



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

To,

The Chief Financial Officer
AGI INFRA LIMITED

Village- Dad (Hadbast NO.- 279), Pakhowal road, Tehsil & District-
Ludhiana, Punjab -144022

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/270773/2022 dated 11 May 2022. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC22B038PB135689
2. File No.	SEIAA/PB/MIS/2022/EC/20
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	AGI Sky Villas by AGI Infra Limited at Village Dad Pakhowal road Tehsil and District Ludhiana Punjab
7. Name of Company/Organization	AGI INFRA LIMITED
8. Location of Project	Punjab
9. TOR Date	N/A

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

Date: 13/07/2022

(e-signed)
Kamal Kumar Garg, PCS
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.*

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PARIVESH

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This has reference to your online proposal no SIA/PB/MIS/270773/2022 dated 11.05.2022 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for the establishment of a residential housing project namely “AGI Sky Villas” with a built-up area of 1,48,406 sqm in a total land area of 49800.2 sqm located in the revenue estate of Village Dad, Pakhowal Road, Tehsil & District Ludhiana, (Punjab). The project is covered under Category ‘B2’ and Activity 8 (a); Building and Construction Projects as per the Schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at the State level.

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

4) As per the report of the Punjab Pollution Control Board sent vide letter no. 2847 dated 13.05.2022, the project proponent has not started any new construction activity at the proposed site and is currently carrying out the demolition of the existing structures. The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009.

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

Sr. No.	Item	Details	
1.	Name and Location of the project	AGI Sky Villas, Village Dad, Pakhowal Road, Tehsil & District Ludhiana	
	Project/activity	8 (a)	
	Category as per EIA Notification, 2006	Category B2	
2.	Classification/Land use pattern as per Master Plan	Greater Ludhiana Area Development Authority, Ludhiana, Punjab vide Memo no. 321 dated 16.03.2022 has issued Change of Land Use for the total land area of 12.306 acres (49800.2 sqm) for residential purposes.	
3.	Cost of the project	Rs. 197.50 Crores	
4.	Total Plot Area, Built-up Area, and Green area	Land	49800.2 sqm
		Built-up area	148406 sqm
		Green Area	12526 sqm
		Total Nos of Flats	448

5.	Latitude & Longitude	Sr. No.	Latitude	Longitude	
		A	30°52'11.71"N	75°48'25.05"E	
		B	30°52'11.93"N	75°48'32.94"E	
		C	30°52'9.72"N	75°48'35.17"E	
		D	30°52'4.30"N	75°48'30.83"E	
		E	30°52'2.89"N	75°48'28.98"E	
		F	30°52'5.01"N	75°48'22.42"E	
		G	30°52'6.80"N	75°48'20.88"E	
6.	<p>Proposal & Configuration</p> <p>Layout plan of the scheme area of 12.306 acres has been approved by Senior Town Planner, Ludhiana vide letter no. 559.STP(L)/BA1 dated 24.03.2022 for the construction of 448 dwelling units. As per the said layout plan, the details of the proposal are as under:</p>				
Sr. No	Name of Tower	No. of Flats	Configuration	No. of Floors	Total Covered area in sqm
1.	Tower-A	30	5 BHK	15	122954.44
2.	Tower-B	180	3 BHK	15	354021.00
3.	Tower-C				
4.	Tower-D	84	4 BHK	14	232477.08
5.	Tower-E				
6.	Tower-F	28	4 BHK	14	75097.85
7.	Tower-G	126	4 BHK	14	346054.14
8.	Tower-H				
9.	Tower-I				
Total		448 Flats			1130604.51
Area & Built-up area details:					
Sr. No.	Particulars				Area (m²)
1	Net Plot Area				49800.2
	Total Built-up area details				m ²
2	FAR Area				
	No. of Flats 30 (5BHK)				11423
	No. of Flats 238 (4BHK)				60724
	No. of Flats 180 (3BHK)				32889
	School				812
	Community Centre				775
3	Non-FAR Area				
	Basement Area				17179
	Balconies/Terrace Area				24604
Total					1,48,406

