MOHALI
CITI CENTRE-3
*Business. Growth. Connectivity.*

Date: 11.04.2023

To
**The Joint Director**
Ministry of Environment, Forest and Climate Change,
Integrated Regional Office,
Bays Nos. 24-25, Sector 31 A,
Dakshin Marg,
Chandigarh – 160030
(Mail ids: eccompliance-nro@gov.in and ronz.chd-mef@nic.in)

**Subject: Submission of Six Monthly Compliance Report for period ending 31.03.2023 for the Commercial project "Mohali City Centre (9.78 acre)" located at Block F, Aerocity, SAS Nagar (Mohali), Punjab by M/s KLG Infra.**

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

Kindly acknowledge the receipt of the same.

Thanking you

Sincerely,

**For M/s KLG Infra** M/s KLG Infra

Partner

**(Authorized Signatory)**

**CC to:**
**Member Secretary,** SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector 26, Chandigarh-160019 (Uploaded on Parivesh portal)

PROJECT BY
STJ

**KLG Infra**
**Site Address :** Block F, Aero City, SAS Nagar, Mohali (Punjab) - 140603
**Corporate Office :** DSS 64, Mohali Citi Centre, Block F,
Aero City, SAS Nagar, Mohali (Punjab) 140603
**Email :** accounts@sarafthejeweller.com

2023

# SIX MONTHLY COMPLIANCE REPORT
## (Period ending 31.03.2023)

**For**

## "MOHALI CITI CENTRE"

Block-F, Aerocity, Mohali, SAS Nagar (Punjab)

**Project by:**

## M/s KLG INFRA

**Block-F, Aerocity, Mohali, SAS Nagar (Punjab)**

# CONTENT

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

## DATA SHEET

| | | |
|---|---|---|
| 1. | **Project Type** | Commercial Project |
| 2. | **Name of the Project** | Commercial Project namely "Mohali Citi Centre" (9.78 acres) at Block F, Aero City, SAS Nagar, Mohali, (Punjab) by KLG Infra |
| 3. | **Clearance letter (s)/O.M No. & dates** | Environmental Clearance is granted by MoEF&CC; vide Letter No. SEIAA/PB/MIS/2022/EC/03 dated 02.03.2022. Copy of the same is attached along as **Annexure 1.** |
| 4. | **Location** | Block F, Aero City, Distt. SAS Nagar (Punjab) |
| | **a) District (s)** | SAS Nagar (Mohali) |
| | **b) State (s)** | Punjab |
| | **c) Latitudes/ Longitudes** | The co-ordinates of project are: 30°38'0.60"N &76°45'45.85"E |
| 5. | **Address for correspondence** | M/s KLG Infra<br>Block F, Aero City, SAS Nagar, Mohali, (Punjab) by KLG Infra |
| 6. | **Salient features** | |
| | **a) of the project** | As per the Environmental Clearance, the total plot area of the project is 9.780 acres (39,578.26 sqm.) and the built up area of the project is 144,395.58 sq. m. |
| | **b) of the environmental management plans** | During operational phase. The total water requirement for the project will be 291 KLD, Fresh water 114 KLD will be supplied through GAMADA Water Supply and 177 KLD of Recycled water.<br>The total wastewater generation from the project will be 233 KLD, which will be treated in STP of capacity 300 KLD based on MBBR technology.<br>The total quantity of solid waste generation will be 3235kg/day.<br>Biodegradable waste @ 1455 Kg/day will be composted by using 3 Mechanical Composter of Capacity 500 Kg/day each. Non-Biodegradable waste @ 1715 Kg/day will be dumped to authorized dumping site and recyclable waste will be sold to authorised recycler vendors Domestic Hazardous Waste @ 65 Kg/day will be disposed of through authorized vendors as per SWM Rules, 2016 |

<table>
<tr><td>7.</td><td>Break-up of the project area</td><td></td></tr>
<tr><td></td><td>a) Submergence area: Forest and Non-forest</td><td>Not applicable</td></tr>
<tr><td></td><td>b) Others</td><td>Not applicable</td></tr>
<tr><td>8.</td><td>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.</td><td>Not applicable</td></tr>
<tr><td></td><td>a) SC/ST/Adivasis</td><td>Not applicable</td></tr>
<tr><td></td><td>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)</td><td>Not applicable</td></tr>
<tr><td>9.</td><td>Financial details:</td><td></td></tr>
<tr><td></td><td>a) Project cost as originally planned and subsequent revised estimates and the year of price reference.</td><td>Original planned project cost: Rs. 497.16 Crores</td></tr>
<tr><td></td><td>b) Allocations made for environmental management plans with item wise and year wise break up.</td><td>Rs 285 lakhs will be allocated as capital cost, Rs. 21 lakhs/annum will be incurred as recurring cost during construction phase. And Rs. 19 lakhs/annum will be incurred as recurring cost during operation phase.
<table>
<tr><th>Sr. No.</th><th>Description</th><th>Capital Cost Rs. Lakhs</th><th>Recurring cost (in LPA)</th><th>Recurring Cost (in LPA)</th></tr>
<tr><td colspan="4">Construction Phase</td><td>Operational Phase</td></tr>
<tr><td>1.</td><td>Waste Water Management</td><td>100</td><td>5</td><td>6</td></tr>
</table></td></tr>
</table>

| | | | | | | |
|---|---|---|---|---|---|---|
| | | 2. | Air & Noise Pollution Management: | 10 | 1 | 1 |
| | | 3. | Landscaping | 5 | 5 for 03 year | 2 |
| | | 4. | Rainwater Recharging | 15 | 2 | 2 |
| | | 5. | Environmental Monitoring | 5 | 4 | 1.5 |
| | | 6. | Waste Management | 50 | 3 | 3 |
| | | 7. | Energy Conservation Measures | 100 | 1 | 3 |
| | | 8. | CER activities | 160 | - | - |
| | | | **TOTAL** | **285 lakhs** | **21 lakhs** | **18.5 say 19** |
| | **c) Benefit cost ratio/internal rate of return and the year of assessment** | Will be calculated and submitted. | | | | |
| | **d) Whether (c) includes the cost of environmental management as shown in b) above.** | Yes | | | | |
| | **e) Actual expenditure incurred on the project so far.** | Expenditure incurred on the project till 31st March. 2023 is 35.0 Cr. | | | | |
| | **f) Actual expenditure incurred on environmental management plans so far.** | No expenditure on EMP has been done so far on the project. | | | | |
| 10. | **Forest land requirement:** | | | | | |
| | **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. | | | | |

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| | **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:** | 30% construction of the project has been done.<br>Photographs showing construction status attached as **Annexure 2.** |
| | **a) Date of commencement** (actual and/or planned) | Actual date of commencement-April'2022 |
| | **b) Date of completion** (actual and/or planned) | Planned date of completion: May'2024 |
| 13. | **Reasons for the delay, if the project is yet to start** | Not applicable |

**Compliance Report on conditions imposed in Environmental Clearance for Period ending 31.03.2023**

1. **Statutory compliance:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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. All necessary permissions are beingobtained as and when required. |
| 2. | 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. | Agreed. The building is being designed in a way that it is earthquake resistant and as per NBC norms. |
| 3. | The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project. | Not Applicable as land has been allotted by GMADA for development of said commercial project. |
| 4. | The project proponent shall obtain clearance from the National Board for Wildlife, if applicable. | The project does not fall in eco-sensitive zone of bird or wildlife sanctuary . Thus,NBWL clearance is not required |
| 5. | 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/ Committee. | Consent to Establish has been obtained from PPCB. Copy of grant certificate attached as **Annexure-3** |
| 6. | The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority. | Water requirement will be met through GMADA supply as mentioned in the allotment letter. |

