Proceedings of 333rd meeting of State Environment Impact Assessment Authority (SEIAA) held on 21.02.2026 (Saturday) at 10:00 AM in Conference Hall, 2nd Floor, PBTI Complex, Sector-81, Knowledge City, SAS Nagar, Punjab.

The meeting was attended by the following members:

1. Sh. Jitendra Sharma, (Through VC),
   Chairman, SEIAA.

2. Smt. Geetika Singh, PCS (Through VC)
   Member Secretary, SEIAA.

3. Dr. Anoop Verma,
   Member, SEIAA.

Item No. 333.03: Application for Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for Commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab by M/s NET SMARTZ INFOTECH (INDIA) PVT LTD. (Proposal No. SIA/PB/INFRA2/449512/2023).

The Project Proponent was granted Terms of Reference letter No. SEIAA/MS/2022/599 dated 11.04.2023 under **Violation category** as per EIA Notification dated 14.09.2006 for establishment of Residential project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab. The total land area of the project was 4046.856 sqm having built up area of 27,771.942 sqm.

Now, the Project Proponent has submitted final EIA report after incorporating compliance of Terms of Reference for obtaining Environment Clearance (**violation category**) under EIA Notification dated 14.09.2006 for commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab. The project is covered under category 8(a) of the schedule appended with EIA Notification dated 14.09.2006.

The Project Proponent has deposited Rs. 55,544/- vide UTR No. CMS3036048957 dated 30.12.2022. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9078 dated 29.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 6/9/2023 and it was observed as under:

1) *The proposed site of the project is located at Vill. Manuali, Dist. SAS Nagar (Mohali), Punjab.*
2) *The project is a commercial building having one tower only with configuration 3B+G+15. The structure work has been completed & as on date no occupancy is there in the project.*
3) *As per the boundary limits of the sites shown by the representative of the project proponent during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
4) *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 required distance as per the sitting criteria given as under:*

Sr. No.	***Type 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*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5) *There is no river, eco- sensitive structure within 500 m boundary of the Project site.*
6) *The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE (4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

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:	IT building (Office spaces) project namely "Netsmartz" Proponent:M/s Netsmartz Infotech India Pvt Ltd. Applicant: Mr. Gagan Uppal Designation: Authorized signatory
1.2	Proposal:	SIA/PB/INFRA2/449512/2023
1.3	Location of Project:	Alfpa 83, IT city, Mohali
1.4	Details of Land area &Built up area:	Total plot area: 4046 Sq.m. (or 1.08 acres) Built up area: 27,772.90 Sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 34.10 Cr

2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of the layout plan vide dated 09.08.2021 approved by GMADA for land area measuring 4046.856 sqm.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the layout plan vide dated 09.08.2021 approved by GMADA for land area measuring 4046.856 sqm. A copy of the allotment letter No. GMADA-DO/2014/18796 dated 10.07.2014 issued by GMADA for land area measuring 1 acres in the name of M/s NET SMARTZ Infotech (India) Pvt Ltd. 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 Proponent has submitted an undertaking in this regard.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No. The Project Proponent has submitted an undertaking in this regard.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The Project Proponent has submitted an undertaking in this regard.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The Project Proponent has submitted an undertaking in this regard.
3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 124 no.
4.	**Configuration & Population**	
4.1	**<u>Area details:</u>**	

1	**TOTAL PLOT AREA**	**4046.856**	**SQM.**
2	GROUND COVERAGE @40%	1618.742	**SQM.**
2.1	PROPOSED GROUND COVERAGE	**1617.61**	**SQM.**
3	PERMISSIBLE FAR AREA@1:4	16187.424	**SQM.**
3.1	PROPOSED FAR	**15179.083**	**SQM.**
4	PERMISSIBLE COMMERCIAL @ACARE /2SHOP	2 SHOP	**NOS.**

