

Proceedings of the 278th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 18.01.2024 (Thursday) at 10:00 AM in the Conference Hall, 2nd Floor, PBTI Complex, Sector-81, Mohali.

The meeting was attended by the following members:

- 1) Sh. H S Gujral,
Chairman, SEIAA
- 2) Dr. Adarsh Pal Vig, Member SEIAA -cum
Chairman, Punjab Pollution Control Board, Patiala

Er. Rantej Sharma, Environmental Engineer SEIAA along with other supporting staff of SEIAA also attended the meeting.

Item No. 01: Confirmation of the proceedings of the 277th meeting of the State Environment Impact Assessment Authority.

It was informed that the proceedings of the 277th meeting of State Environment Impact Assessment Authority (SEIAA) held on 15.01.2024 were under preparation and would be finalised shortly.

Item No. 02: Action taken on 265th, 273rd, 275th, 276th & 277th meeting of State Environment Impact Assessment Authority held on 26.10.2023, 26.12.2023, 03.01.2024, 09.01.2024 and 15.01.2024 respectively.

Requisite action as per the proceedings of the 265th meeting of SEIAA has been completed except filing of reply in Supreme Court as approved in item no. 265.10. Necessary action as per the proceedings of the 273rd, 275th & 276th meetings is being completed shortly. Action as per proceedings of the 277th meeting will be completed after finalization of proceedings.

Item No. 278.01: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of the commercial project “Down Town Mohali” at Sector-62, SAS Nagar, Punjab by M/s Icon Group (Proposal No. SIA/PB/INFRA2/446050/2023).

The Project Proponent was granted Environmental Clearance by MoEF&CC, Govt of India vide letter No. 21-100/2020-IA-III dated 13.01.2021 for construction of commercial complex namely “Down Town Mohali” with built up area of 61505.94 sqm.

Now, the Project Proponent has applied for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of the commercial project “Down Town Mohali” at Sector-62, SAS Nagar, Punjab for total land area of the project 5.10 acres having built up area of 70,389.83 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The industry has submitted certified compliance report from Regional Office, MoEF&CC, Govt of India. He has deposited of Rs. 7340/- vide UTR No. UBIN0903191 dated 10.08.2022 and Rs. 10,430/- vide Reference No. 400914751404 dated 09.01.2024.

Punjab Pollution Control Board vide letter No. 8178 dated 25.10.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 20/10/2023 and it was observed as under:

- 1) *That the existing project is in construction phase and as per the site visit about 80% of the civil construction work has been completed. The built-up area currently of the project is within the EC already granted to it.*
- 2) *As physically observed, the distance of the proposed site from the various approved existing operational industries /units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the require distance as per the siting criteria given as under:*

Sr .No.	Types of industrial unit	Required distance as per sitting criteria
1.	Cement plant /Grinding Unit	300 m
2.	Rice Sheller/ Salla Plant	500 m
3.	Stone Crushing / Screening cum Washing Plant	500 m
4.	Hot Mix Plant	300 m
5.	Brick Kiln	300 m
6.	CBWTF	500 m
7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m

- 3) *There is no drain, river, eco-sensitive structure within 500 m boundary of the project site.*

Further, there is no air pollution industry within the 100 m of the project.

4) The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE(4)/2274 dated 25/7/2008.”

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

- (i) Sh. Vasu Bhardwaj, Architect
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient features of the application proposal. Thereafter, the Environmental Consultant presented the case as under:

