 where h = height of the building in meters where the generator set is installed.
Quantity of fuel required in TPD:	15 no. DG sets of capacities 120 KVA each - HSD only.
Type of Air Pollution Control Devices to be installed:	15 no. DG sets of capacities 120 KVA each - Canopy Provided with each DG Set.
Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:	As per emission standards prescribed by the CPCB/MoEF&CC/PPCB, from time to time

19/02/2025

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

Endst. No. Dated:

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

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

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

B. SPECIAL CONDITIONS

1. The validity of Consent to Establish/NOC earlier granted to the project vide no. CTE/Exp/PBIP/SAS/2023/2312923224 dated 28.12.2023, which was valid upto 25.12.2024 is hereby extended upto 25.12.2025, subject to all terms & conditions as mentioned in the original CTE/NOC granted to project.

2. This extension letter shall remain appended with the original Consent to Establish/NOC granted to the project under the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 vide no. CTE/Exp/PBIP/SAS/2023/2312923224 dated 28.12.2023, which was valid upto 25.12.2024.

3. The Project Proponent shall not give possession beyond 1050 plots till STP of 2 MLD capacity is made operational and alternate disposal arrangements in the form of 13.41 acres land is developed as per Karnal Technology as per khasra no. mentioned in the EC granted to it. The project proponent will maintain the same for Zero liquid discharge till the final outlet is connected with the GMADA sewer for disposal of excess treated wastewater.

4. The project proponent shall comply with the conditions of Environmental Clearance granted vide EC Identification no. EC23B039PB146723 dated 28.12.2023.

- Sd -

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

PSPCL **Punjab State Power Corporation Limited**

OFFICE OF DEPUTY CHIEF ENGINEER, OPERATION CIRCLE, MOHALI.
At 220 KV Sub-Station, Ind. Area, Phase-7, Mohali, Tel No. 0172-2237990-91,
E-mail: sedsmohali2@gmail.com

To

Sr. Xen/DS Division,
PSPCL, Mohali.

Memo No. 3244 /NOB-329 Dated 26/04/2024

Sub: Regarding extension of Partial load from 1000 KVA to 1995 KVA against NOC issued to M/s The Greater Punjab Officers Co-operative House Building Society Limited and Altus Space Builders Private Limited (Joint venture), for electrical scheme of their 276.61 acres Mega Project at Village Mullanpur, Mohali (RID 15547)

Ref: Your office's memo no. 7485 dated 08-09-2023 and Clarification to observations received from your office vide E-mail dated 24.04.2024

As per technical proposal received from your office vide above referred memo and E-Mail, partial load extension from existing 1000 KVA to 1995 KVA may be released to The Greater Punjab Officers Co-operative House Building Society Limited and Altus Space Builders Private Limited (Joint venture), for electrical scheme of their 276.61 acres Mega Project at Village Mullanpur, Mohali , subject to the following conditions:-

1) The release of electric connections to the project shall be governed by Regulation 6.7.1 of supply Code-2014.
2) Partial load shall be released on temporary basis till permanent connectivity can be granted as per NOC issued from the O/o CE/Commercial vide memo no. 1959-61 dated 18.04.2016.
3) Partial Load of 1995 KVA (995 KVA Extension) is proposed to be released from already existing 11 kV Omaxe Cassia Feeder comprising of HT XLPE cable 150mm2 and ACSR 100mm2 in mains. This 11kV Omaxe Cassia City feeder is emanating from 66 kV S/stn.Mullanpur Garibdass, Mohali. The maximum demand of this feeder as per proposal received from your office is 55 ampere on dt. 20.07.2023. The anticipated maximum demand after the proposed load on 11 kV Omaxe Cassia feeder is 87.5 ampere with a VD of 2.90%, thus the proposed partial load can be released from this feeder. Total cost to be deposited by the developer for release of extension of 995 KVA partial load, thus making it to a total of 1995 KVA is Rs. 2,46,627/- (Rs Two lakhs Fourty Six thousand Six Hundred and Twenty Seven only), whose breakup is as follows :-