4.1	PROPOSED SHOP	**2 SHOP**	**NOS.**
5	PROPOSED COMMERCIAL (4.57% OF PLOT AREA)	**184.988**	**SOM.**
6	PERMISSIBLE GUEST ROOM @5% OF F.A.R.AREA(15190.117)	**759.500**	**SQM**
6.1	PROPOSED GUEST ROOM 15TH. FLOOR AREA	**500.783**	**SQM**
7	REQUIRED PARKING @ 1 ECS /1000 SQM)+COMM.	**163**	**NOS.**
7.1	PROPOSED PARKING (STLT+3BASEMENT+OPEN)	**303**	**NOS.**
7.2	PROPOSED MERCANTILE PARKING	**16**	**NOS.**
7.3	SURFACE PARKING 10% OF TOTAL REQUIRED PARKING	**16.43**	**NOS.**
8	AMENITES AREA@10.125% OF PLOT AREA	**409.770**	**SQMT**

Built-up Area

SI. No.	Description	**Built-up Area (in sq.m.)**
1.	1st Basement	3374.329
1	2nd Basement	3374.329
2.	3rd Basement	3374.329
3.	Ground Floor/Stilt	1608.610
4.	1st Floor	1436.250
5.	2nd Floor	1520.671
6.	3rd Floor	1449.408
7.	4th Floor	1320.411
8.	5th Floor	1308.463
9.	6th Floor	1184.977
10.	7th Floor	1143.931
11.	8th Floor	1080.722

12.	9th Floor	1017.594
13.	10th Floor	952.12
14.	11th Floor	887.86
15.	12th Floor	818.671
16.	13th Floor	690.506
17.	14th Floor	573.045
18.	15th Floor	546.303
19.	Terrace(Mumty and Mach. Room)	109.413
Total		**27771.942**

The above said details are as per the approved plan.

4.2 Population details

SI. No.	Description	Criteria	Population (nos.)
1.	Far Area 15179 Sqm	Population on the floors @1 person/10 Sqm	1518
Total Estimated Population			**1518 persons**

5 Water

5.1 **Water Demand & Wastewater Generation Details**

SI. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)
1.	Floating Population	1366	15	20
	Permanent Population	152	45	7
Total				27 KLD

Water Demand, Wastewater Generation & Disposal Details

SI. No.	Details	Demand (KLD)
1.	**Domestic water req.**	**27 KLD**

	2.	Flushing water req.	17 KLD
	3.	Fresh Water Demand	10 KLD
	4.	**Wastewater Generation (@ 80% of total water req.)**	**22 KLD**
	5.	*Treatment in STP of capacity 100* m^3/day *based on MBBR Technology installed within project.*	-
	6.	Treated wastewater generation *(@ 98% of wastewater)*	5 KLD

5.2	Source:	Ground water (Borewell)
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Submitted
5.4	Total wastewater generation:	22 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	22 KLD of sewage will be generated from the project after full occupancy which will be treated in STP of 100 m^3/day capacity already installed within project.
5.6	Treated wastewater for flushing purpose:	17 KLD
5.8	Utilization/Disposal of excess treated wastewater.	The project proponent proposed to dispose of the excess treated waste water into GMADA Sewer.
5.9	**Cumulative Details:**	

SI. No.	Total water Requirement	Total wastewater generated	Flushing water requirement	Into sewer
1.	27 KLD	22 KLD	17 KLD	5 KLD

5.10	Rain water harvesting proposal:	1 rain water recharging pits have already been constructed for artificial rain water recharging within the project premises.
6	**Air**	
6.1	Details of Air Polluting machinery:	Two DG sets of 1000 kVA capacity have already been installed for power backup for essential services such as STP, borewell, etc.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets have been 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	303 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.	Solid waste management area has earmarked in the layout plan. The solid waste is duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 100 kg. The recyclable waste is being sold to resellers. Inert waste is being dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of only used oil from DG set is generated which will be managed & disposed off 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 requirement of the project is 2700 kW which is being provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	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. Space for Solar panels has been proposed on rooftop of buildings.