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| 7. | 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. | Agreed. The same will be complied. |
| 8. | 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. | Agreed. All necessary permissions are being obtained as and when required. |
| 9. | The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed. | Noted. The said Rules will be implemented in the project |
| 10. | The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly | Agreed and same will be complied. |
| 11. | The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Dept. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls. | The project is a commercial project proposed at Block E, Aero City, SAS Nagar, Mohali (Punjab). As per Layout Plan of Aerocity, S.A.S Nagar, land is allocated for commercial purpose. |
| 12. | Besides the 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 types of projects. | Agreed. Land has been allotted by GMADA for the establish of the project. |
| 13. | The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance | Agreed |

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| | with the project proposal for which this Environment clearance is being granted. | |

**2. Air quality monitoring and preservation:**

| S. No. | Conditions | Reply |
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| 1. | 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. All the necessary mitigation measures during construction activities are being implemented in the project. |
| 2. | A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site. | Agreed. All necessary steps are being taken to reduce the air pollution and to improve the air quality. |
| 3. | The project proponent shall install system to carryout Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PMI10 and PM2.5) covering upwind and downwind directions during the construction period. | Ambient air monitoring is being done regularly recent test Reports are attached along as **Annexure-4.** |
| 4. | 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. | Agreed. DG sets with adequate stack will be provided, conforming to rules made under the Environment (Protection) Act, 1986. |
| 5. | Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be | Agreed. All necessary steps like barricading sheets around construction area, tarpaulin sheets |

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| | 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-meter height). 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. | for covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution during construction phase. |
| 6. | No Excavation of soil shall be carried out without adequate dust mitigation measures in place. | Adequate dust mitigation measures are being followed. |
| 7. | No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered. | Agreed. No uncovered vehicles carrying construction material and waste are bring permitted. |
| 8. | No uncovered vehicles carrying construction material and waste shall be permitted. | Agreed. The same is being taken care. |
| 9. | All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site. | The top soil is being stored and will be used for landscaping within the project only. |
| 10. | Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting. | Agreed. The same is being taken care. |
| 11. | Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. | Regular water sprinkling is being done to suppress dust during construction phase. |
| 12. | 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. | Agreed. Construction waste produced from the project site is being used within the project premises for leveling purpose etc. |

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| 13. | 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. | Agreed. DG sets used during construction phase running with low sulphur diesel type. |
| 14. | 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. | Agreed, the same will be complied. |
| 15. | For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with. | Agreed. National Building Code is being followed for ventilation provision. |
| 16. | Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used). | Agreed. Paved surface will be provided. |
| 17. | Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing. | Agreed, the same will be complied. |
| 18. | Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site. | Agreed. The same will be taken care. |

**3. Water quality monitoring and preservation:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | The natural drain system should be maintained for ensuring unrestricted flow of water. | Agreed. It is being made sure that no Natural drainage will be altered during construction or the operational phase. |

<table>
<tr><td>2.</td><td>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.</td><td>Agreed. It is being made sure that no Natural drainage will be altered during construction or the operational phase.</td></tr>
<tr><td>3.</td><td>Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.</td><td>Agreed.</td></tr>
<tr><td>4.</td><td>The total water requirement for the project shall be 291 KL/day, out of which 114 KLD shall be met through GMADA supply and 177 KLD shall be met out by using treated waste water for flushing. Total fresh water use shall not exceed the proposed requirement as provided in the project details.</td><td>Agreed. Fresh water requirement of the project will be met through GMADA supply and remaining through recycling of treated wastewater from the proposed STP of 300KLD which will be installed within the project premises.</td></tr>
<tr><td>5.</td><td>a) The total wastewater generation from the project will be 233KL/day, which will be treated in STP of capacity 300 KL/day based on MBBR Technology followed by ultrafiltration technology to be installed within the project premises. As proposed, treated wastewater available at the outlet of STP will be disposed of as per the detail given as under: -
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th><th>Excess will be disposed of to GMADA sewer</th></tr>
<tr><td>1.</td><td>Summer</td><td>177</td><td>4</td><td>47</td></tr>
<tr><td>2.</td><td>Winter</td><td>177</td><td>1</td><td>50</td></tr>
<tr><td>3.</td><td>Rainy</td><td>177</td><td>1</td><td>50</td></tr>
</table>
b) 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.</td><td>Agreed. The wastewater generated from the project during operational phase will be treated in proposed STP to be installed within the project premises. Further, treated water from the STP will be reused for flushing and horticulture purposes to the maximum possible extent.<br><br>b) Agreed. Storage tank will be provided to store treated water from STP during operation phase.</td></tr>
</table>

| | | |
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| | c) 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 will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation. | c) Agreed. The will be complied. |
| 6. | The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required. | Agreed. Adequate facilities is being provided for safe drinking water. |
| 7. | 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. | Agreed. The records of fresh water usage, treated water from STP will be maintained during operation phase and same will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports. |
| 8. | 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 impact on other users. | Water requirement will be met through GMADA supply as per the allotment letter. |
| 9. | 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 and same will be complied. |
| 11. | 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 | Agreed. The same will be complied. |

<table>
<tr><td></td><td>and shall be utilized by storing the same within the particular component or in a common place in the project premises.</td><td></td></tr>
<tr><td>12.</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 will be provided for water conservation.</td></tr>
<tr><td>13.</td><td>The project proponent will provide plumbing system for 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:
<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 and 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>
<tr><td>d)</td><td>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</td><td>White</td></tr>
</table></td><td>Agreed. Dual plumbing system will be provided for reuse of treated wastewater for flushing as well as green area and different colour coding will be done on the pipelines.</td></tr>
</table>

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| | | implemented wherever possible. | | |
| | 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) | Storm water | Orange | |
| 14. | Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices. | | | Agreed. Curing agents as well as other best practices are being used during construction work to reduce water demand. |
| 15. | The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of 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. As per the proposal submitted by the project proponent, 8 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority. | | | Agreed. Adequate nos. of rain water recharging pits will be provided to recharge ground water during operation phase. |
| 16. | All recharge should be limited to shallow aquifers. | | | Agreed. It will be complied. |
| 17. | 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. | | | Agreed. Only treated water is being used for construction work. |
| 18. | Any groundwater dewatering should be properly managed and shall conform to the approvals and | | | Agreed. |

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| | the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering. | |
| 19. | 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. | The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC. |
| 20. | 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 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 stormwater drain. | Wastewater generated during operation phase will be treated in STP of capacity 300KLD and treated water will be recycled for flushing, landscaping, etc. |
| 21. | 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. | Agreed. No sewage will be discharged directly without treatment. Wastewater generated from operation phase will be treated in STP and treated water will be recycled for flushing, landscaping, etc. |
| 22. | Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP. | Treated sewage will be regularly monitored once treatment facility is provided within the project. |
| 23. | Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and | STP sludge generated from proposed STP will be utilized for |

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| | disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. | landscaping within the project only. |

**4. Noise monitoring and prevention:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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. | Ambient noise level is being monitored. Test Reports for ambient noise level are attached along as **Annexure -4** |
| 2. | 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 is being monitored. Recent test report is enclosed as **Annexure-4** |
| 3. | 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. | Construction site is being provided with Acoustic enclosure for DG set and ear plugs for the operating personnel. Photographs attached as **Annexure-2** |

**5. Energy Conservation measures:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the | ECBC guidelines will be followed in the project. |

| | | |
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| | States which have notified their own ECBC, shall comply with the State ECBC. | |
| 2. | Outdoor and common area lighting shall be LED. | Agreed. LED lighting will be provided once the project is operational. |
| 3. | 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. | ECBC guidelines will be followed in the project. |
| 4. | Energy conservation measures like installation of CFLs/ LED 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 are being followed during the construction phase to conserve energy. |
| 5. | 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. | The solar energy will be utilized and electricity generation will be achieved as per bye laws. |
| 6. | 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. Same will be complied. |