Sr. No.	Description	Details																									
1	Basic Details																										
1.1	Name of Project & Project Proponent:	Expansion of Commercial project namely “Down Town Mohali” by M/s Icon Group																									
1.2	Proposal:	SIA/PB/INFRA2/446050/2023																									
1.3	Location of Project:	Sector- 62, SAS Nagar (Mohali), Punjab																									
1.4	Details of Land area & Built up area:	<table border="1"> <tr> <td colspan="5">Total Site Area = 5.10 acres</td> </tr> <tr> <td colspan="5">Built-up Area = 70,389.83 m²</td> </tr> <tr> <th>Sl. No.</th> <th>Description</th> <th>Area as per Earlier EC</th> <th>Proposed</th> <th>Area as per revised approved Layout</th> </tr> <tr> <td>1</td> <td>Plot Area</td> <td colspan="3">5.10 acres</td> </tr> <tr> <td>2</td> <td>Built-up area</td> <td>61,505.94 m²</td> <td>8,883.89 m²</td> <td>70,389.83 m²</td> </tr> </table>	Total Site Area = 5.10 acres					Built-up Area = 70,389.83 m ²					Sl. No.	Description	Area as per Earlier EC	Proposed	Area as per revised approved Layout	1	Plot Area	5.10 acres			2	Built-up area	61,505.94 m ²	8,883.89 m ²	70,389.83 m ²
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2	Built-up area	61,505.94 m ²	8,883.89 m ²	70,389.83 m ²																							
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) - ‘Category B2- Building & Construction Project’ as the built-up area of the project will be 70,389.83 sq.m.																									

1.6	Cost of the project	Total project cost after expansion is estimated to be Rs. 476.13 Crores. Comparison details as per earlier EC accorded is given below:								
		<table border="1"> <thead> <tr> <th>Project Cost</th> <th>EC Accorded</th> <th>Proposed</th> <th>Total (after Expansion)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Rs. 273.78 Crores</td> <td>Rs. 202.35 Crores</td> <td>Rs. 476.13 Crores</td> </tr> </tbody> </table>	Project Cost	EC Accorded	Proposed	Total (after Expansion)		Rs. 273.78 Crores	Rs. 202.35 Crores	Rs. 476.13 Crores
Project Cost	EC Accorded	Proposed	Total (after Expansion)							
	Rs. 273.78 Crores	Rs. 202.35 Crores	Rs. 476.13 Crores							
2.	Site Suitability Characteristics									
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls within the commercial zone as per the approved Master Plan of SAS Nagar.								
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment vide memo No. EO/2020/40040 dated 20.10.2020 by GMADA for total land area measuring 5.10 acres has been submitted.								
3	Forest, Wildlife and Green Area									
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The project does not involve any forest land as land has been allotted by GMADA. Undertaking in this regard is attached along with application.								
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. Self-Declaration in this regard is enclosed with application.								
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972.								
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 80 km from project location.								
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.								
3.6	Green area requirement and proposed No. of trees:	Green Area proposed =2,092.91 sq. m.								

		<p>Total no. of trees required = @ 1 tree per 80 sq.m. of plot area 20,640/ 80 = 258 Trees @ 1 tree per 225 sq.m. of built-up area = 70,389.83 / 225 = 313 Trees</p> <p>Total no. of trees proposed = 328 trees</p>
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4. Configuration & Population

**4.1 Proposal & Configuration
1 Floor wise FAR & non-FAR Details**

Floors	Components	F.A.R. (Sq.m.)	Non F.A.R. (Sq.m.)	Built-up Area (Sq.m.)
Hyper Market	Hypermarket	1160.88	31	1191.88
Basement Store Area	Basement Store	-	2718.2	2718.2
Basement Area	Parking	-	17091.83	17091.83
Ground Floor	107 SCOs/ Retail shops / showroom	8900.60	172.70	9073.30
Mezzanine Floor	29 shops	1692.04	111.09	1803.13
First Floor	99 SCOs & 6 Kiosk	8836.1	173.27	9009.37
Second Floor	99 SCOs & 6 Kiosk	8836.1	173.27	9009.37
Third Floor	24 Showrooms, 26 Kiosk, 4 Audi & Gaming Zone	6638.81	107.92	6746.73
Fourth Floor With Multiplex Exit	5 nos. of Fine dining	2253.70	107.45	2361.15
Fourth Floor With Projector Level	-	398.28	29.73	428.01
Fifth Floor	29 Offices &	2128.40	252.38	2380.78