8.3 Details of activities under Environment Management Plan:

Construction Phase:

S No.	**Particulars**	**Approx. Capital Cost (Lac)**	**Approx. Recurring Cost (Lac)**
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	**Particulars**	**Recurring cost in lacs**
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10**

Additional Environmental Activities as given below:

	• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set). • Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	25 lacs 9 lacs
9	**Details of the violation**	
9.1	Total cost of the project and total cost of project already executed	• Total project cost: Rs. 34.10 crores. • Cost incurred so far= 34.10Crores
9.2	Description of violation	

SI. No.	Description	Ownership	Construction Status
1.	**Floors (1st floor to 15th floor)**	M/s Netsmartz Infotech India Pvt Ltd	Construction of all Floors has been done by M/s Netsmartz Infotech India Pvt Ltd.

9.3	Date of commencement of the project	The construction work of the Project building was started on 21.09.2021 after getting the layout plan got approved from the competent authority on 09.08.2021.
9.4	Date of first submission of information of such violation to SEIAA	The promoter company applied for obtaining SEIAA, Punjab vide proposal no. SIA/PB/INFRA2/414596/2023 dated 04.01.2023 for issuance of TORs as per Office Memorandum dated 07.07.2021. Therefore, the project proponent suo-moto informed to SEIAA, Punjab on 04.01.2023 regarding the construction of the project carried out in violation of the EIA Notification.
9.5	No. of days of violation	481 days (21.09.2021 to 14.01.2023)
9.6	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.0197115 lakh/day Non-recurring cost = Rs. 13.89432 lakhs
9.7	Cost of remediation plan and natural & community resource augmentation plan	Rs. 68.20 lakhs
9.8	Details of prosecution	Punjab Pollution Control Board has filed complaint case against the project namely M/s Netsmartz Infotech India Pvt Ltd under section-15, 16, 5 & 19 of Environment Protection Act, 1986.
9.9	Penalty to be deposited with Punjab Pollution Control Board	In the OM dated 07.07.2021, vide which SOP for handling of violation cases under EIA Notification has been laid down for new projects, it has been mentioned as under:

		Where operation of the project has not commenced, 1% of the total project cost incurred upto the date of filing of application alongwith EIA/EMP report. The percentage rates shall be halved if the project proponent suo-moto reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint. The development work of the project was started 21.09.2021and we have suo-moto reported to SEIAA, Punjab regarding the construction of the IT building project carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of Rs. 34.10 crores incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.17.05 Lakhs. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.

The Committee observed that the Project Proponent has estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as 68.20 lacs and penalty as Rs. 17.05 Lacs (0.5% of the total project cost). Further, the Committee observed that the activities proposed in the Remediation Plan and Natural & Community Resource Augmentation Plan are very generic and without any timeline for their completion. Further, the details of the legal proceedings filed by the Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006 have not been provided by the Project Proponent.

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the below mentioned observations:

(i) The Project Proponent shall submit the Remediation Plan and Natural & Community Resource Augmentation Plan outlining the activities along with their completion timelines after grant of EC, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iii) The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iv) The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the reply as under:

Sr No.	Observations	Reply
1	The Project Proponent shall submit the Remediation Plan and Natural & Community Resource Augmentation Plan outlining the activities along with their completion timelines after grant of EC, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.	S No. / Activities / Timeline 1 / Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration) / Within six months after EC
2	The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.	The PPCB has filed the complaint against us and the next date of the same is 02/01/2024
3	The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the	CA certificate is submitted.

	provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.	
4	The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.	Copy of Plan is submitted.

The Project Proponent estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as Rs. 68.20 lakhs which is proposed to be spent on supply of crop residue machinery for management of stubble burning (in-situ/ex-situ) in consultation with District Administration. Further, the penalty has been worked out as Rs. 17.05 lakhs (0.5% of the total project cost of Rs. 34.10 crores). The Project Proponent has also submitted CA certificate certifying the expenditure incurred upto the date of filing of EIA Report i.e., Rs. 34.10 crore. The same was found to be in order by the Committee.

SEIAA vide e-mail dated 19.12.2023 has sent the status of the criminal proceeding already initiated by Punjab Pollution Control Board under Section, 15, 16, 5, 19 of the Environment (Protection) Act, 1986, as per the provisions of OM dated 7.07.2021 of MoEF&CC, Govt. of India, against the project proponent in the Criminal Court, SAS Nagar with next date of hearing as 02.01.2024.