**6. Waste Management:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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. | Agreed. Same will be complied. |

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| 2. | 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. | The muck generated during construction phase will be used for leveling and filling purpose within the project. No muck will be disposed outside premises. |
| 3. | 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. | Separate wet and dry bins will be provided for segregation of solid waste during operation phase |
| 4. | Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg / person/ day must be installed. | Mechanical composter will be provided for treatment of biodegradable waste during operational phase. |
| 5. | All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. | Agreed. The same will be complied. |
| 6. | 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. | Noted. |
| 7. | 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. | Agreed. |
| 8. | 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 bricks and fly ash based cement are being used in the construction of the project. |

| | | |
|---|---|---|
| 9. | 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. | The construction waste generated is being managed as per Construction and Demolition Rules, 2016. |
| 10. | 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. | Agreed. The same will be complied. |

**7. Green Cover:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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. |
| 2. | 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 100 trees in the project area at the identified location, as the per 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 | Agreed. Same will be complied. |

| | | |
|---|---|---|
| | desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. | |
| 3. | Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1: !0 (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 in the project. |
| 4. | 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. | Yes, the topsoil excavated during construction activities will be used for development of green area within the project premises. |
| 5. | 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. | No chemical fertilizer / pesticides will be used in green area. |
| 6. | 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. | Agreed. Adequate green area will be provided within the project premises. |

**8. Transport:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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. | Agreed. The same will be complied. |

| | | |
|---|---|---|
| | • Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.<br>• Traffic calming measures.<br>• Proper design of entry and exit points.<br>• Parking norms as per local regulation. | |
| 2. | 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 used at the construction site are being monitored regularly during construction phase. Copy of PUC attached as **Annexure-5.** |
| 3. | 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. | Agreed. The same will be complied. |
| 4. | 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 area will be made available for the vehicles within the project premises. No traffic congestion will take place near entry/exit. |

**9. Human health issues:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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. | Agreed. Personal Protection Equipment (PPE) are being provided to workers for safety. |
| 2. | For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed. | Agreed. The same will be complied as per NBC. |
| 3. | 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. | Agreed. All the necessary facilities are being provided to labors at the construction site. |
| 4. | Occupational health surveillance of the workers shall be done on a regular basis. | Agreed. The same will be complied. |
| 5. | A First Aid Room shall be provided in the project both during construction and operations of the project. | First aid facility is being provided at the project site during construction phase and the same will be provided during operational phase also. |
| | | |

**10. Environmental Management Plan:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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. | Agreed. The same will be complied. |
| 2. | 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. | Agreed. Environment Management Cell will be formed for the monitoring of environment related aspects. |
| 3. | 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 the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 285 Lacs towards the capital cost and Rs. 21 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 19 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under: | Agreed. The commitments made in the EMP report will be adhered. |

| Sr. No. | Description | Capital Cost (Rs. in Lacs) | Recurring cost (in LPA) | | Recurring cost (in LPA) |
|---|---|---|---|---|---|
| **Construction Phase** | | | | | **Operation Phase** |
| 1. | Wastewater Management | 100 | 5 | | 6 |
| 2. | Air & Noise Pollution Management | 10 | 1 | | 1 |
| 3. | Landscaping | 5 | 5 (for 03 years) | | 2 |
| 4. | Rainwater Recharging | 15 | 2 | | 2 |
| 5. | Environmental Monitoring | 5 | 4 | | 1.5 |
| 6. | Waste Management | 50 | 3 | | 3 |
| 7. | Energy Conservation measures | 100 | 1 | | 3 |
| | **Total** | **285** | **21** | | **18.5 say 19** |

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the Project or until the responsibility for implementation of the environmental management plan is legally transferred to the owners of the commercial units under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

**11. Validity:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier. | Noted. |

**12. Miscellaneous:**

| S. No. | Conditions | Reply |
|---|---|---|
| 1. | 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 completion certificate will be obtained and same will be submitted. |
| 2. | The project proponent shall comply with the conditions of CLU, if obtained. | Not applicable as the project is a commercial project proposed at Block F, Aero City, SAS Nagar, Mohali (Punjab). As per Layout Plan of Aerocity, S.A.S Nagar, land is allocated for commercial purpose. |
| 3. | 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 environment clearance and the details of MoEF&CC/SEIAA website where it is displayed. | Advertisement has been published in the newspaper. |
| 4. | 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 have to publicly display the same for 30 days from the date of receipt. | Agreed and complied. |

| | | |
|---|---|---|
| 5. | 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 a half-yearly basis. | Agreed. Status of compliance of the stipulated environment clearance conditions, including results of monitored data will be uploaded on company's website. However, the website is yet to be designed. |
| 6. | 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. The same will be complied. |
| 7. | 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 the same on the website of the company. | Agreed. The same shall be complied. |
| 8. | 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 by the project. | Noted. |
| 9. | The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government. | Noted. Stipulations made by the State Pollution Control Board and the State Government Will be strictly followed. |
| 10. | 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. The commitments made in the EMP report will be adhered. |
| 11. | 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 | ToR application for expansion of project has been submitted to SEIAA. As buildup area of the project is increased |

| | | |
|---|---|---|
| | 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. | from 144,395.58 Sqm. to 1,59,023.53 Sqm.<br><br>Screen shot for the same is Attached as **Annexure-6** |
| 12. | The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of 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 |
| 13. | This Environmental Clearance is granted subject to final outcome of pending related 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 this project. | Noted. |

**13. Additional Conditions:**

| S. No. | Conditions | Reply |
|---|---|---|
| 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. | Noted. |
| 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. | Agreed. It will be made sure that no Natural drainage is affected during construction or the operational phase of the project. |

| | | |
|---|---|---|
| III. | The Project Proponent shall use water efficient fixtures to reduce water consumption | Agreed. Same will be complied. |
| IV. | The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level. | Agreed. Same will be complied. |
| V. | The Project Proponent shall develop 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 project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles. | Agreed. Same will be complied. |
| VI. | The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan. | Agreed. Same will be complied. |
| VII. | The project proponent shall submit the progress of developing the green belt in the six- monthly compliance report | Agreed. Same will be complied. |
| VIII. | The project proponent shall not allow occupancy in the project till GMADA upgrades its existing STP to cater to the entire quantity of effluent to be generated from the project | Noted. |
| IX. | The project proponent shall submit detailed plan for additional amount of Rs. 3 crores (0.6% of total project cost) to be spent on CER activities in the vicinity of the project within 3 years, under the Environmental Management Plan (EMP) within 2 months from the date of issue of Environmental Clearance | Noted. |
| X. | This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to submit the aforesaid detailed plan of Rs. 3 crores within 02 months | Noted. |

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 Partner
KLG INFRA
DSS 64, Mohali Citi Centre, Block F, Aerocity, SAS Nagar, Mohali, Punjab -140603

**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/MIS/250845/2022 dated 02 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

| | | |
|---|---|---|
| **1.** | **EC Identification No.** | **EC22B038PB121227** |
| **2.** | **File No.** | SEIAA/PB/MIS/2022/EC/03 |
| **3.** | **Project Type** | New |
| **4.** | **Category** | B2 |
| **5.** | **Project/Activity including Schedule No.** | 8(a) Building and Construction projects |
| **6.** | **Name of Project** | The Commercial Project namely “Mohali Citi Centre” (9.78 acres) Block F, Aero City, SAS Nagar, Mohali, (Punjab) by KLG Infra. |
| **7.** | **Name of Company/Organization** | KLG INFRA |
| **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)**
**Rajesh Dhiman, IAS**
**Member Secretary**
**SEIAA - (Punjab)**

**Date: 02/03/2022**

*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/MIS/250845/2022 dated 02.02.2022 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority has examined the proposal for the establishment of commercial Project namely "Mohali Citi Centre"(9.78 acres) at Block F, Aero City, SAS Nagar, (Punjab). The project is covered under category 'B2' of activity 8(a); 'Building and Construction projects' as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at State level.

3) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 on the basis of mandatory documents enclosed with application viz Form-1,1A, EMP, conceptual plan and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of SEIAA and SEAC.

4) As per the report of Punjab Pollution Control Board sent by vide letter no. 917 dated 31.01.2022, no site development pertaining to the project was started at the site and the site of the project conforms to siting guidelines laid down by Govt. of Punjab, Department of Science, Technology and Environment.

5) This is a new project. The details of the project, as per the application and documents/ presentation submitted by the project proponent and also as informed during the meetings of SEAC/SEIAA are as under:

| Sr. No. | Item | Details |
|---|---|---|
| 1. | Name and Location of the project | Commercial Project "Mohali Citi Centre"(9.78 acres) Block F, Aero City, SAS Nagar, Mohali to be developed by KLG Infra. |
| | Project/activity covered | 8 (a) |
| | Category | Category B2 |
| 2. | Classification/Land use pattern as per Master Plan | Mixed Land Use-1; GMADA has issued the Allotment letter vide no. 82713 dated 03.09.2021 for development of commercial project in an area of 10.02 acres of land. Subsequently, an amendment has been issued vide letter no. 87157 dated 22.10.2021 for the allotment of total land area of 9.78 acres. |
| 3. | Cost of the project | Rs. 497.16 Crores |
| 4. | Total Plot area, Built up Area and Green area | Total Land Area- 39,578.26 sqm<br>Built-up area- 144,395.58 Sqm<br>(FAR + Non-FAR including Basement)<br>Green Area- 674.2 Sqm |

<table>
<tr><td>5.</td><td>Commercial component detail</td><td>Total 474 Showrooms, 150 Shops & 141 Double Storey Shops will be constructed in the project as per the detail given as under:
<table>
<tr><th>Sr. No.</th><th>Floor</th><th>Components</th></tr>
<tr><td colspan="3">Block A</td></tr>
<tr><td>1.</td><td>Ground Floor</td><td>78 Showrooms,<br>150 Shops & 72 DSS</td></tr>
<tr><td>2.</td><td>1st Floor</td><td>69 DSS & 76 Showrooms</td></tr>
<tr><td>3.</td><td>2nd Floor</td><td>58 Showrooms</td></tr>
<tr><td>4.</td><td>3rd Floor</td><td>58 Showrooms</td></tr>
<tr><td>5.</td><td>4th Floor</td><td>58 Showrooms</td></tr>
<tr><td>6.</td><td>5th Floor</td><td>58 Showrooms</td></tr>
<tr><td>7.</td><td>6th Floor</td><td>58 Showrooms</td></tr>
<tr><td colspan="3">Block B</td></tr>
<tr><td>1.</td><td>Ground Floor</td><td>3 Showrooms</td></tr>
<tr><td>2.</td><td>1st to 9th Floors</td><td>3 x 9 = 27 Showrooms</td></tr>
</table></td></tr>
<tr><td>6.</td><td>Latitude & Longitude</td><td>
<table>
<tr><th>S. No</th><th>Corner</th><th>Latitude</th><th>Longitude</th></tr>
<tr><td>1.</td><td>Corner A</td><td>30°38'4.09"N</td><td>76°45'38.42"E</td></tr>
<tr><td>2.</td><td>Corner B</td><td>30°38'6.46"N</td><td>76°45'40.81"E</td></tr>
<tr><td>3.</td><td>Corner C</td><td>30°37'57.93"N</td><td>76°45'51.42"E</td></tr>
<tr><td>4.</td><td>Corner D</td><td>30°37'55.52"N</td><td>76°45'51.19"E</td></tr>
<tr><td>5.</td><td>Corner E</td><td>30°37'54.70"N</td><td>76°45'50.29"E</td></tr>
</table></td></tr>
<tr><td>7.</td><td>Estimated Population</td><td>16174 persons</td></tr>
<tr><td>8.</td><td>Parking Required<br>Parking Proposed</td><td>1580 ECS<br>1746 ECS</td></tr>
<tr><td>9.</td><td>Water Requirements & source during Operation Phase</td><td>
<table>
<tr><th>Break up of water requirement</th><th>Source</th></tr>
<tr><td>Fresh Water: 114 KLD<br><br>Flushing Water: 177 KLD</td><td>GMADA Supply<br><br>Treated Wastewater from STP</td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td></td><td>Total water demand: 291 KLD</td><td></td></tr>
<tr><td>10.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td colspan="2">Total @ 233 KLD waste water will be generated which will be treated in the STP of capacity 300 KLD based on MBBR Technology to be installed in the project premises. The details of the disposal arrangement of 228 KLD treated waste water available at the outlet of STP is given as under
<table>
<tr><th>Sr. No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area (KLD)</th><th>GMADA Sewer (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>177</td><td>4</td><td>47</td></tr>
<tr><td>2.</td><td>Winter</td><td>177</td><td>1.2</td><td>50</td></tr>
<tr><td>3.</td><td>Rainy</td><td>177</td><td>0.3</td><td>50</td></tr>
</table></td></tr>
<tr><td>11.</td><td>Rain water recharging detail</td><td colspan="2">8 no. of recharging pits will be provided to recharge the rooftop rainwater of the buildings after treatment through Oil & Grease Traps.</td></tr>
<tr><td>12.</td><td>Solid waste generation and its disposal</td><td colspan="2">a) 3235 Kg/day<br>b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable and non- biodegradable Components.<br>c) Biodegradable waste @ 1455 Kg/day will be composted by using 3 Mechanical Composter of Capacity 500 Kg/day each. Non-Biodegradable waste @ 1715 Kg/day will be dumped to authorized dumping site and recyclable waste will be sold to authorised recycler vendors Domestic Hazardous Waste @ 65 Kg/day will be disposed of through authorized vendors as per SWM Rules, 2016</td></tr>
<tr><td>13.</td><td>Hazardous Waste & E-waste</td><td colspan="2">E-waste shall be sold to the approved vendors and used oil & battery shall be sold out to the approved recyclers.</td></tr>
<tr><td>14.</td><td>Energy Requirements & Saving</td><td colspan="2">a) 10,000 KW from PSPCL.<br>b) Silent DG Sets 2x 500 KVA will be installed equipped with adequate Stack Height.<br>c) Total 474 KW energy will be used by taking following measures:</td></tr>
</table>

| | | |
|---|---|---|
| | | i) 444 KW energy will be saved by installation of solar panel over 5330 sqm (30%) roof area<br>ii) 30 KW energy will be saved by using LED lights in Common area. |

6) As per the undertaking submitted by Project Proponent, the proposal neither requires approval/clearance under the Forest (Conservation) Act,1980 nor under the Wildlife (Protection) Act,1972. Also, no litigation is pending in respect of the land on which the project is to be developed.

7) 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 desired form along with the EMP report prepared and submitted by the Consultant accredited by the QCI/NABET on behalf of the project proponent in its 214th meeting held on 09.02.2022. The SEAC noted that the project proponent has given 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 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.

8) The Committee noted that the project proponent has provided adequate and satisfactory clarifications to 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 for the establishment of commercial Project namely “Mohali Citi Centre” (9.78 acres) at Block F, Aero City, SAS Nagar, (Punjab) with proposed built-up area of 144,395.58 sqm and total project area of 39,578.26 sqm (9.780 acres) , as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was lastly considered by the SEIAA in its 201st meeting held on 22.02.2022 wherein SEIAA observed that the case stands recommended by SEAC. 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 the Environmental Clearance for the establishment of commercial Project namely “Mohali Citi Centre” (9.78 acres) at Block F, Aero City, SAS Nagar, (Punjab) with proposed built-up area of 144,395.58 sqm and total project area of 39,578.26 sqm (9.780 acres) as per the details mentioned in the Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC in addition to the proposed measures.

