



Date: 01.11.2023

## MAYA ESTATE

To

**The Additional Director**

Ministry of Environment, Forest and Climate Change,

Integrated Regional Office,

Bays Nos. 24-25, Sector 31 A,

Dakshin Marg,

Chandigarh – 160030

(Mail ids.: [eccompliance-nro@gov.in](mailto:eccompliance-nro@gov.in) and [ronz.chd-mef@nic.in](mailto:ronz.chd-mef@nic.in))

**Subject: Submission of six monthly compliancereport for period ending 30.09.2023for the project namely"Green Lotus Utsav"located at Village Chhat (H.B No. 286), Zirakpur, Punjab by M/s Maya Estate.**

Sir,

With reference to the EIA Notification & its amendments regarding submission of six monthly compliance report, we are hereby submitting the six monthly compliance report for period ending 30.09.2023for the above said project through mail for your perusal

Kindly acknowledge the receipt of the same.

Thanking you.

Sincerely,

For M/s Maya Estate



Name: Sayan Kaur

Contact No.: 9872224100

Designation: GM

E-mail: [gungun@mayaestate.com](mailto:gungun@mayaestate.com)

**CC: Member Secretary, SEIAA Punjab, Directorate of Environment and Climate Change, C/o Punjab State Council for Science & Technology, MGSIPA Complex, Sector 26, Chandigarh-160019.**

**Corporate Office:-**

Green Lotus Building, SCO 14,15,16 & 17 Near Nabha Sahib Gurudwara,  
Zirakpur-Patiala Highway, Zirakpur, District-Mohali, Pin 140 603 (Punjab)

2023

# **SIX MONTHLY COMPLIANCE REPORT (Period ending 30.09.2023)**

**For**  
**Green Lotus Utsav**  
**VILLAGE-CHHAT, (H.B.NO. 286), ZIRAKPUR,**  
**SAS NAGAR (MOHALI), PUNJAB.**

**Project By:**  
  
**M/s. MAYA ESTATE**  
**SCO 14,15,16,17 near Nabha Sahib**  
**Gurudwara, Zirakpur Partial Road,**  
**Zirakpur Punjab.**

**Prepared by:**



**Eco Paryavaran Laboratories and Consultants Private  
Limited**

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## **CONTENT**

<b>S. No.</b>	<b>DESCRIPTION</b>	<b>Page No.</b>
1.	Data Sheet	1-4
2.	Compliance of Environmental Clearance conditions	5-23
<b>ANNEXURES</b>		
3.	A-1: Earlier Environment Clearance Letter	24-37
4.	A-2(a): Environment Clearance Letter of Expansion of project	38-51
5.	A-2(b): Environment Clearance Letter of Expansion of project	52-71
6.	A-2(c): Amendment in Environment Clearance Letter of Expansion of project	72-74
7.	A-3: Photographs of the project	75-76
8.	A-4: Building Plan Approval letter	77-78
9.	A-5: CTE Extension Grant Certificate	79-88
10.	A-6: Permission From PWRDA	89-90
11.	A-7: Current Approved Layout Plan	91
12.	A-8: Test Reports	92-95
13.	A-9: Request letter to Chief Wildlife Warden	96
14.	A-10: Mail Wildlife	97-98
15.	A-11: Advertisement of Two Local Newspaper	99-100
16.	A-12: Snapshot of previous compliance	101

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

**DATA SHEET**

1.	<b>Project Type</b>	Residential Project
2.	<b>Name of the Project</b>	Green Lotus Utsav
3.	<b>Clearance letter (s)/O.M No. &amp; dates</b>	<p>Environmental Clearance has been granted by SEIAA, Punjab vide Letter No. DECC/SEIAA/2019/726 dated 12.08.2019; copy of the same is enclosed as <b>Annexure 1</b>.</p> <p>Further, Environmental Clearance for expansion of the project has also been granted by MoEF&amp;CC vide F. No. IA3-10/9/2021-IA.III, dated 12.03.2021; copy of the same is enclosed as <b>Annexure 2(a)</b>.</p> <p>Recently, expansion in Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC23B000PB110053 dated 17.03.2023; copy of the same is enclosed as <b>Annexure 2(b)</b>.</p> <p>Amendment in EC condition has been obtained from SEIAA Punjab vide letter no. SEIAA/MS/2023/1658 04.10.2023; copy of the same is enclosed as <b>Annexure 2(c)</b>.</p>
4.	<b>Location</b>	Village Chhat (H.B No. 286), Zirakpur
	<b>a) District (s)</b>	SAS Nagar (Mohali)
	<b>b) State (s)</b>	Punjab
	<b>c) Latitudes/ Longitudes</b>	30°36'56.32" N & 76°48'04.46" E
5.	<b>Address for correspondence</b>	<p><b>Mr. Sanjay Garg</b>  GM (Finance, Liaisoning &amp; Public Relations)  <b>Mobile No.</b> 98722 24100  <b>Mail id:</b> gargsanjay83@yahoo.co.in  <b>M/s Maya Estate</b>  SCO 14,15,16,17,  Near Nabha Sahib Gurudwara,  Zirakpur-Partial Road, Zirakpur  Distt. SAS Nagar (Mohali), Punjab.</p>
6.	<b>Salient features</b>	
	<b>a) of the project</b>	As per Environmental Clearance, the total area is 12.25 acres (49,573.99 sq.m.) and the built-up area of the project after expansion will be 1,84,602.07 sq.m.



	<b>b) of the environmental management plans</b>	As per Environmental Clearance, the total water requirement for the project will be 367 KLD, out of which fresh water requirement will be 272 KLD, which will be met through bore well. The total wastewater generation from the project will be 344 KLD, which will be treated in STP of capacity 500 KLD (2 modules of 250 KLD each). The total quantity of solid waste generated from the project is estimated to be 1,712 kg/day. The total load of electricity required for the project is estimated to be 4,466 KW which will be provided by PSPCL.								
7.	<b>Break-up of the project area</b>									
	<b>a) Submergence area: Forest and Non-forest</b>	Not applicable								
	<b>b) Others</b>	Not applicable								
8.	<b>Break-up of project affected population with enumeration of those losing houses/ dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/artisans.</b>	Not applicable								
	<b>a) SC/ST/Adivasis</b>	Not applicable								
	<b>b) Others</b> <i>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)</i>	Not applicable								
9.	<b>Financial details:</b>									
	<b>a) Project cost as originally planned and subsequent revised estimates and the year of price reference.</b>	Total cost of the project is Rs. 383.55 Crores.								
	<b>b) Allocations made for environmental management plans with item wise and year wise break up.</b>	The break-up of total expenditure proposed on EMP is as below:  During construction phase: <table><tr><td></td><td><b>Capital Cost</b> <b>(Rs. Lakhs)</b></td><td><b>Recurring Cost per Annum</b> <b>(Rs. Lakhs)</b></td></tr><tr><td><b>Description</b></td><td></td><td></td></tr></table>				<b>Capital Cost</b> <b>(Rs. Lakhs)</b>	<b>Recurring Cost per Annum</b> <b>(Rs. Lakhs)</b>	<b>Description</b>		
	<b>Capital Cost</b> <b>(Rs. Lakhs)</b>	<b>Recurring Cost per Annum</b> <b>(Rs. Lakhs)</b>								
<b>Description</b>										

	Wastewater Management	90	2
	Air & Noise Pollution Management	10	0.1
	Landscaping	8	1.5
	Rainwater Recharging	22	0.25
	Solid Waste Management	80	1
	Energy conservation	150	1
	Environmental Monitoring	2	2
	Miscellaneous	2	0.5
	<b>Total</b>	<b>Rs. 364 Lakhs</b>	<b>Rs. 8.35 Lakhs</b>
	During operational phase:		
<b>Description</b>		<b>Recurring Cost per Annum (Rs. Lakhs)</b>	
Wastewater Management		5	
Air & Noise Pollution Management		0.5	
Landscaping		6 (for 3 years)	
Rainwater recharging		2	
Solid Waste Management		5	
Energy conservation		2	
Environmental Monitoring		2	
Miscellaneous		2	
<b>Total</b>		<b>Rs. 24.5 Lakhs</b>	
c) Benefit cost ratio/internal rate of return and the year of assessment	Will be calculated and submitted.		
d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes		
e) Actual expenditure incurred on the project so far.	Total expenditure incurred on the project is Rs. 206.92 Crores till 30.09.2023.		
f) Actual expenditure incurred on environmental management plans so far.	Total expenditure incurred on the EMP is Rs. 19.065 Lakhs till 30.09.2023.		

10.	<b>Forest land requirement:</b>	
	<b>a) the status of approval for diversion of forest land for non-forestry use</b>	Not Applicable.
	<b>b) the status of clear felling, if any</b>	Not Applicable.
	<b>c) the status of compensatory afforestation, if any.</b>	Not Applicable.
	<b>d) Comments on the viability &amp; sustainability of compensatory Afforestation programme in the light of actual field experience so far.</b>	Not Applicable.
11.	<b>The status of clear felling in non-forest areas (<i>such as submergence area of reservoir, approach road</i>) if any, with quantitative information</b>	Not applicable
12.	<b>Status of construction:</b>	40% Construction has been done. Photographs showing the same are enclosed as <b>Annexure 3.</b>
	<b>a) Date of commencement</b> (actual and/or planned)	Date of commencement: 20 <sup>th</sup> December, 2019
	<b>b) Date of completion</b> (actual and/or planned)	Planned date of completion: 31 <sup>st</sup> December, 2026
13.	<b>Reasons for the delay, if the project is yet to start</b>	Not applicable

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

**I. Statutory Compliance**

S. No.	Conditions	Reply
i.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. All applicable clearances are being obtained. Building plan approval has been obtained from MC, Zirakpur vide File no. PB/SAS/ZIRAK/104728 dated 15.01.2022. Copy of same is enclosed as <b>Annexure 4</b> .
ii.	The project proponent shall obtain approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Agreed. The project has been designed by approved Structural engineer as per the NBC guidelines and seismic zone IV. Further, Structural safety Certificate has been obtained and copy has been submitted.
iii.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	NOC from forest department has been obtained. Copy of the same has already been submitted.
iv.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable as the project doesn't falls in the eco sensitive zone of any sanctuary.
v.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Agreed. CTE Expansion has been obtained from PPCB vide Certificate No. CTE/Exp/SAS/2022/18114190 dated 23.05.2022 is attached as <b>Annexure 5</b> . Renewal of CTE Expansion is being filed for.
vi.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Permission for withdrawal of groundwater has been granted by PWRDA. Copy of approval is attached as <b>Annexure 6</b> .
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.	Temporary load connection has already been obtained.
viii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the	The statutory clearances are being obtained and submitted.

	respective competent authorities.	
ix.	The project proponent shall follow the provisions of the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016.	Agreed. The said provisions will be followed during both construction as well as operational phase.
x.	The project proponent shall follow the Energy Conservation Building Code Energy Conservation Building Code (ECBC)/ECBC-R prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.	It will be complied.
xi.	The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from the Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.	Change in land use has been obtained from the department and copy has already been submitted.
xii.	Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the State Pollution Control Board (SPCB)/ Central Pollution Control Board (CPCB)/ Ministry of Environment, Forest and Climate Change (MoEF&CC) for such types of projects.	Siting criteria of PPCB has already been complied.
xiii.	The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.	Agreed. Construction of buildings is being done as per approved layout plan. Copy of approved layout plan is attached as <b>Annexure 7</b> .

## II. Air Quality Monitoring and Preservation

S. No.	Conditions	Reply
i.	The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Noted.
ii.	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at	Agreed. The same will be complied. However, Ambient air quality is being monitored after every six



	the site.	months. Recent monitoring has been conducted to check the ambient air quality at site and test report of same is enclosed as <b>Annexure 8</b> .
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM <sub>10</sub> and PM <sub>2.5</sub> ) covering upwind and downwind directions during the construction period.	Noted.
iv.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. DG will be provided with adequate stack height and low Sulphur diesel will be used.
v.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3- meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Agreed. All necessary steps like barricading sheets around construction area, tarpauling sheets for covering vehicles carrying construction materials, etc. are being followed to reduce the air pollution.
vi.	No excavation of soil shall be carried out without adequate dust mitigation measures in place.	Complied.
vii.	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed. Sand, loose soil, cement etc. stored on site is being covered adequately to prevent dust pollution.
viii.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the	Agreed. Top soil has been utilized for landscaping purposes.

	project site.	
ix.	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.	Agreed.
x.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Regular water sprinkling will be done to suppress dust.
xi.	All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Agreed. The construction waste is being managed as per Construction and Demolition Rules, 2016.
xii.	The diesel generator sets to be used during the construction phase shall conform to the norms and regulations prescribed under air and noise emission standards.	Agreed. Low Sulphur diesel type D.G. set will be used during construction phase.
xiii.	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.	NBC is being followed in the project.
xiv.	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed and same will be followed.
xv.	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Dust mitigation measures will be displayed.
xvi.	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site.	Construction waste debris generated will be utilized within the project for filling up of low lying areas.

