



File No: 2026/EC/F/578

State Environment Impact Assessment Authority (SEIAA), Punjab

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Dated: 08/09/2026

To,

Sh. Amresh Singh,
M/s ITC Limited
37, J. L. Nehru Road, Kolkata-700001.
prafulla.samantasinghar@itc.in

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project M/s ITC Limited submitted to SEIAA, Punjab vide proposal number SIA/PB/INFRA2/583300/2026 dated 13/07/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3806PB5509712N
(ii) File No.	2026/EC/F/578
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Multiproduct Mega Integrated Food Manufacturing Facility by M/s ITC Limited
(vii) Name of Company/Organization	M/s ITC Limited
(viii) Location of Project (District, State)	Industrial Plot No. A-1-A, A-1-B, A-1-C & A-1-D, Village -Jhalthikriwal, District-Kapurthala, Punjab
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

3) State Environment Impact Assessment Authority (SEIAA), Punjab has examined the proposal for expansion of existing unit Multiproduct Mega Integrated Food Manufacturing Facility by M/s ITC Limited in the land area of 111.544 acres having built-up area of 1,25,383.80 sqm. located at Industrial Plot No. A-1-A, A-1-B, A-1-C & A-1-D, Village -Jhalthikriwal, District-Kapurthala, Punjab. The project is covered under category 8(a) of the schedule appended

with the EIA Notification dated 14.09.2006 and its subsequent amendments and requires appraisal at the State Level.

4) 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, Environment Management Plan (EMP), approved layout plan and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of State Expert Appraisal Committee (SEAC).

5) 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 are as under:

Sr. No.	Item	Details				
1.	Name and Location of the project	Expansion of Multiproduct Mega Integrated Food Manufacturing Facility by M/s ITC Limited located at Industrial Plot No. A-1-A, A-1-B, A-1-C & A-1-D, Village -Jhalthikriwal, District- Kapurthala, Punjab				
	Project/ activity	8 (a)				
	Category as per EIA Notification, 2006	Category B2				
2.	Nature of project	Fresh EC				
3.	Latitude & Longitude	Corner	Latitude	Longitude		
		1	31°26'8.70"N	75°20'58.03"E		
		2	31°26'8.10"N	75°21'12.24"E		
		3	31°26'7.11"N	75°21'32.72"E		
		4	31°25'56.82"N	75°21'36.82"E		
		5	31°25'52.28"N	75°21'36.42"E		
		6	31°25'49.25"N	75°21'5.59"E		
		7	31°25'56.90"N	75°20'57.19"E		
4.	Change of Land Use	As per Master Plan of Kapurthala, the project site falls under the Industrial Zone.				
5.	Cost of the project	Rs. 1397.267 Crores				
6.	Total Plot Area, Built-up Area, and Green area	The details of the total area are as under:				
		Sr. No.	Description	Total Area (sqm)		
		A	Total Land Area	4,51,396.2592 sqm (111.544 acres)		
		B	Built-up area	1,25,383.80		
		C	Green Area	16.769 acres		
7.	Estimated Population	The details are as under:				
		Sr. No.	Description	Existing Population	Proposed Population	Total Population