	All day dining			
Sixth Floor	29 Offices	1027.79	1343.18	2370.97
Seventh Floor	29 Offices, 24 hotel rooms	2019.78	353.53	2373.31
Eighth Floor	4 Restaurant, 1 kiosk, 24 hotel rooms	1623.84	107.24	1731.08
Ninth Floor	24 hotel rooms	991.99	58.37	1050.36
Tenth Floor	24 hotel rooms	991.99	58.37	1050.36
Total		47500.30	22889.53	70389.83

4. Population details
2 11,340 Persons

Population w.r.t EC accorded, Proposed and Total (after Expansion)

Population details	EC Accorded	Proposed	Total (After Expansion)
	6,214 persons	5,126 Persons	11,340 Persons

Table: Population Details as per EC accorded

S. No.	Description	Qty	Width	Length	Area (in sq.ft)/ Nos.	Area (in sq.m) / Nos.	Criteria	No. of Persons
1	Hypermarket					1,195	10 sq.m./person	119.469
2	Ground Floor							
	SCO	24	17	70	28560	2,656	10 sq.m./person	265.608
		2	20	70	2800	260	10 sq.m./person	26.04
	Retails Shop	18	16	66	19008	1,768	3 sq.m./person	589.248

		27	12	36	1166 4	1,085	3 sq.m. /person	361.584
		28	14	48	1881 6	1,750	3 sq.m. /person	583.296
		1	23	36	828	77	3 sq.m. /person	25.668
		1	23	36	828	77	3 sq.m. /person	25.668
	GF Sub total				8250 4	7,673		1877.112
	Floating							187.7112
	GF Total							2064.823 2
	First Floor							
	SCO	24	17	70	2856 0	2,656	10 sq.m. /person	265.608
		2	20	70	2800	260	10 sq.m. /person	26.04
	Retails Shop	18	16	66	1900 8	1,768	6 sq.m. /person	294.624
		27	12	36	1166 4	1,085	6 sq.m. /person	180.792
		28	14	48	1881 6	1,750	6 sq.m. /person	291.648
		1	15	36	540	50	6 sq.m. /person	8.37
		1	15	36	540	50	6 sq.m. /person	8.37
	First Floor Sub Total				8192 8	7,619		1075.452
	Floating							107.5452
	First Floor Total							1182.997 2
	Second Floor							
	SCO	24	17	70	2856 0	2,656	10 sq.m. /person	265.608
		2	20	70	2800	260	10 sq.m. /person	26.04
	Retails Shop	18	16	66	1900 8	1,768	6 sq.m. /person	294.624
		27	12	36	1166 4	1,085	6 sq.m. /person	180.792

		28	14	48	1881 6	1,750	6 sq.m. /person	291.648
		1	15	36	540	50	6 sq.m. /person	8.37
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	Third Floor							
	SCO	24	17	70	2856 0	2,656	10 sq.m. /person	265.608
5		2	20	70	2800	260	10 sq.m. /person	26.04
	Food Court	1	145	102	1479 0	1,375	10 sq.m. /person	137.547
	Multiplex (220 seats)	3						660
	Third Floor Sub Total							1089.195
	Floating							108.9195
	Third Floor Total							1198.114 5
	Fourth Floor							
	Fine Dining	1	32	57.3	1833. 6	171	10 sq.m. /person	17.05248
		1	47	57.3	2693. 1	250	10 sq.m. /person	25.04583
		1	47	57.3	2693. 1	250	10 sq.m. /person	25.04583
		1	47	57.3	2693. 1	250	10 sq.m. /person	25.04583
	Fourth Floor Sub total					922		92.18997
	Floating							9.218997
	Fourth Floor total							101.4089 67
7	Fifth Floor							