10) 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 of terms and conditions as follows:

**I. Statutory compliances:**

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

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.

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 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 abstraction of ground water/ surface water required for the project from the competent authority.

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.

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.

ix) 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 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by 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 submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

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.

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.

**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.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii) The project proponent shall install 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 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, 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.

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 area shall be prohibited. 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 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 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 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.

xv) For indoor air quality the ventilation provisions as per National Building Code of lndia shall be complied with.

xvi) Roads leading to or at 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 rain water.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total water requirement for the project shall be 291 KL/day, out of which 114 KLD shall be met through GMADA supply and 177 KLD shall be met out by using treated waste water for flushing. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 233 KL/day, which will be treated in STP of capacity 300 KL/day based on MBBR Technology to be installed within the project premises. As proposed, treated wastewater available at outlet of STP will be disposed as under: -

| Sr. No. | Season | Flushing (KLD) | Green Area (KLD) | GMADA Sewer (KLD) |
|---|---|---|---|---|
| 1. | Summer | 177 | 4 | 47 |
| 2. | Winter | 177 | 1 | 50 |
| 3. | Monsoon | 177 | 1 | 50 |

b) 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.

c) 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 designed septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.

vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

vii) 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 and SEIAA along with six monthly Monitoring reports.

viii) 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.

ix) 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.

x) 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.

xi) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines 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) | Storm water | Orange |

xiii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.

xiv) 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, 8 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xv) All recharge should be limited to shallow aquifer.

xvi) No ground water shall be used during 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 site.

xvii) 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.

xviii) 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 and SEIAA along with six monthly Monitoring reports.

xix) 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.

xx) No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 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.

xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxii) 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 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 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 construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

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.

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.

**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 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.

iv) Energy conservation measures like installation of LEDs for lighting the area outside the building should be 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 roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. 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, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii) 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.

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii) 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.

viii) 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.

ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x) Used CFLs and 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.

**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 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 502 trees (@1 tree/80 Sqm of Total Land Area) 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 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. 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 undertaken as per SEIAA guidelines.

iii) 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 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.

iv) 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.

v) 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.

vi) 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.

**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 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 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 Kms 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.

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 National Building Code of India should be followed.

iii) 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, 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 on a regular basis.

v) A First Aid Room shall be provided in the project 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 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 shareholders / 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.

ii) A separate Environmental Cell both at the project and company head quarter 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 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 will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 285 Lacs towards the capital cost and Rs. 21 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 19 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under

| Sr. No. | Description | Construction Phase | | Operation Phase |
|---|---|---|---|---|
| | | Capital (in Rs. Lakhs) | Recurring Cost (in LPA) | Recurring Cost (in LPA) |
| 1) | Waste water Management: Dual plumbing system, Sewage Treatment Plant | 100 | 5 | 6 |
| 2) | Air & Noise Pollution Management (Acoustics enclosures for DG sets) | 10 | 1 | 1 |
| 3) | Landscaping | 5 | 5 (for 03 years) | 2 |
| 4) | Rainwater Recharging (8 RWH pits) | 15 | 2 | 2 |
| 5) | Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines) | 5 | 4 | 1.5 |
| 6) | Waste Management: (Collection of Solid Waste and disposal), (3 mechanical composters) | 50 | 3 | 3 |
| 7) | Energy Conservation measures | 100 | 1 | 3 |
| | Total | 285 | 21 | 18.5 say 19 |

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

## XI. Validity

i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

## XII. Miscellaneous

i) The project proponent shall obtain 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 environment 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 proponents 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 environment clearance conditions, including results of monitored data on their website and update the same on 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 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 State 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 by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State 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, commitment made during Public Hearing and also those 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 add 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 compliance of 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 final outcome of pending related 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 this project.

**XIII. 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 rain water etc is not impeded or disrupted in any manner.

iii) The Project Proponent shall use water efficient fixtures to reduce water consumption.

iv) The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level.

v) The Project Proponent shall develop 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 project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

vi) The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.

vii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

viii) The project proponent shall not allow occupancy in the project till GMADA upgrades its existing STP to cater to the entire quantity of effluent to be generated from the project.

ix) The project proponent shall submit detailed plan for additional amount of Rs. 3 crores (0.6% of total project cost) to be spent on CER activities in the vicinity of the project within 3 years, under the Environmental Management Plan (EMP) within 2 months from the date of issue of Environmental Clearance.

x) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to submit the aforesaid detailed plan of Rs. 3 crores within 02 months.

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 implementation of any of the above conditions is not found to be satisfactory.

12) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.

13) 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.

14) The above conditions will 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, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.

15) This issues as per the decision taken by the Competent Authority.

**(Rajesh Dhiman, IAS)**
**Member Secretary, SEIAA**

**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. Anil Goyal, Partner
    b) Mobile No. : 98143-01635
    c) Email Id : anilgoyal134@gmail.com; accounts@sarafthejeweller.com
    d) Email ID of Consultant : : md@ecoparyavaran.in

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.

**(Rajesh Dhiman, IAS)**
**Member Secretary, SEIAA**
E-mail: seiaapb2017@gmail.com


Betadine
Band-Aid

# PUNJAB POLLUTION CONTROL BOARD

Invest Punjab, PBIP, Udyog Bhawan, Sector 17, Chandigarh
Website:- www.ppcb.gov.in

**Office Dispatch No.:** E|T|462708|2022 **Date:** 22|11|2022

**To**

**ANIL GOYAL**
**HOUSE NO 48 GURUDWARA SECTOR 7 PANCHKULA HARYANA**
**S.A.S NAGAR, MOHALI - 134108**

**Subject:- Grant of "Consent to Establish"(NOC) for an industrial plants u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981.**

With reference to your application for obtaining fresh 'Consent to Establish'(NOC) an industrial plants u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act,1981, you are, hereby, permitted to establish the industrial plant to discharge the effluent(s) & emission(s) arising out of your premises subject to the Terms and Conditions as specified in this Certificate.

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

| | |
|---|---|
| PIN | 221012526 |
| Application No.: | 2210272727 |
| Date of Issue: | |
| Date of Expiry: | 21-Sept-2023 |
| Certificate Type: | Fresh |
| Certificate No: | CTE/Fresh/PBIP/SAS/2022/221012526 |

**2. Particulars of the Industry:**

| | |
|---|---|
| Name of the Unit: | Mohali Citi Centre 3 |
| Address of Industrial premises: | Block F, Aerocity, SAS Nagar Mohali, (Punjab) , Mohali , S.A.S Nagar |
| Name & Designation of the Applicant: | Anil Goyal, (Partner) |
| Capital Investment of the Industry(in lakhs): | 42150.00 |
| Category of Industry: | Red |
| Type of Industry: | 1063 - Building and construction projects more than 20,000 sq. m 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. 5,64,500/- vide PBIP R. no. 509317137 dated 20/10/2022. |
| Raw Materials (Name with quantity per day): | Commercial Project in total land area of 9.78 acres & having max. built-up area of 159023.53 sqm |
| Products (Name with quantity | Commercial Project in total land area of 9.78 acres & having max. built-up area of |

| | |
|---|---|
| per day): | 159023.53 sqm |
| 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 generated @ 233 KLD shall be treated through STP of capacity 300 KLD, based on MBBR technology |
| Mode of disposal of Effluent: | Treated wastewater @ 177 KLD shall be reused for flushing purpose by providing dual plumbing system in the project during all seasons. Treated wastewater @ 4 KLD, 1 KLD, 1 KLD shall be utilized in green area during Summer, Winter and Monsson seasons, respectively. Treated wastewater @ 47 KLD, 50 KLD, 50 KLD shall be discharged into MC/ GMADA sewer during Summer, Winter and Monsson seasons, respectively. |
| Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974: | As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time. |
| Sources of emissions and type of pollutants: | 02 no. DG sets of capacities 500 KVA each - SPM, SOx, NOx |
| Mode of disposal of emissions with stack height: | 02 no. DG sets of capacities 500 KVA each - canopies 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: | 02 no. DG sets of capacities 500 KVA each - HSD in all DG Sets. |
| Type of Air Pollution Control Devices to be installed: | 02 no. DG sets of capacities 500 KVA each - canopies to be provided |
| Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981: | As prescribed by the CPCB/ MoEF&CC/ PPCB, from time to time. |

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

Endst. No. £/I/462708/2022/1/2 Dated: 22/11/22.