Sr.no	Item	Amount (in Rs.)
i)	Proportionate cost of existing 11 KV outgoing VCB (995 KVA x Rs. 75/KVA)	74,625/-
iv)	Proportionate cost of existing 11 KV line with XLPE cable 150 (995 KVA x Rs. 282/KM/KVA x 0.1 KM)	28,059/-
v)	Proportionate cost of existing 11 KV line with ACSR 100mm2 (995 KVA x Rs. 123/KM/KVA x 0.3 KM)	36,715.5/-
vi)	Tentative cost of CT/PT unit for energy audit purpose	1,05,227/-
	Total amount	2,44,626.5/-
		2,44,627/- (say)

NOTE:- Sr. Xen/DS Division Mohali shall ensure that the maximum demand and voltage drop of 11 kV Omaxe Cassia feeder shall not cross the determined values as per PSPCL norms and guidelines.

4) 15% of Supervision charges on labour cost of already installed LD system shall be recovered as per Supply Code-2014 Regulation 6.7.1(c). This amount for remaining LD system shall be recovered whenever balance LD system is installed.
5) As per provisions of Supply Code 2014 Regulation 6.7.1 (c) Amendment-5, a Bank Guarantee (BG valid for 3 years) from any bank registered & regulated by RBI equivalent to estimated cost of balance works as per the cost of material and labour prevailing at the time of allowing connectivity for the partial load plus expected % age increase in the cost of material & labour in the next 3 years as may be approved by PSERC on the basis of increase in the cost during the preceding 3 years, shall be taken from developer before release of connection.

NOTE:- At present as decided by PSERC, PSPCL shall accept a BG (Valid for 3 years) equivalent to 105% of the estimated cost of balance works of LD system.

6) 11 KV CT/PT unit shall be installed at the entrance of the colony for checking the MD of the load released. An undertaking shall be taken by Sr.Xen/DS Division Mohali from the developer that load of the colony shall be limited to the partial load allowed. Any further request for extending this load shall be dealt as per the then prevailing technical conditions and guidelines/regulations of PSPCL.

7) In case the MD of the project exceeds the partial load allowed, Demand Surcharge as applicable to Single Point consumers of DS/NRS/Industrial Category as approved by the PSERC in Schedules of Tariff shall be payable by the developer. An undertaking in this regard shall be taken by Sr.Xen/DS Division Mohali from the developer before release of partial load to the project.

8) Sr.Xen/DS Division Mohali to follow up the matter with GMADA regarding early completion of Grid S/stn. and feeders for the projects that come under Master plan for Mohali and New Chandigarh.

9) All other terms and conditions shall be as per NOC issued from the O/o CE/Commercial vide memo no. 1959-61 dated 18.04.2016 for the complete project.

DA/- Estimate as received

Dy. CE/ DS Circle,
PSPCL, Mohali.

CC:

The Greater Punjab Officers Co-operative House Building Society Limited
and Altus Space Builders Private Limited (Joint venture),
Village Mullanpur
Mohali.

restoring eco balance...

Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

TC-11818

TEST REPORT

ULR No : NA		**Test Report No :** NAAL140426NA035	
Type of Sample # : Ambient Air		**Date of reporting :** 18/04/2026	
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer #	Expansion of Residential Mega Township Project by M/s Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders Pvt. Ltd.(Joint Venture), At Villages Salamatpur, Dhode Majra,Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali),Punjab		
Sampling Protocol	IS 5182, EL-MSP-7.3	**Mode of Collection of Sample**	Sample collected by Laboratory Mr. Gurcharan Singh
Period of Sampling	13/04/2026 - 14/04/2026	**Date of Receipt of Sample**	14/04/2026
Sampling Location	At Project Site	**Period of Analysis**	14/04/2026 - 18/04/2026
Standard/Specifications	National Ambient Air Quality: G.S.R.No.B-29016/20/90/PCI-L dated 18 Nov, 2009	**Environmental Condition**	Clear Sky
Testing Location	On Site & Permanent Facility		