### III. Water Quality Monitoring and Preservation

S. No.	Conditions	Reply
i.	The natural drainage system should be maintained for ensuring unrestricted flow of water.	Agreed. Natural drainage will not be affected due to construction of project.
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	Agreed.

	maintaining the drainage pattern and to harvest rainwater.	
iii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed. Natural topography will be followed to maximum extent.
iv.	a) The total water requirement for the project shall be 367 KLD, out of which 272 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details.	PWRDA permission has already been obtained for abstraction of ground water. Fresh water quantity will not exceed the permitted quantity.
	b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.	Storage tank of adequate capacity will be constructed for storage of treated water.
	c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.	Mobile toilets have been provided for construction laborers.
v.	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Drinking water facility is being provided.
vi.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Agreed. The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional Office, MoEF&CC.
vii.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on	Noted.

	other users.	
viii.	At least 20% of the open spaces as required by the local building bye- laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed and will be complied.
ix.	Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.	RO plants will be discouraged within the project.
x.	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 plan/building plan so as to reduce the water consumption/groundwater abstraction.	Water efficient fixtures will be provided in the project.
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. The project proponent will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater.	Agreed. The dual plumbing system will be provided with colour coding.
xii.	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.	Agreed. Curing agents as well as other best practices will be used during construction work for reducing the water demand.
xiii.	The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where 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	Agreed. Rain water harvesting system has been designed as suggested. Permission for withdrawal of groundwater has been granted by PWRDA.

	provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 11 no. recharging pits will be provided for groundwater recharging as per the Central Ground Water Board (CGWB) norms. The groundwater shall not be withdrawn without approval from the Competent Authority.	
xiv.	All recharge should be limited to shallow aquifers.	It will be complied.
xv.	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.	No ground water will be used for construction. Only treated water is being used.
xvi.	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 ground water abstraction or dewatering.	Permission for withdrawal of groundwater has been granted by PWRDA.
xvii.	Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner i.e. in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	Agreed. STP of 500 KLD capacity (2 modules of 250 KLD each) will be installed within the project for treatment of wastewater generated during operation phase. The treated water will be recycled to maximum extent within the project.
xviii.	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	Agreed. No sewage will be discharge directly without treatment.



	of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.	
xix.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Agreed. Treated sewage will be regularly monitored once treatment facility is provided within the project.
xx.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed. STP sludge generated from proposed STP will be utilized for landscaping within the project only.

#### IV. Noise Monitoring and Prevention

S. No.	Conditions	Reply
i.	Ambient noise levels shall conform to the commercial area norms 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.	Ambient noise levels are being monitored regularly. Test report of noise monitoring is enclosed as <b>Annexure 8</b> .
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 SEIAA as a part of a six-monthly compliance report.	Ambient noise levels are being monitored regularly. Test report of noise monitoring is enclosed as <b>Annexure 8</b> .
iii.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	PPE including ear plugs have been provided to construction labors.

#### V. Energy Conservation Measures

S. No.	Conditions	Reply
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy	ECBC guidelines is being followed in the project.

	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.	Agreed. LED lightning will be provided in the project.
iii.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.	Agreed. ECBC guidelines is being followed in the project.
iv.	Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. Adequate energy conservation measures will be taken in the project to conserve energy.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Agreed. The solar energy will be utilized and electricity generation will be achieved as per bye laws.
vi.	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Agreed. Solar lights shall be provided within the project for illumination of common areas. Also, solar panels have been proposed on the roof top of the towers.

## VI. Waste Management

S. No.	Conditions	Reply
i.	A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.	NOC has been obtained from MC, Zirakpur regarding solid waste disposal. Copy of the same has been submitted.

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.	Agreed. No major muck is being generated from construction site and is being disposed off in an environmentally safe manner.
iv.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. Separate wet and dry bins will be provided for segregation of solid waste during operation phase.
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.	The mechanical composter will be provided for treatment of biodegradable 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.	Agreed. The same will be complied.
vii.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.	Agreed. Any hazardous waste generated during construction phase will be disposed off as per norms.
viii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Fly ash based cement is being used within the project.
ix.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27 <sup>th</sup> August, 2003 and 25 <sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Fly ash based cement is being used for construction purpose to the maximum extent possible.
x.	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and	The construction waste is being managed as per Construction and Demolition Rules, 2016.

	Demolition Waste Management Rules, 2016.	
xi.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination	Agreed. Used CFL lights will be disposed off as per E-Waste Management Rules, 2016.

## VII. Green Cover

S. No.	Conditions	Reply
i.	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project. Thus, permission is not required.
ii.	At least 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 700 trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per MoEF&CC guidelines.	Tree plantation will be done as per MoEF&CC guidelines. Overall 700 trees will be planted within as well as along the boundary 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	As per criteria @ 1 tree per 80 sq.m. of plot area, no. of trees comes out to be $49,557.60 / 80 = 619.47$ say 620 trees. Thus, overall 700 trees will be

	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.	planted within as well as along the boundary of the project.
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.	No tree cutting is involved in the project.
v.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Agreed. Excavated topsoil has been stored within the project and used for green belt development and landscaping within the project premises.
vi.	The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only herbal pesticides/insecticides and organic manure in the green area.	Agreed. No chemical fertilizer /pesticides /insecticides will be used 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 as per land use pattern.	Agreed.
viii.	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report submitted to SEIAA.	Photographs showing green area is being submitted along with six monthly compliance report.

### VIII. Transport

S. No.	Conditions	Reply
i.	A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) and Urban and Regional Development Plans Formulation and Implementation (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road	Agreed. The same will be complied.



	<p>should be designed with due consideration for environment, and safety of users. The road system can be designed with the following basic criteria.</p> <ul style="list-style-type: none"> <li>a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>b. Traffic calming measures.</li> <li>c. Proper design of entry and exit points.</li> <li>d. Parking norms as per local regulation.</li> </ul>	
ii.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles used at the construction site is being monitored regularly.
iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Agreed. The same will be complied.
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.	There will be no traffic congestion. Sufficient parking provision have been provided internally.

## IX. Human Health Issues

S. No.	Conditions	Reply
i.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipments (PPEs) have been provided to construction workers for safety.
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed. NBC is being followed for ventilation provision.
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.	Agreed. All necessary facilities like housing, fuel for cooking, medical checkup, mobile toilets, etc. have been provided to labors within the project site.
iv.	Occupational health surveillance of the workers shall be done on a regular basis.	Agreed. Regular health check-up of the workers is being done.
v.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Agreed. First aid kit has been provided at construction site and will be provided during operation phase also.

## X. Environment Management Plan

S. No.	Conditions	Reply
i.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Environment policy shall be implemented.

ii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Agreed. Environmental Cell both at the project and company head quarter level has been formed.
iii.	An action plan for implementing Environmental Management Plan (EMP) and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 364 Lacs towards the capital cost along with Rs. 8.35 Lacs/annum towards recurring cost in construction phase and Rs. 24.5 lacs towards recurring cost in operation phase of the project including the environmental monitoring cost under the EMP of the proposed project and Rs. 196.5 lacs towards Additional Environmental Activities as per the details given in the EC letter.	Agreed. Amount of Rs. 19.065 Lakhs have been spent on the EMP of project till 30.09.2023.
iv.	The revised plan of Rs. 196.50 lakhs for works of environmental amelioration to be undertaken in lieu of Additional Environmental activities shall be submitted after consultation with the Chatt Bir Zoo authorities within one month.	Revised approval has been obtained with respect to Additional Environment Activity in consultation with Chatt Bir Zoo authorities. Copy of letter is attached as <b>Annexure 9</b> .
v.	The EC granted is liable to be revoked in case of failure to comply with condition no. (iv).	Agreed. Same has been compiled
vi.	The entire cost of the EMP will continue to be borne by the project proponent. Year-wise progress of implementation of the action plan shall be reported to the SEIAA along with the Six-monthly Compliance Report.	Amount under EMP is being spent by the project proponent.
vii.	The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities in all the subsequent six monthly compliance reports till the completion of these activities.	Additional Environment Activity has been approved by SEIAA Punjab vide dated 04.10.2023. Copy of letter is attached as <b>Annexure 2(c)</b> . Thus, Additional Environment Activities will be undertaken shortly.

## 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.	Agreed. EC letter is valid till 16.03.2033.
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## XII. Miscellaneous

i.	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.	Agreed. The completion and occupancy certificate will be submitted.
ii.	The project proponent shall comply with the conditions of CLU, if obtained.	Conditions of CLU are being complied with.
iii.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Advertisement copy w.r.t. last obtained EC letter has already been submitted in newspaper; copy of the same is enclosed as <b>Annexure 11</b> .
iv.	The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Agreed.
v.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Agreed. EC letter, previous compliance reports and test reports have been uploaded on the official website.
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 Parivesh portal and submit a copy of the same to SEIAA.	Six monthly compliance reports of the stipulated EC conditions including results of monitored data are being regularly submitted on Parivesh portal as well as respective offices. Copy of the same is attached as <b>Annexure 12</b> .
vii.	The project proponent shall submit the	Agreed. The same will be

	environmental statement for each financial year in Form-V to the Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	submitted.
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.	Agreed.
ix.	The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government.	Agreed. Stipulations made by the State Pollution Control Board and the State Government is being strictly followed.
x.	The project proponent shall abide by all the commitments and recommendations made in the Environmental Impact Assessment (EIA) /Environmental Management Plan (EMP) report, commitments made during the public hearing and made to SEIAA / SEAC during its presentation.	EIA/EMP report submitted in the application is being adhered.
xi.	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.	Agreed. Expansion in Environmental clearance has been granted by SEIAA, Punjab vide EC Identification No. EC23B000PB110053 dated 17.03.2023.
xii.	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.	Agreed.
xiii.	This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project.	Noted.



### 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.	Environmental Clearance has been granted based on approved layout plan.
ii.	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.	Being a residential project, Bio-Medical Waste Authorization is not applicable.
iii.	The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and bye-laws. Adequate measures should be taken to prevent any odour in and around the project premises.	Solid waste apart from biodegradable waste will be collected and disposed off by MC, Zirakpur.
iv.	In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.	Noted.
v.	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (iv) above.	Noted.
vi.	Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action	Noted.

	under the provisions of Environment (Protection) Act, 1986.	
vii.	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.	Same will be complied.
viii.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted.
9)	The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.	Agreed.
10)	Any appeal against this EC 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.	Agreed.
11)	The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.	Agreed.

Item No. 149.19

	<p align="center"><b>STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY</b>  <b>PUNJAB</b>          Ministry of Environment, Forest &amp; Climate Change, Government of India          O/o Directorate of Environment &amp; Climate Change          C/o PSCST, MGSIPA Complex,          Sector 26, Chandigarh-160019          Tele-0172-2792325          Fax- 0172-2793143</p>
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No. DECC/SEIAA/2019/726

REGISTERED

Date: 22/08/2019

To

Sh. Amit Mittal, Partner,  
 M/s Maya Estate,  
 SCO 14, 15, 16, 17 Near Nabha Sahib Gurudwara,  
 Zirakpur Patiala Road,  
 Zirakpur, Punjab – 140603.  
 Mobile No 98722-24100

**Subject: Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of a residential project namely "Green Lotus Utsav" at Village-Chhat (H.B. No. 286), Zirakpur, S.A.S Nagar, Mohali, Punjab developed by M/s Maya Estate (Proposal No. SIA/PB /NCP /82384 /2018)**

This has reference to your online Proposal No. SIA/PB /NCP /82384 /2018 for the establishment of a residential group housing project namely "Green Lotus Utsav" having total area of 12.25 acres (or 49573.99 sq. m.) and proposed built up area of 143430.25 sq. m. at Village Chhat (H.B.No. 286), Zirakpur, S.A.S Nagar, Mohali., submitted to the SEIAA, Punjab for grant of Environmental Clearance under the EIA notification dated 14.09.2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, EIA report and the additional clarifications furnished in response to the observations of the SEAC. The salient features of the project are as under:-

Sr No.	Description	Details of the project
1)	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm

	Category as per EIA Notification, 2006 (in schedule)	Category B2																							
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.																							
3)	Requirement of EIA	Not required being B2 category project.																							
4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.																							
5)	Name and Location of the project	"Green Lotus Utsav" at Village Chhat (H.B.No. 286), Zirakpur, S.A.S Nagar, Mohali.																							
6)	Total cost of the project	Rs.286.54 Crores.																							
7)	Total Plot area, Built-up Area and Green area	The details of the group housing project are as under: <table><tr><td>Sr. No.</td><td>Description</td><td>Details</td></tr><tr><td>1.</td><td>Total Project land Area</td><td>49573.99 sqm</td></tr><tr><td>2.</td><td>Built-up Area</td><td>143430.25 sqm.</td></tr><tr><td>3.</td><td>Green Area</td><td>15209.11 sqm</td></tr><tr><td>4.</td><td>Parking space</td><td>1385 ECS</td></tr><tr><td>5.</td><td>Residential D.U.</td><td>653 D.U.</td></tr></table>				Sr. No.	Description	Details	1.	Total Project land Area	49573.99 sqm	2.	Built-up Area	143430.25 sqm.	3.	Green Area	15209.11 sqm	4.	Parking space	1385 ECS	5.	Residential D.U.	653 D.U.		
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4.	Parking space	1385 ECS																							
5.	Residential D.U.	653 D.U.																							
8)	Population (when fully inhabited)	3644 Persons (3265 Residential + 379 Floating)																							
9)	Water Requirements & source	<b>Break up of water requirement</b> Total Domestic: 458 KLD Fresh water:354 KLD Flushing:104 KLD		<b>Source</b>  1.Borewell 2. Treated waste water																					
10)	Disposal Arrangement of Waste water	Total waste water generated: 366 KLD. The details of the disposal of waste water is given as under <table><tr><td><b>S.No.</b></td><td><b>Season</b></td><td><b>For Flushing purposes (KLD)</b></td><td><b>Green Area (KLD)</b></td><td><b>Into M.C. sewer (KLD)</b></td></tr><tr><td>1.</td><td>Summer</td><td>104</td><td>84</td><td>178</td></tr><tr><td>2.</td><td>Winter</td><td>104</td><td>27</td><td>235</td></tr><tr><td>3.</td><td>Rainy</td><td>104</td><td>8</td><td>254</td></tr></table>				<b>S.No.</b>	<b>Season</b>	<b>For Flushing purposes (KLD)</b>	<b>Green Area (KLD)</b>	<b>Into M.C. sewer (KLD)</b>	1.	Summer	104	84	178	2.	Winter	104	27	235	3.	Rainy	104	8	254
<b>S.No.</b>	<b>Season</b>	<b>For Flushing purposes (KLD)</b>	<b>Green Area (KLD)</b>	<b>Into M.C. sewer (KLD)</b>																					
1.	Summer	104	84	178																					
2.	Winter	104	27	235																					
3.	Rainy	104	8	254																					
11)	Rain water recharging detail	1322 KLD/hr rainwater shall be recharged through adequate no. rechargeable pits.																							
12)	Solid waste generation and its	a) 1382 kg/day b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable																							

	disposal	Components, and non- bio-degradable. In case of Group Housing project, c) Chute will be provided for segregation of the Solid waste. d) Bio-degradable will be processed by Mechanical composter. e) Non Bio-degradable or Dry waste will be sold to authorized waste pickers.
13)	Hazardous Waste & E-waste	1. Spent/used oil from DG sets will be sold to approved recyclers as per EPA, 1986. 2. E-waste generated will be stored in an isolated room and will be sent to the manufacturers as per the EPA Rules.
14)	Energy Requirements & Saving	a) 8163 KW from State Power Supply. b) 2 x 500 KVA, 3x1000 KVA DG sets with canopy as standby arrangements will be provided. c) Use of LED in all the common areas. d) Solar Voltaic cells separated lights for landscaping area lighting. e) Solar panel on the terrace covering 31% of the covered area by which 295 KW solar energy will be generated.

The case was lastly considered by the SEAC in its 177<sup>th</sup> meeting held on 13.03.2019, wherein, the Committee observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it, therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant environmental clearance to the project proponent under EIA notification dated 14.09.2006 for the project subject to certain conditions in addition to the proposed measures.

Thereafter, the case was lastly considered by the SEIAA in its 149<sup>th</sup> meeting held on 05.07.2019. The SEIAA observed that the case stands recommended by SEAC and the Committee awarded 'Silver Grading' to the project proposal. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance under category-B2 with project/ activity 8(a)- for the establishment of a residential group housing project namely "Green Lotus Utsav" having total area of 12.25 acres (49573.99 sqm) and proposed built up area of 143430.25 sqm at Village Chhat (H.B.No. 286), Zirakpur, S.A.S Nagar, Mohali, subject to the conditions as proposed by the SEAC.



Accordingly, SEIAA, Punjab hereby accords necessary environmental clearance for the above project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments, subject to proposed measures & strict compliance of terms and conditions as follows: -

**PART-A – Specific Conditions:**

**I. Pre-Construction Phase**

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning.
- (iv) 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 / septic tank, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (v) The project proponent shall comply with siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.

**II. Construction Phase:**

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed of after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous

material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.

- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

<b>Sr. No</b>	<b>Nature of the Stream</b>	<b>Color code</b>
a)	Fresh water	Blue Color
b)	Untreated wastewater from Toilets/ urinal & from Kitchen	Black color
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey color
d)	Reject water streams from RO plants & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White color
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 grey water	Green with strips
g)	Storm water	Orange Color

- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either



by use of aerators or pressure reducing devices or sensor based control.

- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) (a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.  
  
(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- (xviii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.
- (xix) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized

by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.

- (xx) The project proponent shall also adopt the new/innovating technologies and made a part of the environmental management plans like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.

### III. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the residents of the project will be 458 KL/day besides the water required for plantation/green belt(84 KLD in summer , 27 KLD in winter & 8 KLD in rainy season). Out of which 354 KL /day shall be met through own tubewell and remaining 104 KL/day through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 366 KL/day, which will be treated in a separate Sewage Treatment Plants of capacity 300 KLD based on MBBR technology for black water and WWTP of capacity 300 KLD for grey water to be installed within the project premises. Both of the treatment plants shall be provided on the basis of module system so as to accommodate the lesser effluent receipts during the initial phase of lower occupancy and gradual increase of population and waste water quantities. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

Sr.No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into M.C. sewer (KLD)	Total
1.	Summer	104	84	178	366 KLD
2.	Winter	104	27	235	366 KLD
3.	Rainy	104	8	254	366 KLD

- b) In case, MC Zirakpur failed to provide sewer line in scheduled time of 3 years then the project proponent is bound to lay the sewer line at their own cost to connect the sewage outlet of the project to the trunk sewer of Municipal Council, Zirakpur at their own cost after obtaining requisite permissions from the concerned Municipal Council, Zirakpur. The project proponent will not give possession of flats/shops till the outlet of their internal sewerage network is connected to the trunk sewer of Municipal Council, Zirakpur.
- c) 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.

- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines and maintenance schedule submitted by the project proponent.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed of as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) 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.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipment shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

## **PART B – General Conditions :**

### **I. Pre-Construction Phase**

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

whichever is earlier.

- ii) The project proponent shall comply with the condition of CLU issued vide no. 1631 dated 9.08.2018.
- iii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- iv) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from
- vi) whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- vii) Construction Phase
- viii) i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility & shall spend minimum amount of Rs 427 Lacs towards capital cost and Rs.170 Lacs towards CER activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

## **II. Operation Phase and Entire Life**

- i) a) The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.10.85 lacs per annum recurring expenditure as proposed in the Environmental Management Page.
- b) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility (CER). The project proponent shall adhere to the commitments made in the proposal for CER activities for spending atleast minimum amount of Rs. 170 Lacs towards CER activities. However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be

proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.

Sr No.	Activities	Annual Expenditure (in lacs)	Timeline (2019 to 2023)	Total Expenditure in 5 Years (in lacs)
1.	Ambulance donation to SHC (Subsidiary Health Centre) in Village Chhat	-	One Time	10
2.	Adoption of pond in Village Dhanauni	-	One Time	52
3.	Providing solar lights on Village Chhatrasta	-	One time	13
4.	Adoption of animals at Chhatbir zoo for dietary requirement and Medical Treatment.	2.0	5 years	10
5.	Construction of Butterfly garden at Chhatbir Zoo with board and signages	-	One time	30
6.	Infrastructure for Wildlife and Nature Interpretation Centre at Chhatbir Zoo	-	One time	50
7.	Scholarship to needy students in Government High School, Chhat	1.0	5 years	5
	Total	3.0		170
Details of work to be done for adoption/ maintenance of pond includes: a) Preventing excess nutrients from entering your pond. b) Treating the source of pond's problems and creating a balanced eco-system. c) Maintaining the healthy state of your pond and it's inhabitants. d) With proper prevention, treatment and maintenance, your fish ponds will be clean and clear without the use of harmful chemicals.				

- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

**PART-C – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:**

- (i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add  
additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution



Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.

- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The project proponent shall submit action plan specifying the timeline for completion of activities under Corporate Social Environment Responsibility to the concerned Regional office of Punjab Pollution Control Board for the monitoring of the same, within 30 days from the date of issuance of the environmental clearance letter.
- (xv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- (xvii) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xviii) 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.

### **Special Conditions**

- (i) The project proponent shall also get the parameters like SAR, RSC along with other parameters analyzed for treated waste water before discharging the same onto land for irrigation purpose and the results shall be incorporated in the six-monthly compliance



reports.

- (ii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (iii) The project proponent shall follow ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- (iv) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (v) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on sewerage and Sewage Treatment Systems, 2013.

**Sd-  
Member Secretary**

**Endst. No.727-734**

**Through Email**

**Date: 22/08/2019**

A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
4. The Deputy Commissioner, Ludhiana.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Advisor (Environment), Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
  - a) Name of the applicant : Amit Mittal, Partner
  - b) Phone Number : 98722-24100
  - c) Email ID : gargsanjay83@yahoo.co.in
7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali.
8. Monitoring Cell, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110003.

**Sd-  
Member Secretary**

**F. No. IA3-10/9/2021-IA.III**  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3  
Email: [lk.bokolia@nic.in](mailto:lk.bokolia@nic.in) Tel: 011-24695363

Date: 12<sup>th</sup> March, 2021

To,

**Shri Amit Mittal**  
**M/s. Maya Estate**

SCO-14, 15, 16, 17, Near Nabha Sahib Gurudwara,  
Zirakpur Patiala Road, Zirakpur, S.A.S.Nagar (Mohali),  
Punjab-140603  
Email: amit0610mittal@gmail.com

**Subject: Environment Clearance for Expansion of Group Housing Project  
"Green Lotus Utsav" from 1,43,430.25 sqm to 1,71,959.97 sqm at Village  
Chhat, Zirakpur, Distt. S.A.S Nagar, Punjab by M/s. Maya Estate -  
Regarding**

Sir,

This has reference to your Application/ Proposal No. IA/PB/MIS/193218/2018; received on 16<sup>th</sup> January, 2021 through Parivesh Portal for grant of Environment Clearance (EC) for Expansion of Group Housing Project "Green Lotus Utsav" from 1,43,430.25 sqm to 1,71,959.97 sqm at Village Chhat, Zirakpur, Distt. S.A.S Nagar, Punjab by M/s. Maya Estate.

**2.** The project/activity is covered under category 'B' of item 8(b) 'Townships and Area Development projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to non-existence of SEIAA in Punjab, the proposal is appraised at Central level by sectoral EAC.

**3.** Accordingly, the abovementioned proposal for grant of Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 60<sup>th</sup> meeting held during 27<sup>th</sup> - 28<sup>th</sup> January, 2021.

**4.** The details of the project, as per the Application and documents submitted by the project proponent, and also as informed during the above-mentioned meetings of EAC (Infra-2) are as under:

- i. The project is located at Khasra No. 789, 795, 1551/796, 2054/788, 2240/2252, Village Chhat, Zirakpur, Distt. S.A.S Nagar, Punjab with coordinates 30°36'56.32" N Latitude and 76°48'04.46" E Longitude.



- ii. The proposal is for 'Expansion'.
- iii. Earlier, Environmental clearance was granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2019/726 dated 22.08.2019. Construction of 993.63 sqm. out of 1,43,430.25 sqm. has been done as on date as per earlier granted EC.
- iv. Standard ToR was issued against Application/Proposal no. IA/PB/MIS/189639/2020 through Parivesh Portal vide Letter No. 21-108/2020-IA-III dated 02.01.2021. TOR Compliance is submitted along with EIA Report. The baseline Environmental quality data of the project has been monitored for one season i.e., October December, 2020. Test report of analysis of air, water, soil and noise has been submitted with EIA report.
- v. The total plot area is 49,573.99 sqm, FSI area is 1,30,086.80 sqm and total construction (Built-up) area is 1,71,959.97 sqm. Project comprises of 17 Residential Towers having 812 flats, 33 shops, school and clubhouse.
- vi. The area details of project are as follows:

Description	As per EC accorded on 22.08.2019 (in sqm)	Proposed Expansion (in sqm)
Total Plot area	49,573.99 sqm (12.25 acres)	
Permissible FAR	1,48,721.97 (@ 3)	1,30,086.80 (@ 2.625)
Proposed FAR	1,04,105.379 (@ 2.1)	1,30,086.80 (@ 2.625)
Permissible Ground Coverage	17,350.8965 (@ 35%)	
Proposed Ground Coverage	11,402.0177 (@ 23%)	14,386.73 (@ 29.05%)
Covered Area	1,04,260.21	1,30,086.804
Basement Parking Area	37,147.87	37746.22
Stilt Parking Area	2,022.17	4126.95
Built-up Area	1,43,430.25	1,71,959.97
Proposed Green area	15,209.11 (@ 31%)	13,449.31 (@ 27.14%)

S. No.	Towers	No. of Floors	FAR details (in sq.ft.)	Ground Coverage (in sq.ft.)
1	Tower A	G + 13	72169.71	6770.28
2	Tower B	G + 13	72169.71	6770.28
3	Tower C	G + 13	72169.71	6770.28
4	Tower D	G + 13	56603.87	4717.97
5	Tower E	G + 13	90408.57	8429.51
6	Tower F	G + 13	90408.57	8429.51
7	Tower L	G + 13	90408.57	8429.51
8	Tower G	G + 13	69333.77	6395.07
9	Tower H	G + 13	69333.77	6395.07
10	Tower I	G + 13	69333.77	6395.07



11	Tower J	G + 13	111884.03	10273.22
12	Tower K	G + 13	111884.03	10273.22
13	Tower Q	G + 13	112297.16	10207.28
14	Tower M	G + 12	65318.90	6754.93
15	Tower N	G + 12	65318.90	6754.93
16	Tower O	G + 12	65318.90	6754.93
17	Tower P	G + 12	65318.90	6754.93
18	Club	G + 3	30251.67	9539.61
19	Shops (33 no.)	GF	13536.25	13785
20	School	G + 1	6203.94	3267.63
21	Mandir	GF	450	869.27
22	Check Post	GF	120	120
<b>Total</b>			<b>1400242.71</b>	<b>154857.49</b>

vii. Comparison of details as per EC accorded & Total after expansion are as given in table below:

SI. No.	Description	As per Earlier EC dated. 22.08.2019	Variation	Total (After Expansion)
1.	Total plot area	49,573.99 sqm	NIL	49,573.99 sqm
2.	Components	14 Residential towers having 653 flats, club and 26 shops	+3 Residential towers, +159 flats, +7 shops	17 Residential towers having 812 flats, 33 shops and clubhouse
3.	Built up area	143430.25 sqm	+28529.72 sqm	1,71,959.97 sqm
4.	Estimated Population	3,644 Persons	+888 persons	4,532 persons
5.	Domestic water demand	458 KLD	-95 KLD	363 KLD* (Fresh water demand = 273 KLD)
6.	Wastewater generated	366 KLD	-26 KLD	340 KLD
7.	STP capacity	STP/WWTP of 300 KLD capacity (2 nos.)	+200 KLD capacity	Proposed STP of 500 KLD capacity (2 modules of 250 KLD each)
8.	Solid waste generation	1,382 kg/day	+336 kg/day	1,718 kg/day
9.	Power Load	6,530 KW	-2064 KW	4,466 KW
10.	DG sets	Total 5 DG Sets (i.e. 3 Nos. of 1000 KVA, 2 of 500 KVA)	NIL	Total 5 DG Sets (i.e. 3 Nos. of 1000 KVA, 2 of 500 KVA)
11.	Project Cost	Rs. 286.54 Crores	+70.74 Crores	Rs. 357.28 Crores

\*Note: Domestic water requirement has been reduced in comparison to earlier granted EC due to reduced water norms of 86 lpcd; the power

40



load has decreased due to load calculation error in previous EC.