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.

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

## A. GENERAL CONDITIONS

1. The industry shall apply for consent of the Board as required under the provision of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 & Authorization under Hazardous and other Wastes (Management and Transboundary Movement) Rules, 2016, two months before the commissioning of the industry.

2. The industry shall provide adequate arrangements for fighting the accidental leakages/ discharge of any air pollutant/gas/liquids from the vessels, mechanical equipments etc. which are likely to cause environmental pollution.

3. The Industry shall apply for further extension in the validity of the CTE atleast two months before the expiry of this CTE, if applicable.

4. The industry shall comply with any other conditions laid down or directions issued by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act,1981 from time to time.

5. The project has been approved by the Board from pollution angle and the industry shall obtain the approval of site from other concerned departments, if need be.

6. The industry shall get its building plans approved under the provisions of section 3-A of Punjab Factory Rules, 1952

7. The industry shall put up display board indicating the Environment data in the prescribed format at the main entrance gate

8. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets

**Specifications of the port-holes shall be as under:**

i) The sampling ports shall be provided atleast 8 times chimney diameter downstream and 2 times upstream from the flow disturbance. For a rectangular cross section the equivalent diameter (De) shall be calculated from the following equation to determine upstream, downstream distance:-

$$De = 2 LW / (L+W)$$

Where L= length in mts. W= Width in mts.

ii) The sampling port shall be 7 to 10 cm in diameter

9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

**(i) Stack height for boiler plants**

| S.No. | Boiler with Steam Generating Capacity | Stack heights |
|---|---|---|
| 1 | Less than 2 ton/hr | 9 meters or 2.5 times the height of neighboring building which ever is more |
| 2 | More than 2 ton/hr to 5 ton/hr | 12 meters |
| 3 | More than 5 ton/hr to 10 ton/hr | 15 meters |
| 4 | More than 10 ton/hr to 15 ton/hr | 18 meters |
| 5 | More than 15 ton/hr to 20 ton/hr | 21 meters |
| 6 | More than 20 ton/hr to 25 ton/hr | 24 meters |

| | | |
|---|---|---|
| 7 | More than 25 ton/hr to 30 ton/hr | 27 meters |
| 8 | More than 30 ton/hr | 30 meters or using the formula<br>H = 14 Qg0.3or<br>H = 74 (Qp)0.24<br>Where Qg = Quantity of SO2 in Kg/hr.<br>Qp = Quantity of particulate matter in Ton/day. |

**Note : Minimum Stack height in all cases shall be 9.0 mtr. or as calculated from relevant formula whichever is more.**

**(ii) For industrial furnaces and kilns, the criteria for selection of stack height would be based on fuel used for the corresponding steam generation.**

**(iii) Stack height for diesel generating sets:**

| Capacity of diesel generating set | | Height of the Stack |
|---|---|---|
| 0-50 KVA | Height of the building | + 1.5 mt |
| 50-100 KVA | -do- | + 2.0 mt |
| 100-150 KVA | -do- | + 2.5 mt |
| 150-200 KVA | -do- | + 3.0 mt |
| 200-250 KVA | -do- | + 3.5 mt |
| 250-300 KVA | -do- | + 3.5 mt |

**For higher KVA rating stack height H (in meter) shall be worked out according to the formula:**

$$H = h+0.2 (KVA)0.5$$

where h = height of the building in meters where the generator set is installed.

10. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.

11. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.

12. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-

(i) Once in Year for Small Scale Industries.

(ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries

13. The pollution control devices shall be interlocked with the manufacturing process of the industry.

14. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time

15. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.

16. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.

17. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.

18. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.

19. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.

(i) Where unavoidable to prevent loss of life or some property damage or

(ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.

20. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.

21. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06.

22. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.

23. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act,1991.

24. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable

25. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.

26. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified

27. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water

28. The industry shall submit a detailed plan showing therein,the distribution system for conveying wastewaters for application on land for irrigation along with the crop pattern to be adopted throughout the year

29. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.

30. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.

31. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.

32. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.

33. The industry shall maintain the following record to the satisfaction of the Board :-

(i) Log books for running of air pollution control devices or pumps/motors used for it.

(ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.

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

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

35. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.

36. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry

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

## B. SPECIAL CONDITIONS

1. This CTE is valid for establishment of Commercial Project in total land area of 9.78 acres & having max. built-up area of 159023.53 sqm, only.

2. The promoter company shall comply with conditions mentioned in the Environmental Clearance granted to it by the SEIAA vide letter no. SEIAA/PB/MIS/2022/EC/03 dated 02/03/2022 for establishment of its commercial project namely Mohali Citi Centre located at Block F, Aero City, SAS Nagar.

3. The project proponent shall obtain revised Environment Clearance from the competent authority for the development of Commercial Shops @ 360 Number /Day, Commercial Offices @ 247 Number /Day & Commercial Showrooms @ 304 Number /Day (i.e. total 911) on the basis of layout plan approved by Chief Town Planner, Punjab vide no. 2250CTP(Pb)SC-140 dated 18/05/2022 with same ground coverage area of 9.78 acres but with increase of built-up area from 144395.58 sqm (FAR + Non FAR including basement, as per its conceptual plan) to 159023.53 sqm (FAR + Non FAR including basement).

4. The project proponent shall not carry out any construction in aberration to the conceptual plan submitted at the time of grant of Environment Clearance to it (having built-up area of 144395.58 sqm), to refrain from committing violation & action thereof under the Environment (Protection) Act, 1986.

5. After obtaining revised Environment Clearance as mentioned at point 3. Above, the industry shall carry out The promoter shall develop its commercial complex strictly in accordance with the layout plans approved by the Competent Authority.

6. The promoter company shall install STP of capacity 300 KLD based on MBBR technology for the treatment of domestic effluent generated by the project premises, as proposed by it and in accordance with the Environment Clearance granted to it by the competent authority.

7. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 177 KLD and shall develop adequate green/ plantation area for discharge of the remaining treated effluent after STP, as proposed by it and in accordance with the Environment Clearance granted to it by the competent authority.

8. As per condition of the EC granted to the project by the SEIAA, Punjab; the project proponent shall not allow occupancy in the project till GMADA upgrades its existing STP to cater to the entire quantity of effluent to be generated from the project. Further, it shall not allow occupancy in the project till Sewer Connection and Occupancy Certificate have been issued by GMADA.

9. The promoter shall also not allow any occupancy in the project till the time adequate arrangements for solid waste disposal are made as well as 'consents to operate' under the Water Act, 1974 & the Air Act, 1981 are obtained.

10. The promoter company shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.

11. The project proponent shall obtain permission from the PWRDA for the abstraction of ground water.

12. The project proponent shall utilize treated wastewater from nearby STPs for the construction purpose and shall submit an agreement in this regard within one month.

13. The project proponent shall provide separate water meter and energy meter for the STP and maintain record of the same on daily basis.

14. The promoter shall provide a buffer zone of green belt (dense populated trees with pleasant fragrance) around the sewage treatment plant, so as to reduce the effect of odour problem in its vicinity.

15. The promoter company shall explore the possibility of using treated domestic effluent for useful purpose such as construction work, sprinkling on dusty patches/roads, use in nearby construction activities etc.