RESULTS

1. Chemical Testing

I. Atmospheric Pollution (Ambient Air)

Sr.No	Test Parameter	Unit	Result	Standard	Test Method
1	Respirable Suspended Particulate Matter (PM10)	µg/m3	82	100(max.)	IS 5182 (Part 23)
2	Particulate Matter (PM2.5)	µg/m3	43	60(max.)	IS 5182 (Part 24)
3	Sulphur Dioxide as SO2	µg/m3	BDL (25)	80(max.)	IS 5182 (Part 2)
4	Nitrogen Dioxide (NO2)	µg/m3	24	80(max.)	IS 5182 (Part 6)
5	Ammonia as NH3	µg/m3	21	400(max.)	IS 5182 (Part 25)
6	Ozone as O3	µg/m3	31	180(max.)	IS 5182 (Part 9)
7	Carbon Monoxide as CO	mg/m3	0.78	4(max.)	IS 5182 (Part 10) NDIR method

Remarks : NA

End of Report

Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (Sector-74) Mohali (Pb.) 160071

Mr. Umesh Kumar
Authorized Signatory- Chemical

ECO BHAWAN E-207, Industrial Area, Phase VIII-B (Sector-74), Mohali (Punjab) 160071

0172-4616225 9781303109 contact@ecoparyavaran.org | md@ecoparyavaran.org www.ecoparyavaran.org

TEST REPORT

TC-11818

ULR No : NA	**Test Report No :** NAAL140426NA035
Type of Sample # : Ambient Air	**Date of reporting :** 18/04/2026

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

1. The results relate only to the items tested.
2. Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
3. The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
4. Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: quality@ecoparyavaran.org
5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
6. All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr. Umesh Kumar
Authorized Signatory- Chemical

TC-11818

TEST REPORT

ULR No : NA		**Test Report No :** NANL140426NA036	
Type of Sample # : Ambient Noise		**Date of reporting :** 18/04/2026	
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer Name #	Expansion of Residential Mega Township Project by M/s Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders Pvt. Ltd.(Joint Venture)		
Address #	At Villages Salamatpur, Dhode Majra,Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali),Punjab		
Sampling Protocol	IS 9989, EL-MSP-7.3	**Mode of Collection of Sample**	Sample collected by Laboratory Mr. Gurcharan Singh
Period of Sampling	13/04/2026 - 13/04/2026	**Date of Receipt of Sample**	14/04/2026
Sampling Location	Refer Below	**Period of Analysis**	14/04/2026 - 15/04/2026
Standard/Specifications	EPA 1986 Schedule-III	**Environmental Condition**	-
Testing Location	On Site & Permanent Facility		

RESULTS

I. Chemical Testing

1. Atmospheric Pollution(Ambient Noise Levels)

Sr.No	Location	Unit	Result (Day)	Test Method
1	At Project Site	dB(A)	52.4	EL-QTM-11

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	Limits in dB(A) Leq* 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 from10.00 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

End of Report

Mr. Umesh Kumar
Authorized Signatory- Chemical

EL-FMT-7.8.2-AN

ECO BHAWAN E-207, Industrial Area, Phase VIII-B (Sector-74), Mohali (Punjab) 160071

0172-4616225 9781303109 contact@ecoparyavaran.org | md@ecoparyavaran.org www.ecoparyavaran.org

TEST REPORT

TC-11818

ULR No : NA	**Test Report No :** NANL140426NA036
Type of Sample # : Ambient Noise	**Date of reporting :** 18/04/2026

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

1. The results relate only to the items tested.
2. Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
3. The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
4. Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: quality@ecoparyavaran.org
5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
6. All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (Sector-74) Mohali (Pb.) 160071

Mr. Umesh Kumar
Authorized Signatory- Chemical

TC-11818

TEST REPORT

ULR No : NA		**Test Report No :** NGWL140426NA037	
Type of Sample # : Ground Water			
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer Name #	Expansion of Residential Mega Township Project by M/s Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders Pvt. Ltd.(Joint Venture)		
Address #	At Villages Salamatpur, Dhode Majra,Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali),Punjab	**Period of Sampling**	13/04/2026 - 13/04/2026
Sampling Protocol	IS 17614 (Part 1), EL-MSP-7.3	**Date of Receipt of Sample**	14/04/2026
Sample Collection Mode	Sample collected by Laboratory Mr. Gurcharan Singh	**Period of Analysis**	14/04/2026 - 18/04/2026
Testing Location	On Site & Permanent Facility	**Date of reporting**	18/04/2026
Sampling Location	From Borewell (At Project Site)		
Sample Description	Colourless liquid		
Standard/Specifications	IS 10500 : 2021		
Packing, Markings, Seal & Qty.	PE Bottle-1 litre (A/13/01A), Glass Bottle-1litre (A/13/01B), Glass Bottle-500ml (A/13/01C) & PE Bottle-500ml (A/13/01D)		