The Committee was satisfied with the reply/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 Commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab for land area measuring 4046 sqm, subject to the following special & standard conditions:

Special Conditions:

(i) The Project Proponent shall submit the Bank Guarantee of Rs. 68.20 Lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementations of the Remediation Plan and Natural & Community Resource Augmentation Plan, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall deposit penalty amount of Rs. 17.05 Lakhs with Punjab Pollution Control Board, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

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, 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 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.

Construction Phase:

S No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)

1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	**Particulars**	**Recurring cost in lacs**
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set).	25 lacs
• Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	9 lacs

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 276th meeting of SEIAA held on 09.01.2024.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

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

SEIAA observed that Hon'ble Supreme Court of India vide its order dated 02.01.2024 passed in W.P Civil No. 1394/2023 titled as Vanashakti Vs Union of India and Ors. has stayed the operation of Office Memorandum dated 07.07.2021 and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, until further orders. Further, MoEF&CC vide OM No. F. No.IA3-3/4/2024-IA.III[E 230791] dated 08.01.2024, in compliance of orders passed by Hon'ble Supreme Court of India in W.P Civil No. 1394/2023 titled as Vanashakti Vs Union of India and Ors has sent a copy of the aforementioned orders of the Hon'ble Supreme Court to all SEIAAs/SEACs for necessary action.

In view of the above, SEIAA decided to defer the item until the stay granted by the Hon'ble Supreme Court is vacated or till further communication in the matter is received from either the Hon'ble Supreme Court of India or from MoEF&CC on the basis of which "violation" category cases can be processed by SEIAA / SEAC.

Deliberations during 333rd meeting of SEIAA held on 21.02.2026.

During deliberations, SEIAA took note of the fact that the MoEF&CC vide its OM dated 20.01.2026, w.r.t. "*Compliance of the Order of the Hon'ble Supreme Court dated 18/11/2025 – regarding*" had directed as under regarding violation projects:

> "*……the Ministry hereby directs that,*
>
> a. *All violation cases pending as per the provisions of the OM dated 07/07/2021 as on 02/01/2024 (i.e. till the stay was imposed by the Hon'ble Supreme Court in W.P. 1394/2023 titled Vanashakti vs. Union of India) may be processed. For the State of Tamil Nadu, only those projects which are pending as per the provisions of the OM dated 07/07/2021 as on 15/07/2021(i.e. till the stay was imposed by the Hon'ble Madras High Court in W.P. (MD) No. 11757 of 2021 titled Fatima vs. Union of India) shall be processed. However, in both the*

*above mentioned scenarios, the **final order granting approval shall not be issued** till further orders of the Hon'ble Supreme Court.*

b. *All violation cases pending under S.O.804 dated 14/03/2017 shall be processed but the **final order granting approval shall not be issued** till further orders of the Hon'ble Supreme Court.*

……"

Further, SEIAA observed as under:

1. The Environmental Management Plan (EMP) and the Additional Environmental Activities (AEA) Plan require suitable revision so as to incorporate tangible and implementable measures, and to ensure that the same are formulated on the basis of adequate preliminary assessment and relevant groundwork, in accordance with the present site conditions and current scenario.
2. The project proponent shall submit revised AEA Plan (as part B of the EMP) as per following details:

Part B of the Environmental Management Plan		
Sr. No.	**Additional Environmental Activities**	**Indicative Financial Implications (Rs. in lakhs)**
1.	Preparation of other Additional environment activities plan along with financial implications and timelines in consultation with local district administration.	**34**
Total		**34**

3. The project proponent shall obtain a STP Design Adequacy Certificate of the STP from an IIT/Scientific Institute of repute.
4. The project proponent shall submit plantation plan/layout for the proposed plantation of the trees/greenbelt.

After detailed deliberation, the SEIAA decided as under:

1. At present instance, the **final order granting approval cannot be issued** till further orders of the Hon'ble Supreme Court.
2. To raise an ADS for submission of appropriate documents / information in light of the above-mentioned observations.

Item No. 333.04: Application for Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab by M/s SE Biz Infotech Pvt Ltd (Proposal No. SIA/PB/INFRA2/449581/2023).