- viii. During construction phase, total water requirement is expected to be 10 KLD which will be fulfilled by using treated water from nearby Sewage Treatment Plant (STP). During construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- ix. During operational phase, total water requirement of the project is expected to be 437 KLD and the same will be met by 273 KLD fresh water from borewell and 164 KLD of treated waste water. Wastewater generated (290 KLD) will be treated in proposed STP of 500 KLD capacity (2 modules of 250 KLD each). 164 KLD of treated wastewater will be recycled and re-used (90 KLD for flushing and 74 KLD for gardening). About 120 KLD will be disposed to nearby construction activities or to municipal sewer.
- x. About 1.718 TPD solid wastes will be generated in the project. The biodegradable waste (0.773 TPD) will be processed in two Mechanical Composters of size 500 kg and 300 kg and the non-biodegradable/hazardous waste (0.945 TPD) will be handed over to authorized vendor.
- xi. The total power requirement during construction phase and operation phase is 40 KW and 4,466 KW respectively, which will be met from Punjab State Power Corporation Limited (PSPCL).
- xii. Eleven Rain water Recharging pits have been proposed for artificial rain water recharge within the project premises.
- xiii. Proposed parking facility for 1,869 ECS is proposed against the requirement of 1,226 ECS (according to local norms).
- xiv. Proposed energy saving measures would save about 11.42% of power.
- xv. The project is not located in Critically Polluted area.
- xvi. The project is not located within 10 km of Eco Sensitive Zone. NBWL Clearance is not required.
- xvii. Forest Clearance is not required.
- xviii. No Court case is pending against the project.
- xix. Green area proposed will be of 13,449.31 sqm and comprising of 700 trees.
- xx. Expected timeline for completion of the project: December, 2026
- xxi. Investment/Cost of the project is Rs. 357.28 Crores.
- xxii. Employment potential – 150 persons during construction phase and approx. 350 persons during operational phase.
- xxiii. Benefits of the project: Housing facility, providing employment to the local people.

**5.** The EAC also noted that the PP has obtained certified compliance report from MOEFCC Integrated Regional Office, Chandigarh dated 04.01.2021. As per the report, no work was executed at site except construction of few shops for marketing purpose as observed during the site visit dated 24.12.2020.

**6.** The EAC, based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended granting environment clearance to the project. The aforesaid recommendation



of EAC (Infra-2) is subject to certain specific conditions, as stipulated during its 60th meeting held during 27<sup>th</sup> - 28<sup>th</sup> January, 2021.

7. Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project for 'Expansion of Group Housing Project "Green Lotus Utsav" from 1,43,430.25 sqm to 1,71,959.97 sqm at Village Chhat, Zirakpur, Distt. S.A.S Nagar, Punjab by M/s. Maya Estate', under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the following specific and standard conditions:

**A. Specific Conditions:**

- i. Abstraction of ground water shall be subject to the permission of concerned local authority and ground water recharge shall conform to CGWA norms or norms prescribed by the local authorities. Fresh water requirement shall not exceed 273 KLD during operational phase. PP shall switch over from ground water abstraction to local municipal supply, as and when available, to meet its fresh water requirement.
- ii. As proposed, waste water shall be treated in onsite STP of total 500KLD capacity (2 modules of 250 KLD each). At least 164 KLD of treated wastewater shall be recycled and re-used (90 KLD for flushing and 74 KLD for gardening).
- iii. The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- iv. Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 13449.31 sqm. As proposed, at least 700 trees shall be maintained during the operation phase of the project. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). 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.
- v. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 11 RWH pits shall be provided for rain water harvesting after filtration.
- vi. The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste, as per SWM Rules, 2016. As committed, biodegradable waste shall be composted by use of Composter. Inert waste shall be dumped to authorized site. The recyclable waste shall be sold to resellers.



- vii. The PP shall provide electric charging points in the parking areas for e-vehicles as committed.
- viii. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.

**B. Standard Conditions:**

**I. Statutory compliance:**

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose 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 Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, 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.

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.



- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

### **III. Water quality monitoring and preservation:**

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.



- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- iv. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- v. 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.
- vi. Installation of dual pipe plumbing 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, conditioning etc. shall be done.
- vii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.
- viii. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- ix. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- x. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xi. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xii. All recharge should be limited to shallow aquifer.
- xiii. No ground water shall be used during construction phase of the project.
- xiv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvi. Sewage shall be treated in the STP with tertiary treatment.



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

**IV. Noise monitoring and prevention:**

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

**V. Energy Conservation measures:**

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.



- 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. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

**VI. Waste Management:**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



## **VII. Green Cover:**

- i. No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- ii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VIII. Transport**

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

## **IX. Human health issues:**

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or



- working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
  - iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
  - iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
  - v. Occupational health surveillance of the workers shall be done on a regular basis.
  - vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

**X. Miscellaneous:**

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- vi. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.



- vii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report
- viii. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- ix. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- xii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- xiii. 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.
- xiv. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvii. 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.
- xviii. Any appeal against this EC 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.

**8.** The Environmental Clearance is being granted to M/s. Maya Estate for Expansion of Group Housing Project "Green Lotus Utsav" from 1,43,430.25

sqm to 1,71,959.97 sqm at Village Chhat, Zirakpur, Distt. S.A.S Nagar, Punjab.

9. This issue with the approval of the Competent Authority.

  
(Lalit Bokolia)  
Director

**Copy to:**

1. Secretary, Department of Science & Technology and Environment, Government of Punjab, Punjab Civil Secretariat-2, 9A, Sector-9, Chandigarh-160009
2. Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office (Northern Zone), Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh - 160030
3. Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4. Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala- 147001, Punjab
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ MoEF&CC website.

  
(Lalit Bokolia)



ENVIRONMENTAL  
CLEARANCE

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

To,

The Authorized Signatory

MAYA ESTATE

SCO-14, 15, 16, 17 Near Nabha Sahib Gurudwara Zirakpur Patiala Road,  
Zirakpur -140603

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/PB/MIS/72631/2020 dated 10 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |                              |
|--|------------------------------|
| 1. EC Identification No.                   | EC23B000PB110053             |
| 2. File No.                                | SEIAA/PB/MIS/2022/EC(EXP)/12 |
| 3. Project Type                            | Expansion                    |
| 4. Category                                | B1                           |
| 5. Project/Activity including Schedule No. | N/A                          |
| 6. Name of Project                         |                              |
| 7. Name of Company/Organization            | MAYA ESTATE                  |
| 8. Location of Project                     | Punjab                       |
| 9. TOR Date                                | 02 Jan 2021                  |

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

Date: 17/03/2023

(e-signed)  
 Dr. Rupanjali Karthik, IAS  
 Member Secretary  
 SEIAA - (Punjab)

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

*This is a computer generated cover page.*

PARIVESH

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and Virtuous Environmental Single-Window Hub)*



This has reference to your online proposal no. SIA/PB/MIS/72631/2020 dated 10.11.2022 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority, Punjab has examined the proposal for the expansion of Group Housing Project namely "Green Lotus Utsav" with a built-up area of 1,84,602.07 sqm in a total land area of 12.25 acres located at Village-Chhat, Zirakpur, Distt. S.A.S Nagar, Punjab. The project is covered under category 'B1' of activity 8(b); 'Township and Area Developments' projects as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

3) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 based on mandatory documents enclosed with the online application viz Form-2, EIA, Conceptual plan, and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of State Environment Impact Assessment Authority (SEIAA) and State Expert Appraisal Committee (SEAC).

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

Sr. No.	Item	Details				
1.	Name and Location of the project	Green Lotus Utsav by M/s Maya Estate Located at Village-Chhat (H.B. No. 286), Zirakpur, Distt. S.A.S Nagar, Punjab				
	Project/activity	8 (b)				
	Category as per EIA Notification, 2006	Category B1				
2.	Classification/Land use pattern as per Master Plan	As per Master Plan of Derabassi, the site of the project falls in the Agriculture zone of Derabassi.				
3.	Cost of the project	Rs. 383.55 Crores				
4.	Total Plot Area, Built-up Area, and Green area	Sr. No.	Description	Earlier EC (Sqm)	Additional (Sqm)	Total (Sqm)
		1	Land	12.25 acres		
		2	Built-Up Area	1,71,959.97	12,642.1	1,84,602.07
		Green Area: 12,783 sqm				
5.	Proposal & Configuration	Sr. No.	Description	Earlier EC	Additional	Total
		1	Components	17 Residential Towers having 812 flats, 33	Reduction in 3 flats & school*	17 Residential Towers having 809 flats, 33

				shops, school and clubhouse.		shops and clubhouse.
6.	Latitude & Longitude	<b>Sr. No.</b>	<b>Latitude</b>		<b>Longitude</b>	
		Corner 1	30°37'02.54" N		76°48'04.90" E	
		Corner 2	30°37'01.32" N		76°48'04.71" E	
		Corner 3	30°37'02.50" N		76°48'58.10" E	
		Corner 4	30°36'59.70" N		76°47'58.05" E	
		Corner 5	30°36'59.61" N		76°48'00.32" E	
		Corner 6	30°36'58.50" N		76°48'00.38" E	
		Corner 7	30°36'59.48" N		76°47'56.03" E	
		Corner 8	30°36'52.33" N		76°47'55.87" E	
		Corner 9	30°36'52.17" N		76°48'00.21" E	
		Corner 10	30°36'55.94" N		76°48'00.28" E	
		Corner 11	30°36'55.88" N		76°48'04.52" E	
		Corner 12	30°36'59.44" N		76°48'04.76" E	
		Corner 13	30°36'59.46" N		76°48'06.99" E	
		Corner 14	30°36'01.65" N		76°48'07.26" E	
7.	Estimated Population	4,516 Persons				
8.	Water Requirements & source during Operation Phase	<b>Break up of water requirement</b>			<b>Source</b>	
		Fresh Water: 272 KLD			Ground Water	
		Flushing Water: 95 KLD			Treated water from STP	
		Total water Demand.: 367 KLD				
9.	Disposal Arrangement of Wastewater	A total of 344 KLD wastewater will be generated which will be treated in the STP of total 500 KLD capacity (2 modules of 250 KLD each) to be installed within the project premises. The details of the disposal arrangement of treated wastewater available at the outlet of STP are given as under:				
		<b>Sr. No.</b>	<b>Season</b>	<b>Flushing (KLD)</b>	<b>Green Area (KLD)</b>	<b>MC sewer</b>
		1.	Summer	95	70	123
		2.	Winter	95	23	170
		3.	Rainy	95	6	187
10.	Rainwater recharging detail	Rainwater will be recharged by providing 11 no. of recharging pits collected from the rooftop of the buildings after treatment through Oil & Grease Traps.				
11.	Solid waste generation and its disposal	a) 1,712 kg/day b) Solid wastes will be appropriately segregated at the source by providing bins for recyclable, Bio-degradable Components, and non-biodegradable. A mechanical				



		Composter will be provided for the treatment of biodegradable components of the solid waste. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed of as per the Solid Waste Management Rules, 2016.
12.	Hazardous Waste & E-waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018
13.	Energy Requirements & Saving	<ul style="list-style-type: none"> <li>a) 4,466 KW energy will be required which will be met from PSPCL.</li> <li>b) DG sets of Capacity 3 x 1000 KVA and 2 x 500 KVA will be installed with the adequate stack height</li> <li>c) Total of 247 KW energy will be saved by adopting following measures: <ul style="list-style-type: none"> <li>(i) Solar panels have been proposed on the roof top of the residential towers. Total area covered by solar panels will be 7742.19 sqm which is 30% of terrace area i.e. 2322.65 sqm which will generate 194 KW of power generation.</li> <li>(ii) 53 KW energy will be conserved by use of LEDs instead of CFLs.</li> </ul> </li> </ul>

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

6) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of expert members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by the consultant accredited by the Quality Council of India (QCI) / National Accreditation Board for Education and Training (NABET) on behalf of the project proponent in its 234<sup>th</sup> meeting held on 12.12.2022. The SEAC noted that the project proponent has given an undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of the data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

7) SEAC noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, SEAC decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the expansion of Group Housing Project namely "Green Lotus Utsav" located at Village Chhat, Zirakpur, District SAS Nagar (Mohali), Punjab by M/s Maya Estate as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant.