		1.	Manpower	1700	100	1800				
8.	Area Configuration Details	The detail of the area is as under:								
		St.No.	STRUCTURES	Ground Floor Area (Sqm)	First Floor/Mazzanine floor Area (Som)	Second Floor Area (Sqm)	Third Floor Area (Sqn)	Fourth Floor Area (Sqm)	Fifth Floor Area (Sem)	Sixth Floor Area (Sem)
		1	BISCUIT PLANT	10,479	1,391	.	.	.	-	-
		2	BEVERAGE PLANT	10,508	740	.	.	.	.	.
		3	SNACKS PLANT	18,090	1,001	-	-	,	-	-
		4	ATTA PLANT	4,217	895	sae	580	500	-	-
		5	ADMIN BUILDING	1,073	-	40	-	-	-	-
		.	CANTEEN	1,500	-	-	-	-	-	-
		7	MAIN SECURITY BLOCK	200	-	-	-	-	-	-
		8	CRECHE AND CLINIC	345	-	-	in	-	-	.
		9	GATE OFFICE 14 NOS)	33	1	-	-	.	a	*
		10	WEIGH BRIDGE CNTRL ROOM (2 NOS)	23	.	-	-	-	-	.
		11	SWITCH YARD	10	-	-	-	-	-	.
		12	MAIN SUB STATION	395	-	-	-	-	-	-
		13	HWAC PLANT ROOM	430	-	-	-	-	-	-
		14	WATER ST ORAGE TANKS, WIPS FIRE PLIME ROOM	1,800	-	-	.	-	-	-
		15	BOLER ROOM	250	-	-	-	-	-	.-
		16	VEG OIL YARD-SNACKS	278	-	-	-	.	-	.
		17	HBD YARD	-	-	-	.	.	.	.
		18	LPG YARD	71	-	-	-	U	.	.
		19	STP	246	.	-	I	-	-	-
		20	ETP	1,010	-	-	-	-	-	-
		21	SCRAP YARD	345	-	-	-	-	-	-
		22	RAIN WATER HARVESTING POND		-	-	-	-	-	-
		23	COMMON TOLET (INOS)	40	-	-	.	-	-	-
		24	ABD OFFICE	188	-	-	-	-	.	-
		*	FARMERS REST ROOM	165	-	-	.	.	.	.
		20	DRIVERS REST ROOM	133	-	.	-	.	.	-
		27	PRE CLEANING Building	107	107	107	107	107	107	107
		20	WHEAT SILOS	2.930	-	.	.	-	-	.
		29	CUTTING HOPPER	932	-	-	.	-	-	-
		30	Dairy Area Future	3,174	1,253	325	325	325	325	116
		31	Expansion	905	-	-	-	-	-	-
		32		900	-	-	-	-	-	.

		33		737	.	.	.	-	-	.
		34		2,617	-	-	.	-	-	-
		36	ANICILLARY MANUFACTURING & LOGISTICS FACILITY	28,363	2,140	-	-	.	-	-
		36	CANTEEN & CRECHE DRIVER'S ACCOMODATION (ANCILLARY MANUFACTURING & LOGISTICS FACILITY	1,561	152	-	-	-	-	-
		37	SUBSTATION BLOCK (ANDILLARY MANUFACTURING & LOGISTICS FACILITY)	309		.	-	.	-	-
		38	SERVICE BLOCK (ANCILLARY MANUFACTURING & LOGISTICS FACILITY)	421		-	.	-	-	-
		30	OFFICE BLOCK, EAST TOILET BLOCK, GUARD ROOM (ANICILLARY MANUFACTURING & LOGISTICS FACILITY	5	-	-	-	-	-	.
		40	CANTEEN- 2 (Nesr Snacks Plant)	.	-	-	-	-	.	-
		41	BOLER ROOM- 2 (10TPH Boller)	218	-	-	-	1	-	-
		42	WORKSHOP	42	-	-	-	-	-	-
		43	DG SHED AND PANEL ROOM	758	-	-	-	-	-	.
		44	RD water storage taxis (4x50) 88 TANKS)	-	-	.	-	-	.	
		46	LPG YARD							
		46	NEW TOILET & LOCKERS. BISCUIT PLANT							
		47	BISCUIT LIFTER & CONVEYOR ROOM	128						
		48	BEVERAGES LIFTER & CONVEYOR ROOM	811						
		49	SNACKS LIFTER & CONVEYOR ROOM	122						
		50	ATTA LIFTER & CONVEYOR ROOM	-						
		51	MAIDA SLO							
		10	SOLD FUEL BOILER	947						
		53	METERING ROOM	8						
		54	ATTA: STORAGE AREA							