	Offices	13	16	26.5	5512	513	10 sq.m. /person	51.2616
		13	16	26.5	5512	513	10 sq.m. /person	51.2616
		3	16	26.5	1272	118	10 sq.m. /person	11.8296
	SOHO	9	16	26.6	3830. 4	356	2 Person/SOHO	18
		13	16	26.6	5532. 8	515	2 Person/SOHO	26
	Fifth Floor Sub total					2,014		158.3528
	Floating							15.83528
	Fifth Floor total							174.1880 8
8	Sixth Floor							
	Offices	1	16	26.5	424	39	10 sq.m. /person	3.9432
		1	16	26.5	424	39	10 sq.m. /person	3.9432
		4	32	26.5	3392	315	10 sq.m. /person	31.5456
		4	32	26.5	3392	315	10 sq.m. /person	8
		1	30.8	26.5	816.2	76	10 sq.m. /person	2
	SOHO	13	16	26.5	5512	513	2 Person/SOHO	26
		9	16	26.5	3816	355	2 Person/SOHO	18
	Sixth Floor Sub total					1,653		93.432
	Floating							9.3432
	Sixth Floor total							102.7752
9	Seventh floor Area					866.2 5	10 sq.m. /person	86.625
	Total							6214
Populations details as per EC Expansion								

SI. No.	Description	Criteria	Area (in sq.m)/ Nos.	No. of Persons
1.	Hypermarket • Visitors (@ 90%) • Staff (@ 10%)	3 sq.m/person	1160.88	387 • 348 • 39
2.	Ground Floor • Visitors (@ 90%) • Staff (@ 10%)	3 sq.m/person	8900.60	2,967 • 2670 • 297
3.	Mezzanine Floor • Visitors (@ 90%) • Staff (@ 10%)	6 sq.m /person	1692.04	282 • 254 • 28
4.	First Floor • Visitors (@ 90%) • Staff (@ 10%)	6 sq.m /person	8836.1	1,473 • 1326 • 147
5.	Second Floors • Visitors (@ 90%) • Staff (@ 10%)	6 sq.m /person	8836.1	1,473 • 1326 • 147
6.	Third Floor ➤ Shops • Visitors (@ 90%) • Staff (@ 10%) ➤ Food Court • Visitors (@ 90%) • Staff (@ 10%) ➤ Gaming Zone • Visitors (@ 90%) • Staff (@ 10%) ➤ Theatre	6 sq.m /person 1.8 sq.m /person 1.4 sq.m /person 664 seats	3000.22 1884.87 133.03 664	2,306 500 • 450 • 50 1,047 • 942 • 105 95 • 86 • 9 664
7.	Fourth Floor ➤ Fine Dining • Visitors (@ 90%)	1.8 sq.m /person	1350.61	793 750 • 675 • 75

	<ul style="list-style-type: none"> • Staff (@ 10%) <ul style="list-style-type: none"> ➤ Fourth Floor with projector level • Visitors (@ 90%) • Staff (@ 10%) 	10 sq.m. /person	428.01	43 <ul style="list-style-type: none"> • 39 • 4
8.	Fifth Floor Office <ul style="list-style-type: none"> • Visitors (@ 90%) • Staff (@ 10%) All day dining <ul style="list-style-type: none"> • Visitors (@ 90%) • Staff (@ 10%) 	10 sq.m. /person 1.8 sq.m /person	1076.65 1158.99	752 108 <ul style="list-style-type: none"> • 97 • 11 644 <ul style="list-style-type: none"> • 580 • 64
9.	Sixth floor Office <ul style="list-style-type: none"> • Visitors (@ 90%) • Staff (@ 10%) Service floor <ul style="list-style-type: none"> • Visitors (@ 90%) • Staff (@ 10%) 	10 sq.m. /person 10 sq.m. /person	1076.65 1207.89	229 108 <ul style="list-style-type: none"> • 97 • 11 121 <ul style="list-style-type: none"> • 109 • 12
10.	Seventh floor Office <ul style="list-style-type: none"> • Visitors (@ 90%) • Staff (@ 10%) Hotel	10 sq.m. /person 2 persons/room	1076.65 24 Rooms	156 108 <ul style="list-style-type: none"> • 97 • 11 48
11.	Eighth floor Restaurant <ul style="list-style-type: none"> • Visitors (@ 90%) • Staff (@ 10%) Hotel	1.8 sq.m. /person 2 persons/room	680.71 24 Rooms	426 378 <ul style="list-style-type: none"> • 340 • 38 48
12.	Ninth floor (Hotel)	2 persons/room	24 Rooms	48
13.	Tenth Floor (Hotel)	2 persons/room	24 Rooms	48