7.	Population details	Sr. No	Description	Number of units	Population
		1	5 BHK-30 4 BHK-238 3 BHK-180	448 @ 5 persons/flat	2240 persons
		2	Floating Population	--	400 persons
		3	School/ Community Centre	--	500 Persons
		4	Maintenance Staff	--	50 Persons
			Total	--	3190 Persons
8.	Water Requirements & source during Operation Phase	Break up of water requirement			Source
		Fresh Water: 176 KLD Flushing Water: 47 KLD Green area demand: 69 KLD Total water demand.: 223 KLD			Ground Water Treated Waste water from STP Treated Waste water from STP
9.	Disposal Arrangement of Wastewater	A total of 178 KLD wastewater will be generated which will be treated in the STP of capacity 400 KLD based on MBBR Technology 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:			
		Sr. No.	Season	Flushing (KLD)	Green Area (KLD)
		1.	Summer	47	69
		2.	Winter	47	23
		3.	Rainy	47	6.0
10.	Rainwater recharging detail	Rainwater will be recharged by providing 9 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) 1151 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-	(i) Cat 5.1 i.e Used Oil @ 0.5 KLPA.			

	waste	(ii) 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"> a) 2239 KW energy will be required which will be met from PSPCL. b) DG sets of Capacity 1 x 400 KVA will be installed with the adequate stack height a) A total of 225 KW (10%) of energy will be saved by adopting the following measures: <ul style="list-style-type: none"> (i) 75 KW energy will be saved by installing 20 no's solar lights for outer lighting. (ii) 150 KWHD energy will be saved by replacing 40 W tube lights with 30 W LED for inter lighting.

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

7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of Experts Members/domain experts in various fields, has examined the proposal submitted by the project proponent in the desired form along with the EMP report prepared and submitted by consultant accredited by the QCI/NABET on behalf of project proponent in its 221st meeting held on 27.05.2022. 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.

8) The Committee noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for the establishment of a residential housing project namely "AGI Sky Villas" with a built-up area of 1,48,406 sqm in a total land area of 49800.2 sqm located in the revenue estate of Village Dad, Pakhowal Road, Tehsil & District Ludhiana, (Punjab) by M/s AGI Infra Limited as per the details mentioned in Form 1, 1A, approved Plan, EMP other additional documents & subsequent presentation /clarifications made by the project proponent and his consultant.

9) The case was considered by the SEIAA in its 208th meeting held on 23.06.2022 wherein SEIAA observed that the case stands recommended by SEAC. The Authority examined and appraised the environmental impacts and other aspects of the project proposal in detail as deliberated upon and recorded in the proceedings of its 208th meeting

held on 23.06.2022 and was satisfied with the same. Therefore, the Authority decided to grant the Environmental Clearance to M/s AGI Infra Limited for the establishment of a residential housing Project namely "AGI Sky Villas" with a built-up area of 1,48,406 sqm in a total land area of 49800.2 sqm located in the revenue estate of Village Dad, Pakhowal Road, Tehsil & District Ludhiana, (Punjab) by M/s AGI Infra Limited, as per the details mentioned in Form 1, 1A, Approved Plan, EMP and subsequent presentation /clarifications made by the project proponent and his consultant subject to certain additional conditions as agreed by the project proponent and other conditions as proposed by SEAC in addition to the proposed measures.

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

I. Statutory compliances:

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

- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved by the Competent Authority and in consonance with the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the

preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total domestic water requirement for the project will be 223 KL/day, out of which freshwater demand of 176 KL /day shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details.
- v) a) The total wastewater generation from the project will be 178KL/day, which will be treated in STP of capacity 400 KL/day based on MBBR Technology followed by ultrafiltration technology to be installed within the project premises. As proposed, treated wastewater available at the outlet of STP will be disposed of as under: -

Sr. No.	Season	Flushing (KLD)	Green Area (KLD)	Into sewer
1.	Summer	47	69	62
2.	Winter	47	23	108
3.	Rainy	47	6.0	125

- b) A 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 being generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) 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.
- viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- x) Dual pipe plumbing shall be installed for supplying freshwater for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xi) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xiv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 09 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifers.
- xvii) 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.