8) The case was, lastly, considered by SEIAA in its 230<sup>th</sup> meeting held on 11.01.2023 wherein SEIAA observed that the case stands recommended by SEAC. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance for the recommendations to grant Environmental Clearance for the expansion of Group Housing Project namely "Green Lotus Utsav" in the total land area of 12.25 acres having built up area 1,84,602.07 sqm (after expansion) located at Village Chhat, Zirkapur, District SAS Nagar (Mohali), Punjab by M/s Maya Estate as per the details mentioned in the Form-2, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and its consultant with proposed measures and subject to conditions proposed by SEAC in addition to the proposed measures.

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

**I. Statutory compliances:**

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The project proponent shall obtain approval of the Competent Authority for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) The project proponent shall obtain the certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- viii) The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable from the respective competent authorities.

- ix) The project proponent shall follow the provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016.
- x) The project proponent shall follow the Energy Conservation Building Code Energy Conservation Building Code (ECBC)/ECBC-R prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from the Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the State Pollution Control Board (SPCB)/ Central Pollution Control Board (CPCB)/ Ministry of Environment, Forest and Climate Change (MoEF&CC) for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

## **II. Air quality monitoring and preservation**

- i) The project proponent shall comply with the Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin



sheet covers shall be provided for vehicles bringing in sand, cement, murrum, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site.

- vi) No excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- ix) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- x) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xi) 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.
- xii) The diesel generator sets to be used during the construction phase shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiii) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xiv) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xv) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xvi) 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 water requirement for the project shall be 367 KLD, out of which 272 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
Summer	367 KLD	294 KLD	288 KLD	95 KLD	70 KLD	123 KLD
Winter	367 KLD	294 KLD	288 KLD	95 KLD	23 KLD	170 KLD
Rainy	367 KLD	294 KLD + 50 KLD = 344 KLD	337 KLD	95 KLD	6 KLD	187 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) 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.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no negative impact on other users.
- viii) 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.
- ix) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in the form of RO reject. However, in case the requirement of installing RO



plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

- x) 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 plan/building plan so as to reduce the water consumption/groundwater abstraction.
- 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. The project proponent 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

- xii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiii) The Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 11 no. recharging pits will be provided for groundwater recharging as per the Central Ground Water Board (CGWB) norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xiv) All recharge should be limited to shallow aquifers.

- xv) 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.
- xvi) 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.
- xvii) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner i.e. in the module system designed in a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xviii) 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.
- xix) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xx) 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 norms 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 SEIAA as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.



## **V. Energy Conservation measures**

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

## **VI. Waste Management**

- i) A certificate from the competent authority handling municipal solid waste (MSW), indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The project proponent shall install mechanical composter of adequate capacity to treat wet component of the solid waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the Competent Authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, Autoclaved Aerated Concrete (AACs), fly ash, lime gypsum blocks, compressed earth blocks, and other environmental friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used Compact fluorescent lamps (CFLs) and Tubular Fluorescent Lamps (TFLs) should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### **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 700 trees in the project area at the identified location, as per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per MoEF&CC guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per



80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

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

#### **VIII. Transport**

- i) A comprehensive mobility plan, as per Ministry of Urban Development (MoUD) and Urban and Regional Development Plans Formulation and Implementation (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with the following 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. The traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ Competent Authority for road



augmentation and shall also have their consent to the implementation of components of the plan involving the participation of these departments.

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

**IX. Human health issues**

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

**X. Environment Management Plan**

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the SEIAA 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 Environmental Management Plan (EMP) and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 364 Lacs towards the capital cost along with Rs. 8.35 Lacs/annum towards recurring cost in construction phase and Rs. 24.5 lacs

towards recurring cost in operation phase of the project including the environmental monitoring cost under the EMP of the proposed project and Rs. 196.5 lacs towards Additional Environmental Activities as per the details given in the Table below:

**Construction phase**

Description	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/annum)
Wastewater Management (STP of 500 KLD, MBBR-UF)	90	2
Air & Noise Pollution Management (site barricading, PPEs, Maintenance of machinery, etc.)	10	0.1
Landscaping	8	1.5
Rainwater Harvesting (11 pits)	22	0.25
Solid Waste Management (including composters of size 500 & 300 kg)	80	1
Energy conservation (LEDs, Solar panel of 194 KW)	150	1
Environmental Monitoring	2	2
Miscellaneous	2	0.5
<b>Total</b>	<b>364 Lakhs</b>	<b>8.35 Lakhs</b>

**Operation Phase**

Description	Recurring Cost (Rs. Lakhs/annum)
Wastewater Management (STP of 500 KLD, MBBR-UF)	5
Air & Noise Pollution Management	0.5
Landscaping	6 (for 3 years)
Rainwater Harvesting (11 pits)	2
Solid Waste Management (including composters of size 500 & 300 kg)	5
Energy conservation	2
Environmental Monitoring	2
Miscellaneous	2
<b>Total</b>	<b>24.5 Lakhs</b>

**\*Additional Environmental Activities**

Sr. No.	Activities	Annual Expenditure (in lakh)	Time period	Total Expenditure in 5 Years (in lakhs)
1.	Ambulance donation to SHC (Subsidiary Health Centre) in Village Chhat	-	One Time	10

2.	Adoption of pond in Village Dhanauni	-	One Time	52
3.	Providing solar lights on Village Chhat raasta	-	One time	13
4.	Adoption of animals at Chhatbir zoo for dietary requirement and Medical Treatment	2.0	5 years	10
5.	Construction of Butterfly garden at Chhatbir Zoo with board and signages	-	One time	30
6.	Infrastructure for Wildlife and Nature Interpretation Centre at Chhatbir Zoo	-	One time	50
7.	Scholarship to needy students in Government High School, Chhat	1.0	5 years	5
	<b>Earlier Activities</b>			<b>Rs. 170 Lakhs</b>
8.	<b>Additional Environmental Activities:</b> • Nanak Bagichi in Village Chatt		One time	26.5
	<b>Additional Environmental Activities</b>			<b>Rs. 26.5 Lakhs</b>

(iv) The revised plan of Rs 196.50 lakhs for works of environmental amelioration to be undertaken in lieu of Additional Environmental activities shall be submitted after consultation with the Chatt Bir Zoo authorities within one month.

(v) The EC granted is liable to be revoked in case of failure to comply with condition no. (iv).

The entire cost of the EMP will continue to be borne by the project proponent. Year-wise progress of implementation of the action plan shall be reported to the SEIAA along with the Six-monthly Compliance Report.

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

#### **XI. Validity**

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

#### **XII. Miscellaneous**



- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environmental clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponent to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Parivesh 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 Punjab Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation.
- ix) The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the Environmental Impact Assessment (EIA)/Environmental Management Plan (EMP) report, commitments made during the public hearing and made to SEIAA / SEAC during its presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to include additional environmental protection measures required, if any.

- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor the compliance of all stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to the final outcome of related pending cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to the project.

### **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) 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.
- iii) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour in and around the project premises.
- iv) In the event that the project proponent decides to abandon/close the project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- v) This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with condition (iv) above.
- vi) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- vii) The project proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- viii) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other



wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

9) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.

10) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

11) The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.

(Dr. Rupanjali Karthik, IAS)  
Member Secretary, SEIAA

Through Parivesh Portal

Copy to: -

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
  - a) Name of the applicant : Mr. Sanjay Pal Garg (General Manager)
  - b) Mobile No. : 98722-24100
  - c) Email Id : [gargsanjay83@yahoo.co.in](mailto:gargsanjay83@yahoo.co.in)
  - d) Email ID of Env. Consultant : [md@ecoparyavaran.org](mailto:md@ecoparyavaran.org)
4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.



8. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali.
9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003

(Dr. Rupanjali Karthik, IAS)  
Member Secretary, SEIAA  
E-mail: [seiaapb2017@gmail.com](mailto:seiaapb2017@gmail.com)





सत्यमेव जयते

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**Ministry of Environment, Forest & Climate Change, Government of India  
O/o Directorate of Environment & Climate ChangeMGSIPA Complex, Sector 26,  
Chandigarh-160019

seiaapb2017@gmail.com

No. SEIAA/MS/2023/ 1658

Through Parivesh/Registered

Date: 04/10/2023

To

**M/s Maya Estate,**Project name- Green Lotus Utsav,  
Green Lotus Building, SCO-14, 15, 16 & 17,  
Near Nabha Sahib Gurudwara,  
Zirakpur-Patiala Highway, Zirakpur  
District Mohali- 140603.**Subject:** Regarding the revised Additional Environmental Activities plan submitted by  
M/s MAYA Estate.**Reference:** Your letter dated 12.07.2023.This is in reference to your offline request submitted to State Environment  
Impact Assessment Authority (SEIAA) for seeking amendment in the condition no. X (point no.  
iv) which states that:*"The revised plan of Rs. 196.50 lakhs for works of Environmental  
Amelioration to be undertaken in lieu of Additional Environmental  
Activities shall be submitted after consultation with the Chattbir  
Zoo authorities within one month"*The proposal was considered by SEIAA in the 262<sup>nd</sup> meeting held on  
26.09.2023, wherein after detailed deliberation SEIAA decided to accept the request of the  
project proponent and to amend the condition no. ii of the Environmental Management Plan  
of the earlier granted Environmental Clearance as under:**Amended Condition:**An action plan for implementing Environmental Management Plan (EMP) and environmental  
conditions along with the responsibility matrix of the company shall be prepared and shall be  
duly approved by the competent authority. The year-wise funds earmarked for environmental  
protection measures shall be kept in a separate account and will not be diverted for any other  
purpose. The project proponent shall spend the minimum amount of Rs. 364 Lacs towards  
the capital cost along with Rs. 8.35 Lacs/annum towards recurring cost in construction phase  
and Rs. 24.5 lacs towards recurring cost in operation phase of the project including the

environmental monitoring cost under the EMP of the proposed project and Rs. 196.5 lacs towards Additional Environmental Activities as per the details given in the Table below:

#### Environmental Management Plan

Description	Construction Phase		Operation Phase
	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/annum)	Recurring Cost (Rs. Lakhs/annum)
Wastewater Management (STP of 500 KLD, MBBR-UF)	90	2	5
Air & Noise Pollution Management (site barricading, PPEs, Maintenance of machinery, etc.)	10	0.1	0.5
Landscaping	8	1.5	6 (for 3 years)
Rainwater Harvesting (11 pits)	22	0.25	2
Solid Waste Management (including composters of size 500 & 300 kg)	80	1	5
Energy conservation (LEDs, Solar panel of 194 KW)	150	1	2
Environmental Monitoring	2	2	2
Miscellaneous	2	0.5	2
<b>Total</b>	<b>364 Lakhs</b>	<b>8.35 Lakhs</b>	<b>24.5 Lakhs</b>

#### Additional Environmental Activities

Sr. No.	Activities	Total Expenditure in 5 Years (in lakhs)
1	Activities approved in Chattbir Zoo	
	• Development of drinking water shelter along with installation of RO plant at visitor plaza.	10
	• Development of public amenities with modern toilets at wildlife safari boarding area.	60
	• Development of Elephant Enrichment facilities	35
2	Adoption of pond in Village Dhanauni	52
3	Providing solar lights in Village Chhat Raasta	13
4	Nanak Bagichi in Village Chatt	26.5



	<b>Total amount under Additional Environmental Activities</b>	<b>Rs. 196.50 Lakhs</b>
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In compliance with the aforesaid decision, condition no. ii) of Environmental Management Plan of the earlier granted Environmental Clearance is hereby amended as per the amended condition mentioned above.

This letter shall be appended with the original Environmental Clearance granted vide no. DECC/SEIAA/2019/726 dated 22.08.2019 and expansion in Environmental Clearance granted vide no. EC23B000PB129739 dated 24.03.2023 and the other conditions shall remain the same.

This issues with the approval of the Competent Authority.