		<table><tr><td>TOTAL</td><td>98,121</td><td>10,127</td><td>1,058</td><td>1,018</td><td>1,018</td><td>432</td><td>223</td></tr></table>	TOTAL	98,121	10,127	1,058	1,018	1,018	432	223																																																					
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9.	Water Requirements & source during Operation Phase	<table><tr><th>Sr. No.</th><th>Description</th><th>Water Requirement (KLD)</th></tr><tr><td>1.</td><td>Total Water Demand</td><td>1207</td></tr><tr><td>2.</td><td>Fresh Water Demand</td><td>1169</td></tr><tr><td>3.</td><td>Wastewater generated</td><td>Industrial: 651 Domestic: 101</td></tr><tr><td>4.</td><td>STP/ETP capacity</td><td>ETP: 550 KLD STP: 110 KLD</td></tr></table>	Sr. No.	Description	Water Requirement (KLD)	1.	Total Water Demand	1207	2.	Fresh Water Demand	1169	3.	Wastewater generated	Industrial: 651 Domestic: 101	4.	STP/ETP capacity	ETP: 550 KLD STP: 110 KLD																																														
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10.	Disposal Arrangement of Wastewater	A total of 651 KLD & 101 KLD of industrial wastewater and domestic wastewater will be generated from the project which will be treated in the ETP of 550 KLD and STP of 110 KLD, respectively based on MBBR technology followed by UF. The details of the disposal arrangement of treated wastewater @ 711 KLD available at the outlet of ETP/STP are given as under: <table><tr><th>Sr. No.</th><th>Season</th><th>Horticulture demand in an area of 16.769 acres (KLD)</th><th>Onto the land area under Karnal Technology (KLD)</th></tr><tr><td>1.</td><td>Summer</td><td>373</td><td>338</td></tr><tr><td>2.</td><td>Winter</td><td>122</td><td>589</td></tr><tr><td>3.</td><td>Rainy</td><td>33</td><td>678</td></tr></table>	Sr. No.	Season	Horticulture demand in an area of 16.769 acres (KLD)	Onto the land area under Karnal Technology (KLD)	1.	Summer	373	338	2.	Winter	122	589	3.	Rainy	33	678																																													
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11.	Rainwater recharging detail	A storage tank with a capacity of 16,000 KL has already been constructed for the storage of surface runoff and treated wastewater, which is utilized within the project premises for greenbelt irrigation. An additional storage tank of adequate capacity for the storage of rainwater generated from the additional land area measuring 39.089 acres																																																													
12.	Solid waste generation and its disposal	Total (kg/day) = 270 <table><tr><th>Sr. No.</th><th>Description</th><th>Population</th><th>Solid Waste Generation @</th><th>Total Solid Waste Generation (Kg/day)</th></tr><tr><td>1.</td><td>Workers</td><td>1800</td><td>0.15 kg/day</td><td>270</td></tr><tr><td colspan="4">Total</td><td>270 kg/day</td></tr><tr><td colspan="4">Horticulture Waste</td><td>20 Kg/day</td></tr><tr><th>Sr. No.</th><th colspan="2">Category Of Waste</th><th>Existing (Kg/day)</th><th>Total quantity of Solid Waste After Expansion (Kg/Day)</th></tr><tr><td>1.</td><td colspan="2">Bio-degradable @ 50% & horticulture waste</td><td>127.5 + 20</td><td>135 + 20</td></tr><tr><td>2.</td><td colspan="2">Non-biodegradable waste (Recyclable/combustible) @ 30%</td><td>76.5</td><td>81</td></tr><tr><td>3.</td><td colspan="2">Non-biodegradable waste (non-recyclable) @ 15%</td><td>38.25</td><td>40.5</td></tr><tr><td>4.</td><td colspan="2">Inert waste @ 4.5%</td><td>11.5</td><td>12.15</td></tr><tr><td>5.</td><td colspan="2">Sanitary waste @ 0.5%</td><td>1.2</td><td>1.35</td></tr><tr><td colspan="3">Total</td><td>255</td><td>270</td></tr></table> Details of other solid waste is given below: <table><tr><th>S.</th><th>Source of Generation</th><th>Existing</th><th>Proposed</th><th>Total</th><th>Mode of</th></tr></table>	Sr. No.	Description	Population	Solid Waste Generation @	Total Solid Waste Generation (Kg/day)	1.	Workers	1800	0.15 kg/day	270	Total				270 kg/day	Horticulture Waste				20 Kg/day	Sr. No.	Category Of Waste		Existing (Kg/day)	Total quantity of Solid Waste After Expansion (Kg/Day)	1.	Bio-degradable @ 50% & horticulture waste		127.5 + 20	135 + 20	2.	Non-biodegradable waste (Recyclable/combustible) @ 30%		76.5	81	3.	Non-biodegradable waste (non-recyclable) @ 15%		38.25	40.5	4.	Inert waste @ 4.5%		11.5	12.15	5.	Sanitary waste @ 0.5%		1.2	1.35	Total			255	270	S.	Source of Generation	Existing	Proposed	Total	Mode of
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No.		Quantity of Solid Waste (Kg/day & T/day)	Quantity	Quantity of Solid Waste (Kg/day & T/day)	Disposal
1.	Extruded snacks & noodle carton	224 Kg/day	156 Kg/day	380 Kg/day	It is being/will be given to M/s Jyoti Enterprises.
2.	Atta: Empty gunny bags	6000 T/day	1000 T/day	7000 T/day	It is being/will be given to M/s Munshi Ram Ashok Kumar which is an approved recycler.
3.	Juice/Beverages (Non-alcoholic) processed with fruits/vegetables/milk/water etc. sugar sludge	0.3 T/day	Nil	0.3 T/day	It is being/will be given to M/s Jyoti Enterprises
4.	Juice/Beverages (Non-alcoholic) processed with fruits/vegetables/milk/water etc.- Empty Bags	0.4 T/day	Nil	0.4 T/day	It is being/will be given to M/s Jyoti Enterprises
5.	Juice/Beverages (Non-alcoholic) processed with fruits/vegetables/milk/water etc.- Empty Cartons	0.4 T/day	Nil	0.4 T/day	It is being/will be given to M/s Jyoti Enterprises
6.	Juice/Beverages (Non-alcoholic) processed with fruits/vegetables/milk/water etc.- Empty Containers	8.7 T/day	Nil	8.7 T/day	It is being/will be given to M/s Jyoti Enterprises
7.	Juice/Beverages (Non-alcoholic) processed with fruits/vegetables/milk/water etc.- Juice/Beverages (Non-alcoholic) processed with fruits/vegetables/milk/water etc.- General Scrap	1.0 T/day	Nil	1.0 T/day	It is being/will be given to M/s Jyoti Enterprises
8.	Biscuits process waste	1.04 T/day	1.06 T/day	2.1 T/day	It is being/will be given to M/s Jyoti Enterprises
9.	Biscuits bags, cartons boxes, containers extra	0.5 T/day	0.62 T/day	1.12 T/day	It is being/will be given to M/s Jyoti