The Project Proponent was granted Terms of Reference letter No. SEIAA/MS/2022/594 dated 11.04.2023 under **Violation category** as per EIA Notification dated 14.09.2006 for establishment of Residential Project namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab. The total land area of the project is 4411.073 sqm having built up area of 27,985.24 sqm.

The Project Proponent has submitted final EIA report after incorporating the compliance of Terms of Reference for obtaining Environment Clearance (**Violation category**) under EIA Notification dated 14.09.2006 for IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab. The total land area of the project is 4411.073 having built up area of 27985.242 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has deposited Rs. 55,971/- vide UTR No. CMS3036052751 dated 30.12.2022. The adequacy of the fee has been checked & verified by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9066 dated 29.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 6/9/2023 and it was observed as under:

1) *The proposed site of the project is located at Vill. Manuali, Dist. SAS Nagar (Mohali), Punjab.*
2) *The project is a commercial building having one tower only with configuration 3B+G+15. The structure work has been completed & as on date no occupancy is there in the project.*
3) *As per the boundary limits of the sites shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
4) *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 required distance as per the sitting criteria given as under:*

Sr. No.	***Type 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*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5) *There is no river, eco- sensitive structure within 500 m boundary of the Project site.*
6) *The site complying with general sitting criteria as per policy dated 30/4/2013 and specific siting guidelines as per the Department of Science ,Technology, Environment, Government of Punjab notification no. 3/6/07/STE(4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s SE Biz Infotech Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

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:	IT building (Office spaces) project namely "Sebiz Tower" Proponent: S E Biz Infotech Pvt Ltd. Applicant: Mr. Gagan Uppal Designation: Authorized signatory
1.2	Proposal:	SIA/PB/INFRA2/449581/2023
1.3	Location of Project:	Alfpa 83, IT city, Mohali
1.4	Details of Land area &Built up area:	Total plot area: 4411.07 Sq.m. (or 1.08 acres) Built up area: 27985.24 Sq.m.

1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 35.21 Cr
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of layout plan vide dated 06.07.2021 approved by Senior Town Planner, SAS Nagar for land area measuring 4411.07 sqm.
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 letter No. GMADA-EO/2014/18800 dated 10.07.2014 issued by GMADA for land area measuring 1 acres in the name of M/s SE Biz Infotech Ltd. A copy of layout plan vide dated 06.07.2021 approved by Senior Town Planner, SAS Nagar for land area measuring 4411.07 sqm.
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 Proponent has submitted an undertaking in the prescribed format.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 124 no.
4.	**Configuration & Population**	
4.1	**<u>Area details as under:</u>**	

1	**TOTAL PLOT AREA**	**4411.073**	**SQM.**
2	GROUND COVERAGE @40%	1764.429	**SQM.**
3	PROPOSED GROUND COVERAGE	**1617.61**	**SQM.**
4	PERMISSIBLE FAR AREA@1:4	17644.292	**SQM.**
5	PROPOSED FAR	**15077.859**	**SQM.**
6	PERMISSIBLE COMMERCIAL @ACARE /2SHOP	2 SHOP	**NOS.**
7	PROPOSED SHOP	**2 SHOP**	**NOS.**

8	PROPOSED COMMERCIAL (8 29% OF PLOT AREA)	**365.724**	**rSOM.**
9	REQUIRED PARKING (@ 1 ECS /100 SQM)+COMM.	**177**	**NOS.**
10	PROPOSED PARKING (STILT+3BASEMENT+OPEN)	**324**	**NOS.**
11	PROPOSED MERCANTLE PARKNG	**16**	**NOS.**
12	SURFACE PARKING 10% OF TOTAL REQUIRED PARKING	**17.83**	**NOS.**
8	AMENITIES AREA(011.07 % OF PLOT AREA	**488.735**	**SQMT.**