  
Environmental Engineer

Through Parivesh

Date - 04/10/2023

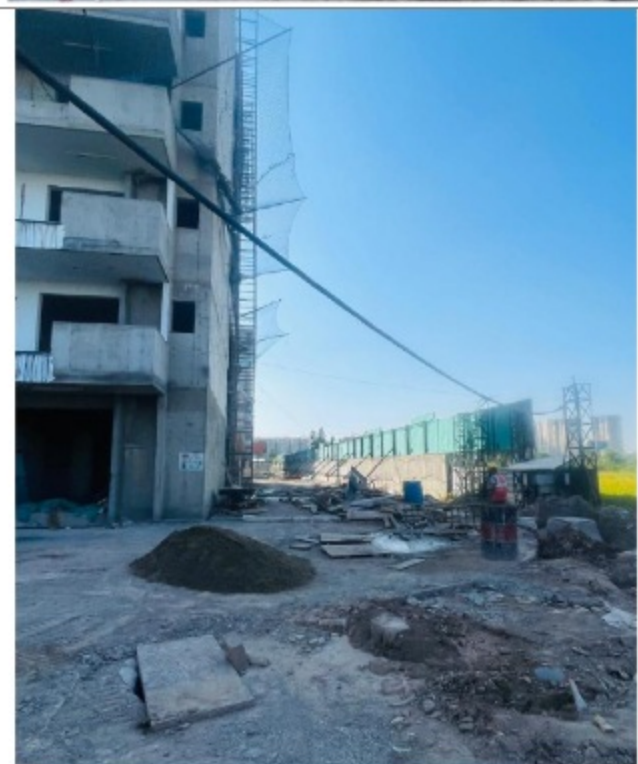
Copy to: - 1659 - 1667

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
5. The Deputy Commissioner, SAS Nagar.
6. The Deputy Director General (C), Ministry of Environment, Forests & Climate Change, Northern Regional Office, Bays No. 24-25, Sector- 31-A, Chandigarh.
7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali.
8. The Joint Director, Ministry of Environment and Forest, Northern Regional Office, Bays No. 24-25, Sector-31A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:

- a) Name of the applicant : Mr. Sanjay Pal Garg (General Manager)
- b) Phone Number : 98722-24100
- c) Email Id : gargsanjay83@yahoo.co.in
- d) Email Id of consultant : [md@ecoparyavaran.org](mailto:md@ecoparyavaran.org)

9. Monitoring Cell, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

  
Environmental Engineer

**PHOTOGRAPHS SHOWING SITE & CONSTRUCTION STATUS**



## Green Area & Other Services







## Building Permit/Sanction

**File/B.A. No. PB/SAS/ZIRAK/104728**

**Dated 15-01-2022**

**To: Maya Estate, Zirakpur**

**Subject: Sanction u/s 262(1) of PMC Act, 1976/PM Act, 1911.**

Dear Sir or Madam,

With reference to your application dated **11-10-2021**. for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot/Site No. **793** Ward no. **27** situated in/at **PR-7, Village Chatt, SAS Nagar, Punjab**. I have to state that the Authority subject to the following conditions and corrections done in the plans has sanctioned the same on **15-01-2022**.

The plans are valid up to year

1. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect/Professional engaged on the job will run the risk of being black listed.
2. Violation of building bye-laws will not be compounded.
3. It will be the duty of the owner of the plot and the Architect/Professional preparing the plans to ensure that the sanctioned plans are as per prevalent Master Plan/Zonal Plan/Building Bye-laws. If any infringement of bye-laws remain unnoticed, the concerned Authority reserves the right to amend the plans as and when infringement come to the notice and concerned Authority will stand indemnified against any claim on this account.
4. A notice in writing shall be sent to Authority before commencement of the construction of the building as per bye-laws. Similar notice will be sent to Authority when the building has reached up to plinth level.
5. The owner shall not occupy or permit to occupy the building or use or permit to use the building or any part thereof affected by any such work until occupancy certificate is issued by the concerned Authority.
6. Concerned Authority will stand indemnified and kept harmless from all proceedings in court and before other authorities of all expenses /claims which the concerned Authority may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
8. The doors and window leaves shall be fixed in such a way that they shall not, when open project on any street.
9. The owner will not convert the house into more dwelling units on each floor then the sanctioned.
10. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage lines running on side of the site.
11. The land left open as a consequence of the enforcement of the setback rule shall form part of the public street.
12. The owner shall ensure that the public areas like road, parks and other public opens spaces are not used for stacking the building materials or machineries to avoid public inconvenience and nuisance.
13. The sanction will be void if auxiliary conditions mentioned above and other conditions whatsoever imposed are not complied. 14. The owner will use the premises for the use, which has been sanctioned.
15. The owner will not proceed with the construction without having the supervision of an



Architect/Professional as the case may be. If he\she changes his Architect/Professional, he\she shall inform the Authority about the appointment of new Architect/Professional within 48 hours, with a proper certificate from him.



**Yours Faithfully.**

**GIRISH** Digitally signed  
by GIRISH VERMA  
**VERMA** Date: 2022.01.15  
11:45:43 +05'30'

**Encl: A set of sanctioned plan.**



# PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: R19SAS512153

Application No : 18114190

To,

Amit Mittal

Sco 14,15,16 & 17, Near Nabha Sahib Gurudwara, Zirakpur-patiala Highway, Zirakpur, Mohali, Punjab  
Mohali, Mohali-140603

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

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

## 1. Particulars of Consent to Establish (NOC) for Expansion granted to the Industry

Certificate No.	CTE/Exp/SAS/2022/18114190
Date of issue :	23/05/2022
Date of expiry :	22/05/2023
Certificate Type :	Expansion
Previous CTE/CTO No. & Validity :	CTE/Ext/SAS/2020/13931885 From: 27/11/2020 To: 13/08/2021

## 2. Particulars of the Industry

Name & Designation of the Applicant	Sanjay Garg, (General Manager)
Address of Industrial premises	Green Lotus Utsav By M/s Maya Estate, Village-chhat (h.b.no. 286), Zirakpur, S.a.s Nagar, Mohali, punjab, Mohali, Sas Nagar-140603
Existing Capital investment of the industry	37462.0 lakhs
Capital investment for Expansion Project	88.08 lakhs
Category of Industry	Red
Type of Industry	1063-Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above
Scale of the Industry	Large
Office District	Sas Nagar

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Green Lotus Utsav By M/s Maya Estate, Village-chhat (h.b.no. 286), Zirakpur, S.a.s Nagar, Mohali, punjab, Mohali, Sas Nagar, 140603



Consent Fee Details	Rs. 288100/- vide UTR No. HDFCR52021091865565671 dated 18.09.2021 and Rs. 254400/- vide UTR no. UBINR22022031601261405 dated 16.03.2022
Raw Materials (Name with quantity per day)	N.A. being construction project.
Products (Name with quantity per day)	Group housing project in total land area of 49573 sqm. having built up area of 171959.9 sqm for 812 Residential flats in 17 towers, 33 Shops, School (area 303.57 sqm.) & Club (area 886 sqm.).
By-Products, if any,(Name with quantity per day)	--
Details of the machinery and processes	As per application no.18114190
Details of the Effluent Treatment Plant	Proposed STP of 500 KLD capacity (2 modules of 250 KLD each)
Mode of Disposal of Effluent	Domestic Effluent @ 284 KLD - 164 KLD shall be recycled and reused (90 KLD for flushing purposes and 74 KLD for gardening purposes) about 120 KLD will be disposed of onto adjoining land of 3.4 acres for Karnal Technology.
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	As per effluent standards prescribed by the PPCB/ MoEF&CC from time to time.
Sources of emissions and type of pollutants	DG Sets - SOx, NOx & SPM
Mode of disposal of emissions with stack height	1. Three no. DG Sets of 1000 KVA each - Canopy and adequate stack of 7 mt. above roof each. 2. Two no. DG Sets of 500 KVA each - Canopy and adequate stack of 5 mt. above roof each.
Quantity of fuel required in TPD	1. Three no. DG Sets of 1000 KVA each - Fuel HSD @ 90 Lit/ day each 2. Two no. DG Sets of 500 KVA each - Fuel HSD @ 45 Lit/ day each
Type of Air Pollution Control Devices to be installed	1. Three no. DG Sets of 1000 KVA each - Canopy and adequate stack of 7 mt. above roof each. 2. Two no. DG Sets of 500 KVA each - Canopy and adequate stack of 5 mt. above roof each.
Standards to be achieved under Air (Prevention & Control of Pollution) Act, 1981	As per emission standards prescribed by the PPCB/ MoEF&CC from time to time.



23/05/2022

"This is computer generated document from OCMMS by PPCB"

Green Lotus Utsav By M/s Maya Estate, Village-chhat (h.b.no. 286), Zirakpur, S.a.s Nagar, Mohali,punjab ,Mohali,Sas Nagar,140603

( Kuldeep Singh )  
Environmental Engineer  
*For & on behalf*  
*of*  
(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar.



23/05/2022

( Kuldeep Singh )  
Environmental Engineer  
*For & on behalf*  
*of*  
(Punjab Pollution Control Board)



#### A. GENERAL CONDITIONS

1. The industry shall apply for consent of the Board as required under the provision of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 & Authorization under Hazardous and other Wastes (Management and Transboundary Movement) Rules, 2016, two months before the commissioning of the industry.
2. The industry shall provide adequate arrangements for fighting the accidental leakages/ discharge of any air pollutant/gas/liquids from the vessels, mechanical equipments etc. which are likely to cause environmental pollution.
3. The Industry shall apply for further extension in the validity of the CTE atleast two months before the expiry of this CTE, if applicable.
4. The industry shall comply with any other conditions laid down or directions issued by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 from time to time.
5. The project has been approved by the Board from pollution angle and the industry shall obtain the approval of site from other concerned departments, if need be.
6. The industry shall get its building plans approved under the provisions of section 3-A of Punjab Factory Rules, 1952.
7. The industry shall put up display board indicating the Environment data in the prescribed format at the main entrance gate.
8. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets.

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

- i) The sampling ports shall be provided atleast 8 times chimney diameter downstream and 2 times upstream from the flow disturbance. For a rectangular cross section the equivalent diameter ( $D_e$ ) shall be calculated from the following equation to determine upstream, downstream distance:-  
$$D_e = 2 LW / (L+W)$$
  
Where L= length in mts. W= Width in mts.
  - ii) The sampling port shall be 7 to 10 cm in diameter
9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

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

S.NO.	Boiler with Steam Generating Capacity	Stack heights
1.	Less than 2 ton/hr.	9 meters or 2.5 times the height of neighboring building whichever is more
2.	More than 2 ton/hr. to 5 ton/hr.	12 meters
3.	More than 5 ton/hr. to 10 ton/hr.	15 meters
4.	More than 10 ton/hr. to 15 ton/hr.	18 meters
5.	More than 15 ton/hr. to 20 ton/hr.	21 meters
6.	More than 20 ton/hr. to 25 ton/hr.	24 meters
7.	More than 25 ton/hr. to 30 ton/hr.	27 meters
8.	More than 30 ton/hr.	30 meters or using the formula $H = 14 Q_g^{0.3}$ or $H = 74 (Q_p)^{0.24}$ Where $Q_g$ = Quantity of SO <sub>2</sub> in Kg/hr. $Q_p$ = Quantity of particulate matter in Ton/day.

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

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

(iii) Stack height for diesel generating sets:



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

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

$$H = h + 0.2 (KVA)^{0.5}$$

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

10. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
11. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
  - (i) Once in Year for Small Scale Industries.
  - (ii) Four in a Year for Large/Medium Scale Industries.
  - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
12. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.
13. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-
  - (i) Once in Year for Small Scale Industries.
  - (ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries.
14. The pollution control devices shall be interlocked with the manufacturing process of the industry.
15. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time.
16. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.
17. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
18. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
19. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
20. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
  - (i) Where unavoidable to prevent loss of life or some property damage or
  - (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
21. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.

22. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
23. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
24. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
25. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
26. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
27. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified
28. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water.
29. The industry shall submit a detailed plan showing therein, the distribution system for conveying waste-waters for application on land for irrigation along with the crop pattern to be adopted throughout the year.
30. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
31. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
32. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
33. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
34. The industry shall maintain the following record to the satisfaction of the Board :-
  - (i) Log books for running of air pollution control devices or pumps/motors used for it.
  - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
  - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
35. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
36. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
37. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry



23/05/2022

**( Kuldeep Singh )**  
**Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**





B. SPECIAL CONDITIONS



1. The project proponent shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing mechanical composter (600 kg/day) to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.
2. The project proponent shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.
3. The project proponent shall arrange additional land for the usage of treated domestic effluent till the MC lay sewer line in the area. The project proponent shall not carry out any other activity in the proposed additional land except development of plantation area as per Karnal Technology land measuring 3.4 acres bearing Khasra no. 760 (Land documents attached along) adjoining to the project.
4. The project proponent shall install the mechanical composters of adequate capacity.
5. The project proponent shall submit the revised permission from the PWRDA authority regarding the abstraction of ground water @ 363 KLD.
6. The project proponent shall provide separate water meter and energy meter for the STP and maintain record of the same on daily basis.
7. The project proponent shall submit the complete drawing and design of the STP and its component at the time of obtaining consent to operate.
8. The promoter shall provide a buffer zone of green belt (dense populated trees with pleasant fragrance) around the sewage treatment plant, so as to reduce the effect of odour problem on the nearby residential area.
9. The promoter company shall explore the possibility of using treated domestic effluent for useful purpose such as construction work, sprinkling on dusty patches/roads, use in nearby construction activities etc.
10. The project proponent shall place adequate no. of bins outside its premises from where the Municipal Solid Waste shall be got lifted.
11. The project proponent shall also ensure that the hazardous waste and e-waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.
12. The project proponent shall comply with the provisions of the Construction and Demolition Management Rules, 2016.
13. The project proponent shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disperse in the air in any form.
14. The project proponent shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.
15. The project proponent shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.
16. The project proponent shall ensure that the vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.
17. The project proponent shall provide mask to every worker working on the construction site and involved in loading/ unloading and carrying of construction material and construction debris.
18. The project proponent shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.
19. The project proponent will not discharge domestic effluent into the sewer leading to the STP, Zirakpur without prior written permission of the Board.
20. The project proponent shall not give possessions to the owners without prior permission of the Board.
21. The project proponent will develop the project on its own risk & cost in regard to disposal arrangement.