- xviii) 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.
- xix) 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.
- xx) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xxi) 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

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

- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the 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 environmentally friendly materials.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least 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 624 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves.

The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

- b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
 - iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
 - iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the Competent Authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 250 Lacs towards the capital cost and Rs. 56.40 Lacs/annum towards recurring cost in the construction and operation phase of the project including the environmental monitoring cost as per the details given as under

Sr. No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac/Annum)
Construction phase			
1.	Medical Cum First Aid	1.0	0.5
2.	Toilets for workers	1.0	0.5
3.	Wind breaking curtains	4.0	0.5
4.	Sprinklers for suppression of dust	2.0	0.5
5.	Rainwater Harvesting	8.0	5.0
6	CER Activities **	172	32.40
Sub Total		Rs 188	Rs 39.40

Operation Phase			
Sr. NO.	Particulars	Approx. Capital cost (lac)	Approx. Recurring cost (Lacs/Annum)
1.	400 KLD Sewage Treatment Plant	40.0	5.0
2.	Solid Waste segregation & disposal	15.0	5.0
3.	Green Belt including plantation of 700 indigenous tree species	7.0	7.0
Sub Cost		Rs 62.0	Rs 17.0
Total		250	56.40

* **Note: Details of CER Activities are given as under:**

Sr. No.	Particulars of CER activities	Capital cost (Rs. in lakhs)	Recurring cost (Rs. in Lakhs) annually
1.	Avenue plantation/Plantation in Community areas: 4000 trees plantation and their maintenance for 5 years	40.0	8.0
2.	Solar Power Electrification: 40 solar lights @ Rs. 25,000/- per light including the cost of installation of poles @Rs. 20,000/-per pole	18.0	3.60
3.	Pollution Control/Environment Protection-Dust mitigation Truck mounted road sweeper	60.0	6.0
4.	Operational cost for Truck Mounted Road Sweeper (of 3 above) Expenses for 3 hours per day for sweeping public roads and community areas.	54.0	10.80
Total		172.0	32.40

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the Project. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report

XI. Validity

- i. This environmental clearance will be valid for a period of 10 (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 Change of Land Use.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to the final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall obtain NOC from MC Ludhiana and other concerned Departments before discharging treated wastewater into the sewer, as stipulated by GLADA vide letter no. 269 dated 12.05.2022
- iii) The project proponent shall obtain revised Environmental Clearance under Category 8(b) of the Schedule appended to the EIA Notification 14.09.2006 as amended from time to time, in case planning of the built-up area of the project increases from the threshold limit of 1,50,000 sqm
- 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.

- 11) The SEIAA reserves the right to stipulate additional conditions if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time-bound manner. SEIAA may revoke or suspend the environmental clearance if the implementation of any of the above conditions is not found to be satisfactory.
- 12) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
- 13) 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.
- 14) The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.
- 15) This issues as per the decision taken by the Competent Authority.

(Kamal Kumar Garg, PCS)
Member Secretary, SEIAA

Through Parivesh

Copy to: -

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030. The detail of the authorized officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Balvinder Singh Sandha, CFO
 - b) Mobile No. : 98888-00257
 - c) Email Id : agiskv20@gmail.com ;

- d) Email ID of Env. Consultant : cfoagi66@gmail.com
cptleia@gmail.com
4. The Deputy Commissioner, Ludhiana.
 5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
 6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
 7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
 8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
 9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
 10. Parivesh Portal/Record File.

(Kamal Kumar Garg, PCS)
Member Secretary, SEIAA
E-mail: seiaapb2017@gmail.com