	Total Population	11,340 Persons																																																											
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5.1	Total fresh water requirement: 198 KLD																																																												
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	SCO	265.608	45	12
		26.04	45	1.2
	Food Court	137.547	35	4.8
	Multiplex (220 seats)	660	15	9.9
6	Fourth Floor (Fine Dining)			
	Fourth Floor Sub total	92.18997	70	6.5
	Floating	9.218997	45	0.4
7	Fifth Floor			
	Offices	51.2616	45	2.3
		51.2616	45	2.3
		11.8296	45	0.5
	SOHO	18	135	2.4
		26	135	3.5
	Floating	15.83528	15	0.2
8	Sixth Floor			
	Offices	3.9432	45	0.2
		3.9432	45	0.2
		31.5456	45	1.4
		8	45	0.4
		2	45	0.1
	SOHO	26	135	3.5
		18	135	2.4
	Floating	9.3432	15	0.1
9	Seventh floor Area	86.625	45	3.9
Total				250 KLD

Water and Wastewater Demand Details as per EC Expansion

S. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)	Criteria for Flushing water (lpcd)	Flushing Water Requirement (KLD)	Fresh Water Requirement (KLD)
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	1.	SCOs/ Retail shops / showroom / Hypermark et/ Kiosk/ Offices/ Gaming Zone/ Multiplex • Staff Populat ion • Visitor Populat ion	766	45	34	20	15	19	
			7,563	15	113	10	76	37	
	2.	Restaurant / All day Dining/ Fine Dining • Staff Populat ion • Visitor Populat ion	177	45	8	20	4	4	
			1,595	70	112	15	24	88	
	3.	Food court • Staff Populat ion • Visitor Populat ion	105	45	5	20	2	3	
			942	35	33	10	9	24	
	4.	Hotel (96 Rooms)	192	180	35	60	12	23	
		Total	11,340		340		142	198	
	Wastewater Generation (@ 80% of water requirement)								272 KLD
	Treated Sewage (@ 98%)								267 KLD
Water req. for green area of 2,092.91 sq. m. in Summer Season (@ 5.5 lit/sq.m./day)								12 KLD	

	Water req. for green area of 2,092.91 sq. m. in Winter Season (@ 1.8 lit/sq.m./day)	4 KLD					
	Water req. for green area of 2,092.91 sq. m. in Monsoon Season (@ 0.5 lit/sq.m./day)	1 KLD					
5.2	Source:	GMADA supply (as per allotment letter) or Borewells					
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	GMADA supply (as per allotment letter) or Borewells					
5.4	Total wastewater generation:	272 KLD					
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	272 KLD of sewage will be generated which will be collected and treated in proposed STP of 350 KLD capacity based on MBR technology followed by inbuilt UF.					
5.6	Treated wastewater for flushing purpose:	142 KLD					
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 12 KLD Winter: 4 KLD Monsoon: 1 KLD					
5.8	Utilization/Disposal of excess treated wastewater.	Excess will be disposed to GMADA Sewer as per allotment letter.					
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	340 KLD	272 KLD	267 KLD	142 KLD	Summer: 12 KLD Winter: 4 KLD Monsoon: 1 KLD	Summer: 113 KLD Winter: 121 KLD Monsoon: 124 KLD
5.10	Rain water harvesting proposal:	Ground water recharging will be done by 6 nos. of Rain water recharging pits to compensate the abstraction of ground water. Services layout showing location of 6 rain water recharging pits is enclosed along with application.					
6	Air						
6.1	Details of Air Polluting machinery:	5 DG sets (3 x 1500 KVA and 2 x 1010 KVA each capacity)					