RESULTS

1. Residue & Contaminants in Water

I. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Iron as Fe	mg/l	0.011	1.0(Max.)	No Relaxation	USEPA 3015A

2. Chemical Testing

II. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Colour	CU	BDL (1)	5(Max.)	15(Max.)	IS 3025 Part-4 Cl 2.0
2	Odour	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 5
3	pH @ 25°C	-	7.28	6.5-8.5	No relaxation	IS 3025 Part 11

Mr. Umesh Kumar
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological

Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (Sector 74) Mohali (Pb.) 160071

EL-FMT-7.8.2-W

ECO BHAWAN E-207, Industrial Area, Phase VIII-B (Sector-74), Mohali (Punjab) 160071

0172-4616225 9781303109 contact@ecoparyavaran.org | md@ecoparyavaran.org www.ecoparyavaran.org

TEST REPORT

TC-11818

ULR No : NA **Test Report No :** NGWL140426NA037

Type of Sample # : Ground Water

4	Taste	-	Agreeable	Agreeable	Agreeable	IS 3025 Part 8
5	Turbidity	NTU	BDL (0.1)	1(Max)	5(Max)	IS 3025 Part 10
6	Chloride as Cl	mg/l	9.3	250(Max.)	1000(Max.)	IS 3025 (Part 32)
7	Total Hardness as CaCO3	mg/l	157	200(Max.)	600(Max.)	IS 3025 (Part 21)

3. Biological Testing

III. Water (Ground Water)

Sr.No	Test Parameter	Unit	Result	Acceptable Limit	Permissible Limit in Absence of Alternate Source	Test Method
1	Total Coliform	MPN/100ml	<2	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS 1622 (3.3.1)
2	E.coli.	MPN/100ml	<2	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS 1622 (3.3.4)

Remarks : <2 is equal to absent (Total Coliform & E.coli.)

End of Report

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

1. The results relate only to the items tested.
2. Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
3. The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
4. Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: quality@ecoparyavaran.org
5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
6. All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr. Umesh Kumar
Authorized Signatory- Chemical

Ms. Lata Thakur
Authorized Signatory - Biological

Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207 Phase VIII-B (Sector 74) Mohali (Pb.) 160071

TC-11818

TEST REPORT

ULR No : NA		**Test Report No :** NSL140426NA038	
Type of Sample # : Soil/Sediments			
Reference Type : Email		**Reference No :** Dt:. 27/03/2026	
Customer Name #	Expansion of Residential Mega Township Project by M/s Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders Pvt. Ltd.(Joint Venture)		
Address #	At Villages Salamatpur, Dhode Majra,Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali),Punjab	**Period of Sampling**	13/04/2026 - 13/04/2026
Sampling Protocol	USEPA/600/R-92/128, EL-MSP-7.3	**Date of Receipt of Sample**	14/04/2026
Sample Collection Mode	Sample collected by Laboratory Mr. Gurcharan Singh	**Period of Analysis**	14/04/2026 - 18/04/2026
Testing Location	Permanent Facility	**Date of reporting**	18/04/2026
Sampling Location	From Park (At Project Site)		
Sample Description	Brown coloured soil.		
Standard/Specifications	Manual- Dept. of Agriculture (GoI); 2011		
Packing, Markings, Seal & Qty.	10kg Polybag Marked (A/13/01S)		

RESULTS

1. Chemical Testing

I. Pollution & Environment (Soil/Sediments)

Sr.No	Test Parameter	Unit	Result	Test Method
1	Conductivity @25°C	ms/m	0.298	IS 14767
2	Organic Matter	%	1.54	IS 2720 (Part 22)
3	pH	-	7.99	IS 2720 (Part 26)
4	Moisture Content	%	6.8	IS 2720 (Part 2)-Sec 1
5	Texture	-	Sandy Loam	IS 2720 (Part 4) Cl 2.4 IS 1498
6	Bulk Density	g/cc	1.57	IS 2720 (Part 28)
7	Sand	%	69	EL-QTM-12
8	Silt	%	16	EL-QTM-12
9	Clay	%	15	EL-QTM-12

Remarks : NA

Eco Paryavaran Laboratories & Consultants E-207 Phase VIII-B (Sector-74) Mohali (Pb.)