Built-up Area

SI. No.	Description	**Built-up Area (in sq.m.)**
20.	1st Basement	3472.496
1	1st Basement	3472.496
21.	3rd Basement	3472.496
22.	Ground Floor/Stilt	1608.610
23.	1st Floor	1436.250
24.	2nd Floor	1520.671
25.	3rd Floor	1449.408
26.	4th Floor	1320.411
27.	5th Floor	1308.463
28.	6th Floor	1184.977
29.	7th Floor	1143.931
30.	8th Floor	1080.722
31.	9th Floor	1017.594
32.	10th Floor	953.111
33.	11th Floor	889.884
34.	12th Floor	826.806
35.	13th Floor	666.488

36.	14th Floor	525.363
37.	15th Floor	525.652
38.	Terrace(Mumty and Mach. Room)	109.413
Total		**27985.242**

***The above said details are as per the approved layout plan**

4.2 Population details

SI. No.	Description	Criteria	Population (nos.)
2.	Far Area 15077 Sqm	Population on the floors @1 person/10 Sqm	1508
		Total Estimated Population	**1508 persons**

5 Water

5.1 **<u>Water Demand & Wastewater Generation Details</u>**

SI. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)
1.	Floating Population	1357	15	20
	Permanent Population	150	45	7
Total				27 KLD

<u>Water Demand, Wastewater Generation & Disposal Details</u>

SI. No.	Details	Demand (KLD)
7.	**Domestic water req.**	**27 KLD**
8.	Flushing water req.	17 KLD
9.	Fresh Water Demand	10 KLD
10	**Wastewater Generation (@ 80% of total water req.)**	**22 KLD**
11	*Treatment in STP of capacity 100* m^3/day *based on MBBR Technology installed within project.*	-
12	Treated wastewater generation *(@ 98% of wastewater)*	5 KLD

5.2 Source: Ground water (Borewell)

5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Submitted
5.4	Total wastewater generation:	22 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	22 KLD of sewage will be generated from the project after full occupancy which will be treated in STP of 100 m^3/day capacity already installed within project.
5.6	Treated wastewater for flushing purpose:	17 KLD
5.8	Utilization/Disposal of excess treated wastewater.	The Project Proponent has not submitted permission for excess treated wastewater discharge into sewer.
5.9	Cumulative Details:	

SI. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Into sewer
1.	27 KLD	22 KLD	17 KLD	17 KLD	5 KLD

***The Project Proponent has not submitted water details pertaining to green area.**

5.10	Rain water harvesting proposal:	1 rain water recharging pit has been provided.
6	**Air**	
6.1	Details of Air Polluting machinery:	Two DG sets of 1000 KVA capacity have already been installed for power backup for essential services such as STP, borewell, etc.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets have been 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	301 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.	Solid waste management area has been earmarked in the layout plan. The solid waste is duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 100 kg. The recyclable waste is being sold to resellers. Inert waste is being dumped to authorized dumping site.

7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of only used oil from DG set is generated which will be managed & disposed off 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 requirement of the project is 2700 kW which is being provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	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. Space for Solar panels has been proposed on rooftop of buildings.

8.3 Details of activities under Environment Management Plan:

Construction Phase:

Sr. No.	**Particulars**	**Approx. Capital Cost (Lac)**	**Approx. Recurring Cost (Lac)**
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	**Description**	**Recurring Cost in lacs**
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10.00**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set).	25 Lac
• Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	9 lac

9	**Details of the violation**

<table>
<tr><td>9.1</td><td>Total cost of the project and total cost of project already executed</td><td>• Total project cost: Rs. 35.21 crores.
• Total project cost incurred so far= 35.21 Crores</td></tr>
<tr><td>9.2</td><td colspan="2">Description of violation
<table>
<tr><th>SI. No.</th><th>Description</th><th>Ownership</th><th>Construction Status</th></tr>
<tr><td>2.</td><td>Floors (1st floor to 15th floor)</td><td>M/s SE Biz Infotech Pvt Ltd</td><td>Construction of all Floors has been done by M/s S E Biz Infotech Pvt Ltd.</td></tr>
</table></td></tr>
<tr><td>9.3</td><td>Date of commencement of the project</td><td>The construction work of the Project building was started on 21.09.2021 after getting the layout plan got approved from the competent authority.</td></tr>
<tr><td>9.4</td><td>Date of first submission of information of such violation to SEIAA</td><td>The promoter company applied for obtaining SEIAA, Punjab vide proposal no. SIA/PB/INFRA2/414620/2023 dated 14.01.2023 for issuance of TORs as per Office Memorandum dated 07.07.2021. Therefore, the project proponent sub-moto informed to SEIAA, Punjab on 12.04.2023 regarding the construction of the project carried out in violation of the EIA Notification.</td></tr>
<tr><td>9.5</td><td>No. of days of violation</td><td>481 days