The project proponent shall develop the plantation area of about 3.4 acres as per Karnal Technology.

22. The bio-degradable waste shall be processed, treated, and disposed of through a mechanical composter, and may also develop manual composting/vermicomposting to manage organic wastes.

23. The project proponent shall install a water meter on freshwater supply and all modes of disposals.

24. The project proponent shall ensure compliance with provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, Environment (Protection) Act, 1986, and or any other environment law applicable to him and rules, circulars issued by the Board from time to time.

25. The project proponent shall not throw, burn or bury any solid wastes in open, outside premises or in drain / water bodies.

26. The project proponent shall promote use of alternatives of single use plastics (SUP) and awareness to discourage use of plastic, through their Corporate Environment Responsibility (CER) activities. (See attached banner)

27. The project proponent shall ensure that there are no usages of single use plastic- thermocol disposable items such as water bottles / water pouches/water cups, plates, forks, spoons, straw etc. and single use decorating material made of plastic-thermocol or any other non-biodegradable material in the premises.

25. In case of any violation action u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 will be initiated for closure of the project proponent without further any notice.



23/05/2022

( Kuldeep Singh )  
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)





**PUNJAB WATER REGULATION AND DEVELOPMENT AUTHORITY**  
**SCO 149-152, SECTOR 17, CHANDIGARH – 160017**  
**ad interim PERMISSION FOR EXTRACTION OF GROUNDWATER**

Name of Unit	Project namely "Green Lotus Utsav" by M/s Maya Estate		
Activity of Unit:	Infrastructure		
Address of Unit:	Project namely "Green Lotus Utsav" by M/s Maya Estate, Village Chhat, Zirakpur, District SAS Nagar		PIN Code: 140603
Assessment Unit (Block):	Derabassi	Category: Yellow	
District:	SAS Nagar		
Correspondence Address:	M/s Maya Estate, SCO-14,15,16,17, near Nabha Sahib Gurudwara, Zirakpur-Patiala, Zirakpur, District SAS Nagar	PIN Code: 140603	
Unit ID	0930500076		
Permission Number	PWRDA/07/2021/L2/124		Dated: 07.07.2021
Project Status:	New Unit		
Permission Type:	ad-interim Permission		
Validity Period:	For a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this <i>ad interim</i> permission, whichever is earlier.		
Ground Water Extraction Permitted: 273 m <sup>3</sup> /day			
Fresh Water		Saline Water	
m <sup>3</sup> /day	m <sup>3</sup> /month*	m <sup>3</sup> /day	m <sup>3</sup> /month*
273	8,190	-	-

\*Note:- Month is taken as 30 days for calculation of charges.

**Fees and Charges Paid:**

**A. Application Fees for Groundwater Extraction:**

Volume of Groundwater Extraction Applied For per day (in m <sup>3</sup> /day)	Fees Deposited (in Rs.)
273	16,000/- (20% Covid-19 rebate applied)

**B. Advance Deposit equivalent to two months of charges for the permitted quantity of groundwater extraction:**

Category of Area	Extraction Permitted: (m <sup>3</sup> /day)			Amount Deposited (Rs.)
Yellow	Charges for two months			2,12,832/- (20% Covid-19 rebate applied)
	<10 m <sup>3</sup> /day	10-100 m <sup>3</sup> /day	>100 m <sup>3</sup> /day	
	3,600	75,600	1,86,840	

**C. Tube-well Registration Fee paid:**

No. of existing tube-wells	No. of Proposed tube-wells	No. of total tube-wells	Registration Fee applicable per tube-well	Total Registration Fee Paid (Rs.)
Nil	01	01	10,000/-	8,000/- (20% Covid-19 rebate applied)


**D. Total Amount Paid (Rs.):**

Application Fee	Advance Deposit	Tube-well Registration Fee	Total (Rs.)
16,000/-	2,12,832/-	8,000/-	2,36,832/-

NOTE: This permission is granted in terms of the Draft Punjab Guidelines for Groundwater Extraction and Conservation published on November 12, 2020 under section 15 of the Punjab Water Resources (Regulation and Management) Act 2020 and is subject to the conditions given overleaf.

Dated: 7<sup>th</sup> July, 2021  
 Place: CHANDIGARH



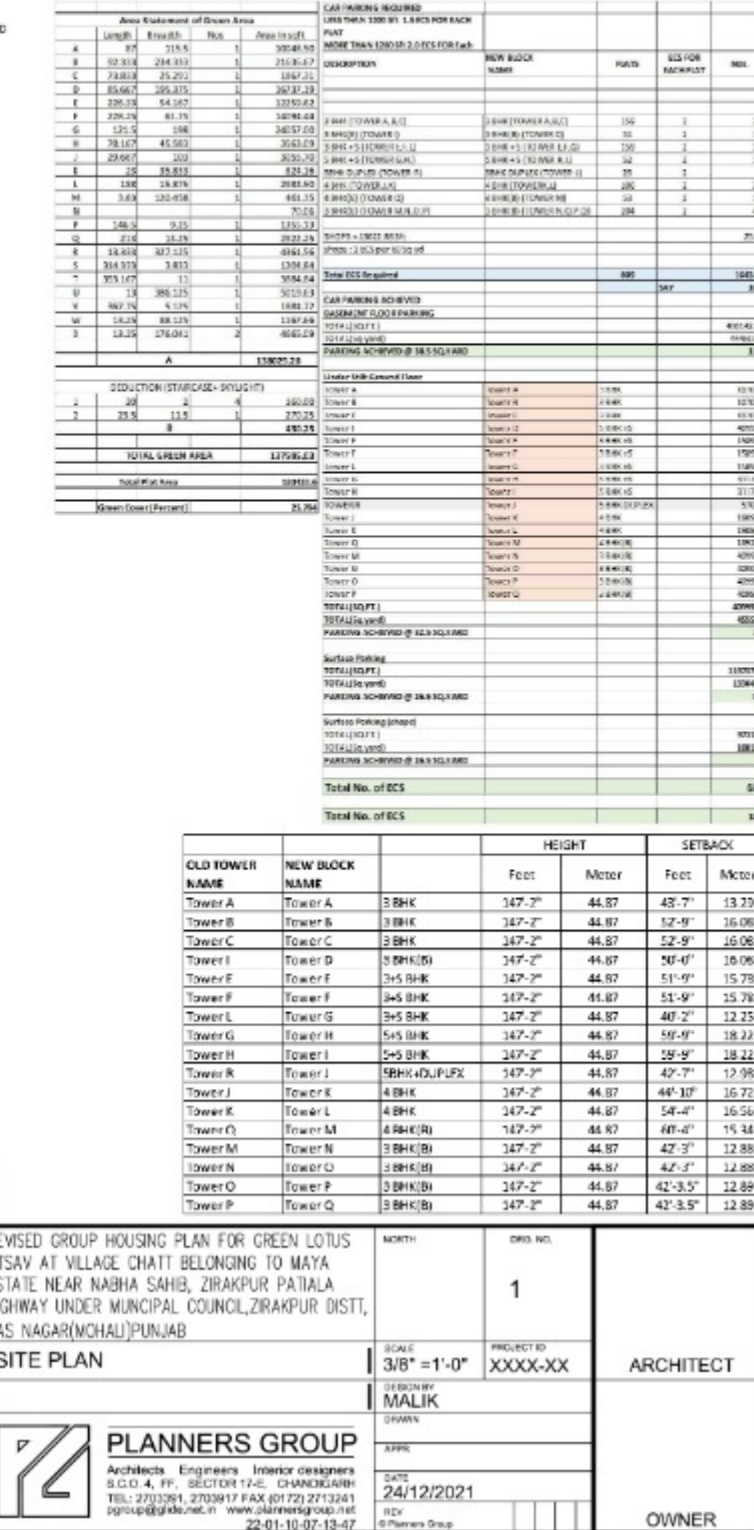
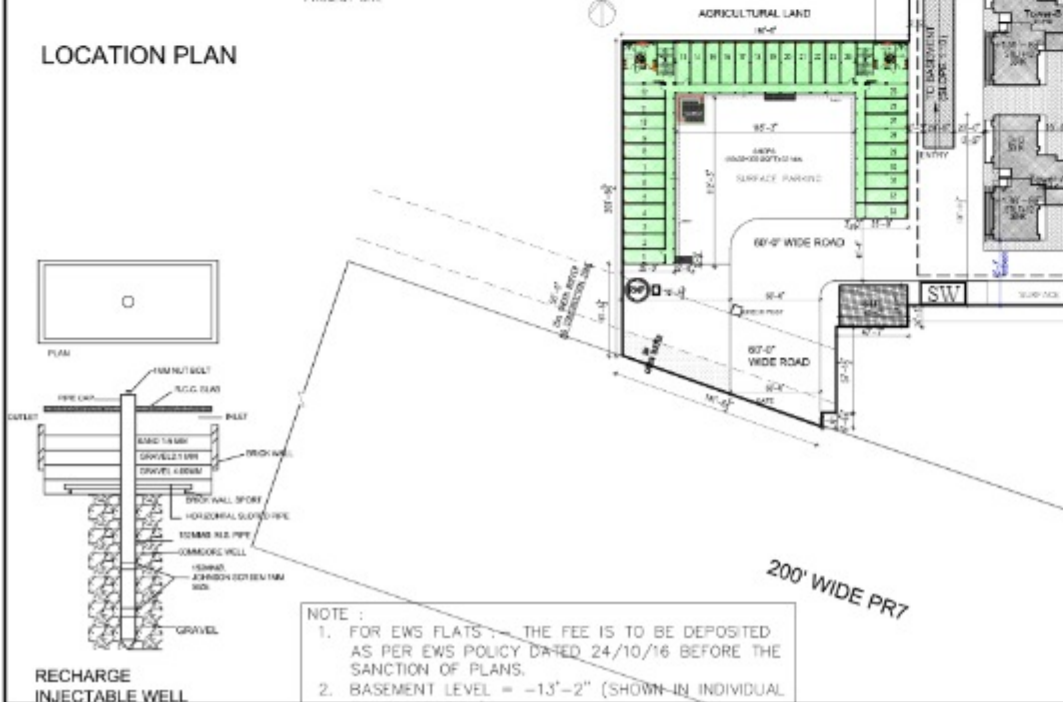
  
 07.07.2021  
 Signature  
 Jobanpreet Singh, A.O.L-2

### ad interim PERMISSION CONDITIONS

- 1) The permission is valid for a period of three months from the date of publication of the final guidelines by the Authority, or for three years from the date of grant of this ad interim permission, whichever is earlier. The unit will apply again for Permission within one month after the publication of the final Guidelines.
- 2) Since, this Permission has been issued on the basis of self-assessment by the applicant and without any site inspection or verification of documents submitted by the applicant, hence the Authority may inspect the unit and documents at any time. In case any material difference is found in the information submitted and the site conditions or documents, the Authority may suspend the permission granted immediately and may revoke or modify the permission after giving a notice to the Unit.
- 3) The unit shall comply with the provisions of the Punjab Water Resources (Management and Regulation) Act, 2020, and the Regulations and Directions issued thereunder.
- 4) A Unit operational prior to 12/11/2020 shall be liable to pay groundwater extraction charges w.e.f. 12<sup>th</sup> Nov, 2020. A unit which is yet to begin operations shall be liable to pay the charges from the date of commencement of extraction of groundwater.
- 5) The unit shall install a water meter at each of its extraction structures within 60 days of issue of this permission letter (Refer Para 7.1 of the Draft Guidelines.)
- 6) Till the installation of water meter the Unit shall pay the full amount for the entire volume of groundwater permitted.
- 7) The Unit shall self-record the water meter readings in the format set by the Authority on the first working day of every month and submit the same and pay the applicable charges to PWRDA by 10<sup>th</sup> of every month.
- 8) Units permitted to extract 50m<sup>3</sup>/day or more groundwater shall communicate water level data to PWRDA in the first week of every month. (Refer para 7.2 of the Draft Guidelines).
- 9) This Permission does not absolve the unit of its obligations to obtain other required statutory and administrative clearances from appropriate authorities.
- 10) The issue of this Permission does not imply that other statutory or administrative clearances shall necessarily be granted to the unit by the concerned authorities.
- 11) This Permission is being issued without any prejudice to the directions of any court of law in cases related to groundwater or any other related matters.
- 12) Water conservation credit claims (if any) will be examined and verified separately.
- 13) In view of the Covid-19 epidemic, the Groundwater Charges in the Draft Guidelines will be reduced by 20% till July 31st, 2021.
- 14) Since, the unit has not paid the GST. Hence, it will be bound to deposit the same within 7 days as and when required by the Authority.