Mr. Umesh Kumar
Authorized Signatory- Chemical

ECO BHAWAN E-207, Industrial Area, Phase VIII-B (Sector-74), Mohali (Punjab) 160071

0172-4616225 9781303109 contact@ecoparyavaran.org | md@ecoparyavaran.org www.ecoparyavaran.org

TEST REPORT

TC-11818

ULR No : NA **Test Report No :** NSL140426NA038

Type of Sample # : Soil/Sediments

End of Report

OTHER INFORMATION

Abbreviation & Symbol : # Information provided by customer. ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable

Terms & Conditions :

1. The results relate only to the items tested.
2. Giving opinions does not imply endorsement of the tested product by laboratory. Under no circumstances, laboratory accepts any liability caused by use or misuse of Test Report.
3. The Test Report shall not be reproduced except in full or part or used as advertisement or evidence in court of law without written approval of the laboratory. Samples drawn under special circumstances like legal cases, the customer must declare the same at the time of submission.
4. Complaint log book is with Quality Cell. Contact No. (M) 91 8872 04 3135, Phone 91 172 4616 225 Email: quality@ecoparyavaran.org
5. The samples tested may be preserved for a period but not exceeding 7 days from date of reporting, unless otherwise specifically desired by the customer or regulatory authorities. However, depending upon the nature of samples and effect of preservation the test results of preserved samples may vary. Laboratory also does not assume any responsibility in the test results of samples kept on hold for want of clarification.
6. All disputes are subjected to jurisdiction of Mohali (Punjab) India and maximum liability of the laboratory does not exceed the testing and sampling charges.
7. In case where sample is provided by the customer, the reported results shall apply to the sample as received.

Mr. Umesh Kumar
Authorized Signatory- Chemical



Annexure 7

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date	:	**09/10/2025**
Time	:	**11:13:09 AM**
Validity upto	:	**08/04/2026**

PB03AZ9380

Certificate SL. No.	:	PB00300210012987
Registration No.	:	PB03AZ9380
Date of Registration	:	15/Mar/2019
Month & Year of Manufacturing	:	February-2019
Valid Mobile Number	:	******9293
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	PB0030021
GSTIN	:	
Fees	:	Rs.100.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.49

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date	:	**09/10/2025**
Time	:	**11:16:06 AM**
Validity upto	:	**08/04/2026**

PB65AU9471

Certificate SL. No.	:	PB00300210012988
Registration No.	:	PB65AU9471
Date of Registration	:	01/Apr/2019
Month & Year of Manufacturing	:	January-2019
Valid Mobile Number	:	******9293
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	PB0030021
GSTIN	:	
Fees	:	Rs.100.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.7

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date	:	**09/10/2025**
Time	:	**11:11:15 AM**
Validity upto	:	**08/04/2026**

PB65AU9472

Certificate SL. No.	:	PB00300210012985
Registration No.	:	PB65AU9472
Date of Registration	:	01/Apr/2019
Month & Year of Manufacturing	:	January-2019
Valid Mobile Number	:	******9293
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	PB0030021
GSTIN	:	
Fees	:	Rs.100.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.66

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date	:	**09/10/2025**
Time	:	**11:26:28 AM**
Validity upto	:	**08/04/2026**

PB65AH3954

Certificate SL. No.	:	PB00300210012993
Registration No.	:	PB65AH3954
Date of Registration	:	26/Jul/2016
Month & Year of Manufacturing	:	April-2016
Valid Mobile Number	:	******9293
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	PB0030021
GSTIN	:	
Fees	:	Rs.100.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.37

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date	:	**09/10/2025**
Time	:	**11:19:40 AM**
Validity upto	:	**08/04/2026**

PB03AZ9180

Certificate SL. No.	:	PB00300210012989
Registration No.	:	PB03AZ9180
Date of Registration	:	15/Mar/2019
Month & Year of Manufacturing	:	August-2018
Valid Mobile Number	:	******9293
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	PB0030021
GSTIN	:	
Fees	:	Rs.100.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.42