(21.09.2021 to 14.01.2023)</td></tr>
<tr><td>9.6</td><td>Recurring and non-recurring cost for environmental damages</td><td>Recurring cost = Rs. 0.0197115 lakh/day
Non-recurring cost = Rs. 13.89432 lakhs</td></tr>
<tr><td>9.7</td><td>Cost of remediation plan and natural & community resource augmentation plan</td><td>Rs. 68.20 lakhs</td></tr>
<tr><td>9.8</td><td>Details of prosecution</td><td>Punjab Pollution Control Board has filed complaint case against the project namely M/s SE Biz Infotech Pvt Ltd under section-15, 16, 5 & 19 of Environment Protection Act, 1986.</td></tr>
<tr><td>9.9</td><td>Penalty to be deposited with Punjab Pollution Control Board</td><td>In the OM dated 07.07.2021, vide which SOP for handling of violation cases under EIA Notification has been laid down for new projects, it has been mentioned as under:
Where operation of the project has not commenced, 1% of the total project cost incurred upto the date of filing of application along with EIA/EMP report.

The percentage rates shall be halved if the project proponent suo-moto reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint.</td></tr>
</table>

		The development work of the project was started 21.09.2021and we have suo-moto reported to SEIAA, Punjab regarding the construction of the IT building project carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of Rs. 35.21 crores incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.17.05 Lakhs. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.

The Committee observed that the Project Proponent has estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as 70.40 lacs. Further, the penalty has been worked out as Rs. 17.05 Lacs (0.5% of the total project cost). The Committee observed that the penalty worked out by the Project Proponent needs to be revised to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.

Further, the Committee observed that the activities proposed in the Remediation Plan and Natural & Community Resource Augmentation Plan are very generic. Further, the details of the legal proceedings filed by the Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006 have not been provided by the Project Proponent.

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the below mentioned observations:

(i) The Project Proponent shall submit the specific activities to be carried out under Remediation Plan and Natural & Community Resource Augmentation Plan along with their timelines, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iii) The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iv) The Project Proponent shall revise the penalty amount from Rs. 17.05 Lacs to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.

(v) The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the reply as under:

Sr No.	Observations	Reply
1	The Project Proponent shall submit the specific activities to be carried out under Remediation Plan and Natural & Community Resource Augmentation Plan along with their timelines, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.	<table><tr><td>S No.</td><td>Activities</td><td>Timeline</td></tr><tr><td>1</td><td>Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)</td><td>Within six months after EC</td></tr></table>
2	The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.	The PPCB has filed the complaint against us and the next date of the same is 08/01/2024.
3	The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.	Copy of the CA certificate is submitted.

4	The Project Proponent shall revise the penalty amount from Rs. 17.05 Lacs to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.	Agreed, we will submit the penalty amount 17.60 Lacs.
5	The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.	Copy of the Plan is submitted.

The Project Proponent estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as Rs. 68.20 lakhs which is proposed to be spent on supply of crop residue machinery for management of stubble burning (in-situ/ex-situ) in consultation with District Administration. Further, the penalty has been worked out as Rs. 17.60 lakhs (0.5% of the total project cost of Rs. 35.21 crores). The Project Proponent has also submitted CA certificate certifying the expenditure incurred upto the date of filing of EIA Report i.e., Rs. 35.21 crore. The same was found to be in order by the Committee.

SEIAA vide e-mail dated 19.12.2023 sending the status of the criminal proceeding has already been initiated by Punjab Pollution Control Board under Section, 15, 16, 5, 19 of the Environment (Protection) Act, 1986, as per the provisions of OM dated 7.07.2021 of MoEF&CC, Govt. of India, against the project proponent in the Criminal Court, SAS Nagar with next date of hearing as 08.01.2024.