X-----X



[illegible]





## TEST REPORT

ULR No. : NA		Test Report No. : NWAM181023NA050	
Type of Sample : Water (Ground Water)		Date of Reporting : 21/10/2023	
Customer	Group Housing Project "Green Lotus Utsav" By M/s Maya Estate Vill. Chhat (H.B.No.286), Zirakpur, Distt. SAS Nagar, Punjab	Work Order No. & Date	Email Confirmation DT:04.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	IS:17614 (P-1) 2021	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	18/10/2023	Date of Receipt of Sample	18/10/2023
Sampling Location	Borewell (Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS:10500-2012 (IInd Revision)	Period of Analysis	18/10/2023 To 21/10/2023
Sample Description	Colourless liquid.		
Packing, Markings, Seal & Qty.	2 litre Plastic & 500ml Glass Bottle Marked GLU/18/01		

## RESULTS

### I -Chemical Testing

#### 1. Water (Ground Water)

S.No.	Test Parameter	Unit	Result	Acceptable limit	Permissible limit in absence of alternate source	Test Method
1	Colour	Colour Units	BDL	5	15	IS: 3025 (Part-4) CI 2.0 [DL- 5 Colour Units]
2	Odour	-	Agreeable	Agreeable	Agreeable	IS:3025 (Part-5)
3	pH @ 25°C	-	6.82	6.5-8.5	No relaxation	IS:3025 (Part-11) [DL- 2]
4	Taste	-	Agreeable	Agreeable	Agreeable	IS: 3025 (Part-8)
5	Turbidity	NTU	BDL	1	5	IS 3025 (Part-10) [DL- 1 NTU]
6	Chloride as Cl	mg/l	35	250	1000	IS: 3025 (Part-32) [DL- 1 mg/l]
7	Iron as Fe.	mg/l	BDL	1.0	No relaxation	USEPA 3015A [DL- 0.001 mg/l]
8	Total hardness as CaCO <sub>3</sub>	mg/l	315	200	600	IS :3025 (Part-21) [DL- 1 mg/l]

### II -Biological Testing

#### 1. Water (Ground Water)

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

Ritika Kumari

Authorized Signatory-Biological

Umesh Kumar

Authorized Signatory-Chemical

Format No. 1/7.8.2-VV-01-18.06.20 Rev 05

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Page No. 1/2

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ULR No. : NA		Test Report No. : NWAM181023NA050	
Type of Sample : Water (Ground Water)		Date of Reporting : 21/10/2023	
2		ml	

Remarks : NA

**OTHER INFORMATION**

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable  
Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

**\*\*End of Report\*\***

Ritika Kumari

Authorized Signatory-Biological

Umesh Kumar

Authorized Signatory-Chemical



## TEST REPORT

ULR No. : NA		Test Report No. : NSOM181023NA051	
Type of Sample : Soil.		Date of Reporting : 21/10/2023	
Customer	Group Housing Project "Green Lotus Utsav" By M/s Maya Estate Vill. Chhat (H.B.No.286), Zirakpur, Distt. SAS Nagar, Punjab	Work Order No. & Date	Email Confirmation DT:04.10.2023
		Customer reference No. (If any)	NA
Sampling Protocol	USEPA/600/R-92/128	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	18/10/2023	Date of Receipt of Sample	18/10/2023
Sampling Location	Park (Project Site)	Testing Location	Permanent Facility
Testing Protocol	IS Method	Period of Analysis	18/10/2023 To 21/10/2023
Sample Description: Brown coloured soil.			
Packing, Markings, Seal & Qty.		10kg Poly Bag Marked GLU/18/01	

## RESULTS

### I. Chemical Testing

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

S.No.	Test Parameter	Unit	Result	Test Method
1	pH	--	8.53	IS:2720 (Part-26) CI-2, [DL- 2]
2	Conductivity	mmhos/cm	0.337	IS:14767 [DL- 0.1 mmhos/cm]
3	Moisture Content	%	9.6	IS:2720 (Part-II) Sec-1 [DL- 0.1 %]
4	Organic Matter	%	1.9	IS: 2720 (Part XXII) Sec-1, [DL- 0.1 %]
5	Texture	--	Sandy Loam	IS:2720 (Part-4) CI 2,4
6	Bulk Density	gm/cc	1.67	IS: 2720 (Part-7) [DL- 1 gm/cc]

Remarks : NA

### OTHER INFORMATION

Abbreviation : ULR: Unique Lab Report, BDL: Below Detection Level, NA: Not Applicable  
Terms & Conditions : Please refer terms and conditions on backside of Test Report (Page-1)

\*\*End of Report\*\*



Authorized Signatory-Chemical

Format No. 1/7.8.2-5-01 26.11.19 Rev.04

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Page No. 1/1

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## TEST REPORT



ULR No. : NA		Test Report No. : NAIM191023NA031	
Type of Sample : Ambient Air Quality		Date of Reporting : 21/10/2023	
Customer	Group Housing Project "Green Lotus Utsav" By M/s Maya Estate Vill. Chhat (H.B.No.286), Zirakpur, Distt. SAS Nagar, Punjab	Work Order No. & Date	Email Confirmation DT:04.10.2023
		Customer reference No. (if any)	NA
Sampling Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Mode of Collection of Sample	Sampling by laboratory
Date of Sampling	18/10/2023	Date of Receipt of Sample	19/10/2023
Sampling Location	Project Site (Near Sale Office)	Period of Analysis	19/10/2023 To 21/10/2023
Testing Protocol	IS:5182 and CPCB Air Manual Volume-I (NAAQMS/36/2012-13) / CPCBNAAQS-2009	Environmental Conditions	Clear sky
Testing Location	On Site & Permanent Facility		

## RESULTS

### I-Chemical Testing

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

S.No.	Test Parameter	Unit	Result	Standard	Method
1	Respirable Suspended Particulate Matter (as PM10)	µg/m³	84	100	IS: 5182 (Part-23)
2	Particulate Matter (as PM2.5)	µg/m³	50	60	Lab SOP: EL/SOP/AAQ/01, Issue No. 03, Jan 01
3	Sulphur Dioxide (as SO2)	µg/m³	12	80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (as NO2)	µg/m³	27	80	IS: 5182 (Part-6)
5	Ammonia (as NH3)	µg/m³	20	400	Lab SOP: EL/SOP/AAQ/02, Issue No. -03, Jan 01
6	Ozone (as O3)	µg/m³	28	180	IS: 5182 (Part-9)
7	Carbon Monoxide (as CO)	mg/m³	0.65	04	IS: 5182 (Part-10), NDIR Method

Remarks : NA

### OTHER INFORMATION

Abbreviation :

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

Terms & Conditions :

Please refer terms and conditions on backside of Test Report (Page-1)

\*\*End of Report\*\*



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Format No : J/7.8.2 AA-01-26.11.19 Rev 04

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## MAYA ESTATE

To

Principal Chief Conservator of Forests( Wildlife)  
Cum Chief Wildlife Warden, Punjab  
Department of Forests and Wildlife Preservation  
Forest complex, sector 68 , Sahibzada Ajit Singh Nagar  
Punjab

Sub:- Proposal for set up of interpretative butterfly garden at Chhattbir Zoo  
under Environment Management Plan.(CSR activity)

Respected Sir,

We are developing our group housing project at PR-7,Vill Chhatt Zirakpur in the name of '**Green Lotus Utsav**' developed by our firm M/s Maya Estate . We are constructing eco-friendly green apartments with first in tricity developing project with pre certified platinum rating by IGBC.

Considering need of environment, we want to set up interpretative butterfly garden at Chhattbir zoo Under Environment Management Plan. So therefore you are requested to allow us to set up interpretative butterfly garden at Chhattbir zoo as CSR activity.

Thanking you in anticipation,

For Maya Estate  
For MAYA ESTATE  
25/05/2023  
(Authorized Signatory)

Received.

N  
15/05/2023

Dispatcher  
O/o Chief Wildlife Warden  
Punjab Forest Complex  
Sector-68, S.A.S. Nagar

Corporate Office:-

Green Lotus Building, SCO 14,15,16 & 17 Near Nabha Sahib Gurudwara,  
Zirakpur-Patiala Highway, Zirakpur, District-Mohali, Pin 140 603 (Punjab)



**Re: Regarding Environmental Clearance granted for Expansion of Group Housing Project namely "Green Lotus Utsav" at Village-Chhat (H.B. No. 286), Zirakpur, Distt. S.A.S Nagar, Punjab by M/s Maya Estate (Proposal no. SIA/PB/MIS/72631/2020).**

sanjay garg <gargsanjay83@yahoo.co.in>

Tue 16-May-23 7:47 PM

To: seiaapb2017@gmail.com <seiaapb2017@gmail.com>

 1 attachments (89 KB)

Request letter to Chief Wildlife Warden.pdf;

Respected Sir,

Greetings for the day!

As per the trailing mail below and condition of the Environmental Clearance granted for Expansion of Group Housing Project namely "Green Lotus Utsav" at Village-Chhat (H.B. No. 286), Zirakpur, Distt. S.A.S Nagar, Punjab. We would like to convey that we are in continuous touch with Chatt Bir Zoo authorities for undertaking CER activities from the last 2 months. Accordingly, we have submitted request letter to Chief Wildlife Warden; copy of the same is attached along.

Further, we would like to inform you that due to their long procedural formalities, it would take another 2-3 months' time to obtain NOC in this regard from the department. Hence, you are requested to kindly give us extension for another 3 months.

We shall be thankful to you.

**For M/s Maya Estate**

**Sanjay Pal Garg**  
**(Authorized Signatory)**

---

**Sanjay Garg**


G.M. (Finance, Liasoning, & Public Relations)  
Green Lotus

Sco 14 to 17  
Near Nabha Sahib Gurudwara  
Patiala Road, Zirakpur, Punjab  
[www.greenlotussaksham.com/](http://www.greenlotussaksham.com/)

m: +91-9872224100  
e: gargsanjay83@yahoo.co.in



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 banner

On Monday, 17 April, 2023 at 03:16:55 pm IST, sanjay garg <gargsanjay83@yahoo.co.in> wrote:

Respected Sir,

With reference to the above said project, Environmental Clearance has been granted to the said project with a condition no. X (point no. iv) which<sup>97</sup> states that:



*"The revised plan of Rs 196.50 lakhs for works of environmental amelioration to be undertaken in lieu of Additional Environmental activities shall be submitted after consultation with the Chatt Bir Zoo authorities within one month".*

We wish to inform you that we are in continuous touch with Chatt Bir Zoo authorities regarding additional environmental activities to be undertaken in Chatt Bir Zoo. It will take approx. one-month time to obtain NOC from Zoo authority. Thus, you are requested to kindly give us additional one-month timeline to submit the details of additional environmental activities for the work of environmental amelioration.

Letter in this regard is also attached along and hard copy of the same will be submitted to your esteemed office.

We shall be thankful to you.

**For M/s Maya Estate**

**Sanjay Pal Garg**  
**(Authorized Signatory)**

# PUBLIC NOTICE

It is for the information of General Public that "M/s Maya Estate" has been granted Environmental Clearance by SEIAA, Punjab for development of Expansion of Group Housing Project namely "Green Lotus Utsav" at Village Chhat (H.B. No. 286), Zirakpur, Distt. S.A.S Nagar (Punjab) vide EC Identification No. EC23B000PB110053 & File No. SEIAA/PB/MIS/2022/EC(EXP)/12 dated 17.03.2023 through our Environmental Consultant "M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd., Mohali". Copy of Environmental Clearance along with the conditions to be complied is available with the Project proponent and may also be seen on Environmental Clearance portal (<https://parivesh.nic.in/>). The interested person can contact either of the two.

M/s Maya Estate SCO-14,15,16,17, Near Nabha Sahib Gurudwara, Zirakpur, Patiala Road, Zirakpur (140603)

M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd. E-207, Industrial Area, Phase VIII-B,

Sector-74, Mohali, Punjab

Contact:- +91-8872043178

[www.ecoparyavaran.org](http://www.ecoparyavaran.org)

# PUBLIC NOTICE

It is for the information of General Public that "M/s Maya Estate" has been granted Environmental Clearance by SEIAA, Punjab for development of Expansion of Group Housing Project namely "Green Lotus Utsav" at Village Chhat (H.B. No. 286), Zirakpur, Distt. S.A.S Nagar (Punjab) vide EC Identification No. EC23B000PB110053 & File No. SEIAA/PB/MIS/2022/EC(EXP)/12 dated 17.03.2023 through our Environmental Consultant "M/s Eco Paryavarani Laboratories and Consultants Pvt. Ltd., Mohali". Copy of Environmental Clearance along with the conditions to be complied is available with the Project proponent and may also be seen on Environmental Clearance portal (<https://parivesh.nic.in/>). The interested person can contact either of the two.

M/s Maya Estate SCO-14,15,16,17, Near Nabha Sahib Gurudwara, Zirakpur, Patiala Road, Zirakpur (140603)

M/s Eco Paryavarani Laboratories & Consultants Pvt. Ltd. E-207, Industrial Area, Phase VIII-B,

Sector-74, Mohali, Punjab

Contact:- +91-88720431781

[www.ecoparyavarani.org](http://www.ecoparyavarani.org)

सर्व साध  
पार्ट-2,  
पानीपत  
विकास  
असहयोग  
को मूल्य  
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पानीपत हे





### Form for Uploading Compliance Report

Proposal No : SIA/PB/MIS/72631/2020

Proposal Name :

Category : INFRA-2

MoEF File No. : SEIAA/PB/MIS/2022/EC(EXP)/12

#### Compliance Letter/Report

Year of Compliance: -All Years-

Date of Compliance \* : Select

Remarks :

Upload Compliance Letter/Report \*

Choose File

No file chosen

(.pdf only)

SUBMIT

Sno.	Proposal No.	Uploaded copy of Compliance report	Remarks	Uploaded Date	Delete
1	SIA/PB/MIS/72631/2020	0603202334711763UtsavSMC.pdf	Six monthly compliance period ending 31.03.2023 is enclosed.	03/06/2023	