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Punjab

Date	:	**09/10/2025**
Time	:	**10:59:13 AM**
Validity upto	:	**08/04/2026**

PB03AZ9280

Certificate SL. No.	:	PB00300210012981
Registration No.	:	PB03AZ9280
Date of Registration	:	15/Mar/2019
Month & Year of Manufacturing	:	February-2019
Valid Mobile Number	:	******9293
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	PB0030021
GSTIN	:	
Fees	:	Rs.100.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 3O mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	**5**
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.56

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in

Authorised Signature with stamp of PUC 0perator
60mm x 20 mm

Annexure 8

Ref: ASB/GMADA/03122024/MA-7/001 Date: 02.12.2024

772723

04/12/24

To,

Greater Mohali Area Development Authority (GMADA),
PUDA Bhawan, Sector 62, Mohali, Punjab

Subject: Grant of Environmental Clearance (EC)

Respected Sir/ Madam,

We are pleased to inform you that Environmental Clearance has been granted to Expansion of Residential Mega Township Project at villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab by M/s Greater Punjab Officers Co-operative House Building Society and M/s. Altus Space Builders Pvt. Ltd. (Joint Venture) vide EC Identification No. EC23B039PB146723 & File No. SEIAA/PB/MIS/2023/EC/70 dated 28.12.2023 and copy of the same is attached along.

We request you to kindly acknowledge the same.

Thanking you,

Sincerely,

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

For GREATER PUNJAB OFFICERS CO-OP. HOUSING SOCIETY & ALTUS SPACE BUILDERS PVT. LTD. (A JOINT VENTURE)

AUTHORIZED SIGNATORY

(Authorised Signatory)

Encl: As Above

altus

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New Chandigarh

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Annexure 9

Email us at : info@altusnewchandigarh.in

Call us on : +91-172-4003734

MUIRWOODS

city *more* beautiful!

- New Six Month Compliance Report dated 30.09.2025.
- New Six months Compliance Report.
- New Environment Clearance Letter of 453.164 Acre.
- New Environment Clearance of 396.08 Acres
- New Six months Compliance Report Upto 31.03.2025.
- New Compliance Report Environmental Clearance
- New Compliance Report of Environment Clearance upto 30.09.2023
- New Compliance Report of Environment Clearance

Outlook

Annexure 10

Regarding six-monthly compliance report for period ending 30.09.2025 for Project Residential Mega Township by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture).

From Altus Office Mohali <altusofficemohali@gmail.com>
Date Fri 28-Nov-25 12:27 PM
To eccompliance-nro@gov.in <eccompliance-nro@gov.in>; ronz.chd-mef@nic.in <ronz.chd-mef@nic.in>
Cc seiaapb2017@gmail.com <seiaapb2017@gmail.com>; eenodal@yahoo.in <eenodal@yahoo.in>

1 attachment (16 MB)
Altus SMC 30.09.2025.pdf;

Respected Sir,

Greetings for the day!

We are hereby submitting six monthly compliance report for the period ending 30.09.2025 for project namely Residential Mega Township Project located at Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture).

Kindly acknowledge the receipt of the same.

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

Ref: ASB/PPCB/MAE-IV/001

Date: 30.09.2025

Received 16/10/25

To
The Environmental Engineer,
Punjab Pollution Control Board,
Regional Office,
Mohali.

Subject: Submission of Environment Audit Report (Form V) for Residential Mega Township Project located at villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab by M/s Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders Pvt. Ltd. (Joint Venture).

Sir,

We are hereby submitting the Environment Audit Report (Form V) for the financial year 2024-2025 for the Residential Mega Township Project located at villages Salamatpur, Dhode Majra, Rasulpur, Saini Majra, Bhagat Majra, Sangala, Palheri and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab by M/s Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders Pvt. Ltd. (Joint Venture).
All relevant details /documents are enclosed along.

Thanking you,
Sincerely,
For The **Greater Punjab Officers Co-operative House Building Society and Altus Space Builders Pvt. Ltd. (Joint Venture)**

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

AUTHORIZED SIGNATORY

Mr. Jaswinder Singh
(Authorized Signatory)

Encl: As Above