16. The project proponent shall place adequate no. of bins outside its premises from where the Municipal Solid Waste shall be got lifted.

17. The project proponent shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into

biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing mechanical composter of adequate capacity to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.

18. The project proponent shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.

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

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

21. The project proponent shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.

22. The project proponent shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.

23. The project proponent shall ensure that the vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

24. The project proponent shall provide mask to every worker working on the construction site and involved in loading/ unloading and carrying of construction material and construction debris.

25. The project proponent shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.

26. The project proponent shall install mechanical composter for the treatment of solid waste being a bulk waste generator.

27. The project proponent shall make use of alternatives of single use plastics (SUP) within its premises and will not use any SUP items banned in accordance with MoEF&CC notification no. G.S.R. 571(E) dated 12.08.2021.

28. The Punjab Pollution Control Board shall have the liberty to revoke this consent & take penal action against the industry/project proponent and its responsible/ concerned person(s), in case any information/document provided by the industry/ project proponent is found to be incorrect/false/misleading at any point of time.

29. The Punjab Pollution Control Board shall not be responsible for any financial liability and/ or any other liability of the project proponent, due to grant of this Consent to Establish.

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

Eco Paryavaran Laboratories & Consultants Pvt. Ltd.
(Formerly known as Eco Laboratories & Consultants Pvt. Ltd.)
restoring eco balance...

# TEST REPORT

TC-7477

| | | | |
|---|---|---|---|
| ULR No. : TC747722000008964F | | Test Report No. : EL111122NW003 | |
| Type of Sample : Water (Ground Water) | | Date of Reporting : 16/11/2022 | |
| Customer | Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab | Work Order No. & Date | EMS/E/4529 DT.03.11.2022 |
| | | Customer reference No. (If any) | NA |
| Sampling Protocol | IS:17614 (P-1) 2021 | Mode of Collection of Sample | Sampling by laboratory |
| Date of Sampling | 11/11/2022 | Date of Receipt of Sample | 11/11/2022 |
| Sampling Location | At Project Site | Testing Location | Permanent Facility |
| Testing Protocol | IS:10500-2012 (IInd Revision) | Period of Analysis | 11/11/2022 To 16/11/2022 |
| Sample Description | Clear, colourless liquid. | | |
| Packing, Markings, Seal & Qty. | 2 litre Plastic & 250ml Glass Bottle Marked 'B/11/W2' | | |

## RESULTS

**I -Chemical Testing**

**1. Water (Ground Water)**

| S.No. | Test Parameter | Unit | Result | Acceptable limit | Permissible limit in absence of alternate source | Test Method |
|---|---|---|---|---|---|---|
| 1 | Colour | Colour Units | BDL(DLS) | 5 | 15 | IS: 3025 (Part-4)Cl 2.0 |
| 2 | Odour | - | Agreeable | Agreeable | Agreeable | IS:3025 (Part-5) |
| 3 | pH @ 25°C | - | 7.27 | 6.5-8.5 | No relaxation | IS:3025 (Part-11) |
| 4 | Taste | - | Agreeable | Agreeable | Agreeable | IS: 3025 (Part-8) |
| 5 | Turbidity | NTU | BDL(DL1) | 1 | 5 | IS 3025 (Part-10) |
| 6 | Chloride as Cl | mg/l | 19 | 250 | 1000 | IS: 3025 (Part-32) |
| 7 | Iron as Fe | mg/l | 0.15 | 1.0 | No relaxation | APHA-23rd Ed -3500Fe-B Phenanthroline Method |
| 8 | Total hardness as CaCO3 | mg/l | 46 | 200 | 600 | IS :3025 (Part-21) |

**II -Biological Testing**

**1. Water (Ground Water)**

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

Dr. Ajay Kumar
Authorized Signatory-Chemical & Biological



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

TC-7477

| | | | |
|---|---|---|---|
| **ULR No. :** | TC747722000008964F | **Test Report No. :** | EL111122NW003 |
| **Type of Sample :** | Water (Ground Water) | **Date of Reporting :** | 16/11/2022 |

**Remarks :** NA

**OTHER INFORMATION**

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

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

**End of Report**

Dr. Ajay Kumar
Authorized Signatory-Chemical & Biological

TC-7477

## TEST REPORT

| | | | |
|---|---|---|---|
| **ULR No. :** TC747722000008994F | | **Test Report No. :** | EL121122NA004 |
| **Type of Sample :** Ambient Air Quality | | **Date of Reporting :** | 16/11/2022 |
| **Customer** | Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab | **Work Order No. & Date** | EMS/E/4529 DT.03.11.2022 |
| | | **Customer reference No. (If any)** | NA |
| **Sampling Protocol** | IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009 | **Mode of Collection of Sample** | Sampling by laboratory |
| **Date of Sampling** | 11/11/2022 | **Date of Receipt of Sample** | 12/11/2022 |
| **Sampling Location** | At Project Site | **Period of Analysis** | 14/11/2022 To 16/11/2022 |
| **Testing Protocol** | IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009 | **Environmental Conditions** | Partially cloudy weather |
| **Testing Location** | On Site & Permanent Facility | | |

## RESULTS

**I-Chemical Testing**

**1. Atmospheric Pollution (Ambient Air)**

| S.No. | Test Parameter | Unit | Result | Standard | Method |
|---|---|---|---|---|---|
| 1 | Respirable Suspended Particulate Matter (as PM10) | µg/m³ | 143 | 100 | IS: 5182 (Part-23) |
| 2 | Particulate Matter (as PM2.5) | µg/m³ | 88 | 60 | Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01 |
| 3 | Sulphur Dioxide (as SO2) | µg/m³ | 14 | 80 | IS: 5182 (Part-2) |
| 4 | Nitrogen Dioxide (as NO2) | µg/m³ | 30 | 80 | IS: 5182 (Part-6) |
| 5 | Ammonia (as NH3) | µg/m³ | 27 | 400 | Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01 |
| 6 | Ozone (as O3) | µg/m³ | 21 | 180 | IS: 5182 (Part-9) |
| 7 | Carbon Monoxide (as CO) , | mg/m³ | 0.76 | 04 | IS: 5182 (Part-10), NDIR Method |

**Remarks :** Air quality seems deteriorated due to prevailing paddy/crop residue burning activities associated to rice harvesting season in Punjab region.

**OTHER INFORMATION**

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

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

**End of Report**

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

Umesh Kumar
Authorized Signatory-Chemical

## TEST REPORT

TC-7477

| | | | |
|---|---|---|---|
| **ULR No. :** TC747722000008955F | | **Test Report No. :** EL111122NS003 | |
| **Type of Sample :** Soil. | | **Date of Reporting :** 16/11/2022 | |
| **Customer** | Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab | **Work Order No. & Date** | EMS/E/4529 DT.03.11.2022 |
| | | **Customer reference No. (If any)** | NA |
| **Sampling Protocol** | USEPA/600/R-92/128 | **Mode of Collection of Sample** | Sampling by laboratory |
| **Date of Sampling** | 11/11/2022 | **Date of Receipt of Sample** | 11/11/2022 |
| **Sampling Location** | At Project Site | **Testing Location** | Permanent Facility |
| **Testing Protocol** | IS Method | **Period of Analysis** | 11/11/2022 To 16/11/2022 |
| **Sample Description** | Brown coloured soil. | | |
| **Packing, Markings, Seal & Qty.** | 10 Kg Poly Bag Marked 'B/11/S2' | | |