The Committee was satisfied with the reply/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 IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab for land area measuring 4411 sqm, subject to the following special & standard conditions:

Special Conditions:

(i) The Project Proponent shall submit the Bank Guarantee of Rs. 68.20 Lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementations of the Remediation Plan and Natural & Community Resource Augmentation Plan, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall deposit penalty amount of Rs. 17.60 Lakhs with Punjab Pollution Control Board, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

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, 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 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.

Construction Phase:

Sr. No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5

4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	Description	Recurring Cost in lacs
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10.00**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set).	25 Lac
• Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	9 lac

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 276th meeting of SEIAA held on 09.01.2024.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s SE Biz Infotech Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

The Environmental Consultant presented the salient features of the project and informed that the proposal of the project has been made as per the approved plan.

SEIAA observed that Hon'ble Supreme Court of India vide its order dated 02.01.2024 passed in W.P Civil No. 1394/2023 titled as Vanashakti Vs Union of India and Ors. has stayed the operation of Office Memorandum dated 07.07.2021 and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, until further orders. Further, MoEF&CC vide OM No. F. No.IA3-3/4/2024-IA.III[E 230791] dated 08.01.2024, in compliance of orders passed by Hon'ble Supreme Court of India in W.P Civil No. 1394/2023 titled as Vanashakti Vs Union of India and Ors has sent a copy of the aforementioned orders to all SEIAAs/SEACs for necessary action.

In view of the above, SEIAA decided to defer the item until the stay granted by the Hon'ble Supreme Court is vacated or till further communication in the matter is received from either the Hon'ble Supreme Court of India or from MoEF&CC on the basis of which "violation" category cases can be processed by SEIAA / SEAC.

Deliberations during 333rd meeting of SEIAA held on 21.02.2026.

During deliberations, SEIAA took note of the fact that the MoEF&CC vide its OM dated 20.01.2026, w.r.t. "*Compliance of the Order of the Hon'ble Supreme Court dated 18/11/2025 – regarding*" had directed as under regarding violation projects:

> "*……the Ministry hereby directs that,*
>
> c. *All violation cases pending as per the provisions of the OM dated 07/07/2021 as on 02/01/2024 (i.e. till the stay was imposed by the Hon'ble Supreme Court in W.P. 1394/2023 titled Vanashakti vs. Union of India) may be processed. For the State of Tamil Nadu, only those projects which are pending as per the provisions of the OM dated 07/07/2021 as on 15/07/2021(i.e. till the stay was imposed by the Hon'ble Madras High Court in W.P. (MD) No. 11757 of 2021 titled Fatima vs. Union of India) shall be processed. However, in both the above mentioned scenarios, the* ***final order granting approval shall not be issued*** *till further orders of the Hon'ble Supreme Court.*
>
> d. *All violation cases pending under S.O.804 dated 14/03/2017 shall be processed but the* ***final order granting approval shall not be issued*** *till further orders of the Hon'ble Supreme Court.*
>
> *……"*

Further, SEIAA observed as under:

1. The Environmental Management Plan (EMP) and the Additional Environmental Activities (AEA) Plan require suitable revision so as to incorporate tangible and implementable measures, and to ensure that the same are formulated on the basis of adequate preliminary assessment and relevant groundwork, in accordance with the present site conditions and current scenario.

2. The project proponent shall submit revised AEA Plan (as part B of the EMP) as per following details:

Part B of the Environmental Management Plan		
Sr. No.	**Additional Environmental Activities**	**Indicative Financial Implications (Rs. in lakhs)**
1.	Preparation of other Additional environment activities plan along with financial implications and timelines in consultation with local district administration.	**34**
Total		**34**

3. The project proponent shall obtain a STP Design Adequacy Certificate of the STP from an IIT/ Scientific Institute of repute.
4. The project proponent shall submit plantation plan/layout for the proposed plantation of the trees/greenbelt.

After detailed deliberation, the SEIAA decided as under:

1. At present instance, the **final order granting approval cannot be issued** till further orders of the Hon'ble Supreme Court.
2. To raise an ADS for submission of appropriate documents / information in light of the above-mentioned observations.