6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.								
7	Waste Management									
7.1	Total quantity of solid waste generation	2,814 kg/day <u>Table: Comparison of Solid Waste Generation from EC Accorded and Total (After Expansion)</u>								
		<table border="1"> <thead> <tr> <th>Solid waste Generation</th> <th>EC Accorded</th> <th>Proposed</th> <th>Total After Expansion</th> </tr> </thead> <tbody> <tr> <td></td> <td>1,260.27 kg/day</td> <td>1,553.73 kg/day</td> <td>2,814 kg/day</td> </tr> </tbody> </table>	Solid waste Generation	EC Accorded	Proposed	Total After Expansion		1,260.27 kg/day	1,553.73 kg/day	2,814 kg/day
Solid waste Generation	EC Accorded	Proposed	Total After Expansion							
	1,260.27 kg/day	1,553.73 kg/day	2,814 kg/day							
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	The solid waste shall be duly segregated into biodegradable and non-biodegradable components. Biodegradable waste will be managed by installation of Composters of total capacity 1150 kg (2 × 500 & 1 × 150 kg) and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be dumped to authorized dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per the provision of Solid Waste Management Rules, 2016.								
7.3	Details of management of plastic waste generated from project	Plastic waste will be handled as per Plastic Waste Management Rules, 2016.								
7.4	Whether agreement executed with Municipal Council for lifting of plastic waste (Y/N)	Not yet.								
7.5	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.								
8	Energy Saving & EMP									
8.1	Power Consumption:	Total power demand for the proposed project will be 5338 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).								

		Table: Comparison of Power Load and DG set details from EC Accorded, Proposed and Total (after Expansion)		
Sl. No	Descriptio	EC Accorded	Proposed	Total (after Expansion)
1.	Power Load	5,384 KW	-46 KW	5338 KW
2.	DG sets	6 DG sets (1010 KVA each)	5 DG sets (3x1500 KVA, 2x 1010 KVA capacity each)	
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 344.4 m ² (which is 30% of roof top area i.e. 1,148 m ²) which will generate 31.4 KW of power generation. Further, use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED.		
8.3	Details of activities under Environment Management Plan.			
	<u>Construction & Operation Phase</u>			
S.No.	Title	Remaining Construction Phase		Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	Recurring Cost (Rs. Lakhs/Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10 (Rs. 15 Lakhs has already been spent)	2.5	2
2.	Water Pollution Control/ Sewage Treatment Plant (Installation of STP 350 KLD capacity based	100	3	6.5

	on MBR technology followed inbuilt UF)			
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping and development of green area	10 (Rs. 1.5 lakhs have already been spent on landscaping on account of planting of trees)	-	5
5.	Solid Waste Management (Installation of Composter of total capacity 1150 kg (2 × 500 & 1 × 150 kg))	40	1	5
6.	Rain water harvesting (6 pits)	13	2	4
7.	Energy Conservation (LEDs, Solar Panel, etc.)	50	1	5
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	7	5	5
9.	Miscellaneous	10	5	5
		242	20	38

Additional Environmental Activities:

S. No.	Activities	Amount (in Lakhs)
1.	Provision of 4 sets of Baler & recker (in situ/ex situ) for management of stubble burning through District Administration.	100
2.	Provision of Composter for Solid Waste Management	22
3.	Development of mini forests (Nanak Bagichi)	80
Total		Rs. 202 Lakhs

The Project Proponent has applied for expansion of the commercial project from existing built-up area of 61505.94 sqm to 70389.83 sqm without change in land area. The

Environmental Consultant of the Project Proponent submitted the component wise breakup of built-up area as per earlier EC accorded and after revised planning (expansion proposal). Further, the project falls within the commercial zone as per the approved Master Plan of SAS Nagar. The site is complying with the general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science Technology and Environment, Govt. of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008 as reported by PPCB vide letter No. 8178 dated 25.10.2023. The Environmental Consultant of the Project Proponent presented the pointwise reply of the observations made by Ministry of Environment Forest and Climate Change, Regional Office, Chandigarh vide letter No. 6-01/2022/ENV/eFile dated 4.01.2024 and the same was found to be in order by the Committee.