## RESULTS

**1. Chemical Testing**

**1. Pollution & Environment (Soil)**

| S.No. | Test Parameter | Unit | Result | Test Method |
|---|---|---|---|---|
| 1 | pH | -- | 8.20 | IS:2720 (Part-26) Cl-2, |
| 2 | Conductivity | mmhos/cm | 0.221 | IS:14767 |
| 3 | Moisture Content | % | 13 | IS:2720 (Part-II) Sec-1 |
| 4 | Organic Matter | % | 1.61 | IS: 2720 (Part XXII) Sec-1, |
| 5 | Texture | -- | Sandy Loam | IS:2720 (Part-4) Cl 2,4, |
| 6 | Bulk Density | gm/cc | 1.58 | IS: 2720 (Part-7) |

**Remarks :** NA

**OTHER INFORMATION**

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

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

**End of Report**

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

Umesh Kumar

Authorized Signatory-Chemical

TC-7477

## TEST REPORT

| | | | |
|---|---|---|---|
| **ULR No. :** | TC747722000009008F | **Test Report No. :** | EL121122NN003 |
| **Type of Sample :** | Ambient Noise | **Date of Reporting :** | 16/11/2022 |
| **Customer** | Commercial Project "Mohali Citi Centre" By M/s KLG Infra located at Block -F, Aerocity, S.A.S Nagar, Mohali, Punjab | **Work Order No. & Date** | EMS/E/4529 DT.03.11.2022 |
| | | **Customer reference No. (If any)** | NA |
| **Sampling Protocol** | IS 9989-1989, RA 2008. | **Mode of Collection of Sample** | Sampling by laboratory |
| **Date of Sampling** | 11/11/2022 | **Date of Receipt of Sample** | 12/11/2022 |
| **Sampling Location** | At Project Site | **Period of Analysis** | 14/11/2022 To 14/11/2022 |
| **Testing Protocol** | IS 9989-1989, RA 2008. | | |
| **Testing Location** | On Site & Permanent Facility | | |

## RESULTS

**I- Chemical Testing**

**1. Atmospheric Pollution (Ambient Noise Level)**

| S.No. | Test Parameters | Units | Results | Method |
|---|---|---|---|---|
| 1 | Ambient Day Time Noise Levels | dB(A) | 59.6 | LAB SOP: EL/SOP/AN/01, Issue No.-04, Nov 10 |

**Ambient Noise Quality Standards as per Noise Pollution (Regulation and Control) Rules, 2000**

| Area Code | Category of Area/Zone | Limits in dB(A) Leq* | |
|---|---|---|---|
| | | Day Time | Night Time |
| A | Industrial area | 75 | 70 |
| B | Commercial area | 65 | 55 |
| C | Residential area | 55 | 45 |
| D | Silence Zone | 50 | 40 |

Day time shall mean from 6.00 a.m. to 10.00 p.m., Night time shall mean 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

**OTHER INFORMATION**

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

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

**End of Report**

E-207 Phase VIII-B (Sector-74) Mohali (Pb.) 160071

Umesh Kumar
Authorized Signatory-Chemical

# Vehicle search

| | |
|---|---|
| Vehicle Number | PB65BC2458 |
| Owner Name | *O*L* *3* *I*T*I*U*I*N* *V* *T*.* |
| Registering Authority | SAHIBZADA AJIT SINGH NAGAR RTA, Punjab |
| Vehicle Class | Goods Carrier(HGV) |
| Fuel Type | DIESEL |
| Emission Norm | BHARAT STAGE VI |
| Vehicle Age | 0 Years & 9 months |
| Vehicle Status | ACTIVE |

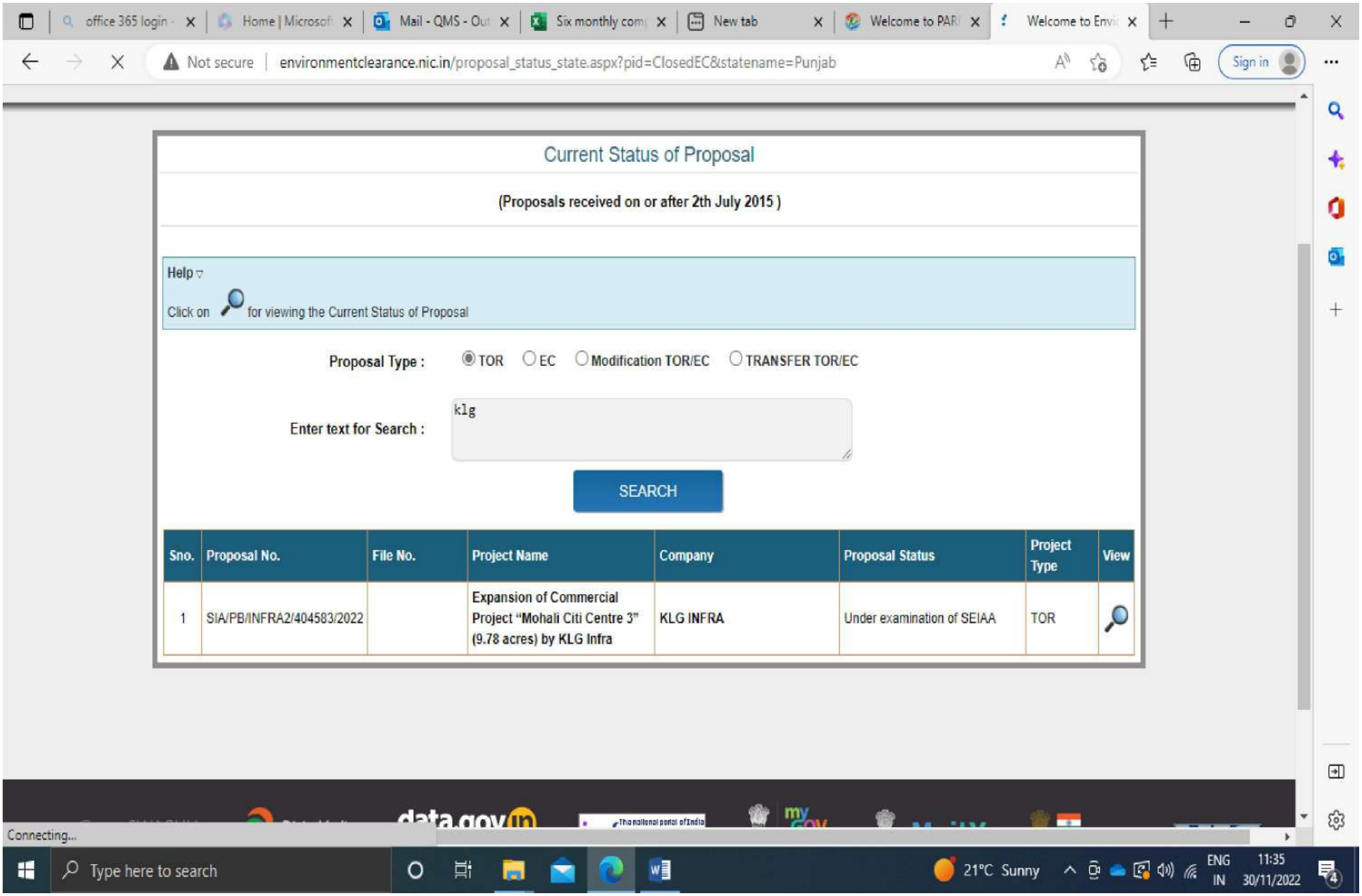
Tap to Check the Vehicle Impound and Seizure Document Status

| | |
|---|---|
| Registration Date | 20-Jun-2022 |
| Fitness Valid UpTo | 19-Jun-2024 |
| Tax Valid UpTo | 31-Mar-2023 |
| Insurance Valid UpTo | 28-Apr-2023 |
| PUCC Valid Upto | 19-Jun-2023 |
| Permit Valid UpTo | 29-Jun-2027 |

Create Virtual RC

View Challan

# Annexure-6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1 | SIA/PB/INFRA2/404583/2022 | | Expansion of Commercial Project "Mohali Citi Centre 3" (9.78 acres) by KLG Infra | KLG INFRA | Under examination of SEIAA | TOR
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