On perusal of the PPCB report, presentation given by the Project Proponent and after detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to grant Environment Clearance for expansion of the commercial project, "Down Town Mohali" at Sector 62, SAS Nagar, Punjab by M/s Icon Group for total land area of 5.10 acres and built-up area of 70389.83 sqm subject to the following standard conditions.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) 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 the Chief Controller of Explosives, Fire Department, and 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 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 Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) 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.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) 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 the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building

as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum 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 areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The 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. The groundwater shall not be withdrawn without approval from the Competent Authority.

- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in 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.
- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) 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 a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and

covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as 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 desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per 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 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time 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 the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided 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 standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

Details of activities under Environment Management Plan.

Construction & Operation Phase

S.No.	Title	Remaining Construction Phase		Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	Recurring Cost (Rs. Lakhs/Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10 (Rs. 15 Lakhs has already been spent)	2.5	2
2.	Water Pollution Control/ Sewage Treatment Plant (Installation of STP 350 KLD capacity based on MBR technology followed inbuilt UF)	100	3	6.5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping and development of green area	10 (Rs. 1.5 lakhs have already been spent on	-	5

		landscaping on account of planting of trees)		
5.	Solid Waste Management (Installation of Composter of total capacity 1150 kg (2 × 500 & 1 × 150 kg))	40	1	5
6.	Rain water harvesting (6 pits)	13	2	4
7.	Energy Conservation (LEDs, Solar Panel, etc.)	50	1	5
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2.	Provision of Composter for Solid Waste Management	22
3.	Development of mini forests (Nanak Bagichi)	80
Total		Rs. 202 Lakhs

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded 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 a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned 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, commitments 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 rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) 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.

Deliberations during 278rd meeting of SEIAA held on 18.01.2024.

The meeting was attended by the following:

- (i) Sh. Rajesh Puri, Director
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Environmental Consultant presented the salient features of the project and informed that the project proposal has been submitted as per the conceptual layout plan.

To queries by SEIAA, the Environmental Consultant informed as under:

1. 70% of the civil construction has been completed under the project till date.
2. No laundry has been proposed within the project and the same will be outsourced. An undertaking in this regard was also submitted which was taken on record by SEIAA.
3. The excess treated waste water will be disposed into GMADA sewer which is already available in the area where the project is located. Further, GMADA is in process of upgrading the capacity of its existing STP installed at Sector-83, Mohali to 15 MGD and hence disposal of treated waste water will not be an issue even in the long term.

The Environmental Consultant submitted revised presentation which was taken on record by SEIAA.

To a further observation of SEIAA that the proposed AEA plan of Rs 202 Lakhs was inadequate in view of the location and likely environmental impact of the Project, the PP presented enhanced AEA Plan of Rs 339 lakhs which was examined and approved by the Authority. After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant Environment Clearance for expansion of the commercial project, “Down Town Mohali” at Sector 62, SAS Nagar, Punjab by M/s Icon Group for total land area of 5.10 acres and built-up area of 70,389.83 sqm, subject to the standard conditions as proposed by SEAC and following additional conditions:

1. The Project Proponent shall implement the AEA plan as per Table I below. The activities mentioned in the AEA plan shall be completed within 2 years:

Table-I (Additional Environment Activities)

S. No.	Activities	Amount (in Lakhs)
1.	Provision of crop residue machinery (in situ/ex situ) for management of stubble burning through District Administration.	200
2.	Provision of 2 Composters for Solid Waste Management in Sohana Village and its operation & maintenance for 3 years	55
3.	Cleaning and rejuvenation of 3 ponds in village Manak Majra village having total area @ 2 acres and its maintenance for 3 years	84
Total		Rs. 339 Lakhs

2. No laundry facility shall be provided within the project.
3. The Project Proponent shall not give occupancy in the expansion part of the project till the STP installed by GMADA at Sector-83, Mohali is upgraded to 15 MGD capacity.
4. 328 number of 8 feet tall saplings of indigenous tree species should be planted. The plantation should be commenced at the earliest and completed within 1 year.