						Enterprises
10.	Extruded snacks and Noodles: Rice/corn/maida/pulse/meal/samolia/oat	3 T/day	2 T/day	5 T/day	It is being/will be given to M/s Jyoti Enterprises	
11.	Extruded snacks and Noodles: Spice mix	0.3 T/day	0.04 T/day	0.34 T/day	It is being/will be given to M/s Jyoti Enterprises	
12.	Extruded snacks and Noodles: Oil for frying/baking medium	0.6 T/day	0.4 T/day	1 T/day	It is being/will be given to M/s Jyoti Enterprises	
13.	Extruded snacks and Noodles: Rejected/semifinished products	6 T/day	4 T/day	10 T/day	It is being/will be given to M/s Jyoti Enterprises	
14.	Quality Assurance labs: Food waste	4.5 T/day	Nil	4.5 T/day	Food waste is being given to piggery farm.	
15.	Quality Assurance labs: Paper waste	1.0 Kg/day	Nil	1.0 Kg/day	Sold out to the vendors.	
16.	Atta: iv) Refraction (wheat impurities)	15.6 T/day	2.6 T/day	18.2 T/day	It is being/will be given to M/s SK Trading Co.	
17.	RQA Lab Waste	10 Kg/day	Nil	10 Kg/day	Being sent to existing composter of capacity 250 Kg/day and is being converted into the Compost	
18.	Briquette Boiler 1&2 (Boiler 3 stand by) Boiler Ash	8 T/day	Nil	8 T/day	Sent to Brick Kiln Manufacturers and Farmers for conditioning of soil & for back filling of low-lying area in a scientific manner.	
19.	Atta: iii) Bran	15.6 T/day	2.6 T/day	18.2 T/day	It is being/will be given to M/s SK Trading Co.	

		20.	STP Sludge	150 Kg/day	-	150 Kg/day	STP sludge is collected in a holding tank, from where the same is sent to sludge drying bed for dewatering of the same. The dried sludge is used as manure.
		21	ETP Sludge	150 Kg/day	-	150 Kg/day	ETP sludge is collected in a holding tank, from where the same is fed to screw press for dewatering of the same. Thereafter, it is sent to sludge drying beds for further dewatering. The dried sludge is used as manure.
		· Biodegradable waste will be converted into compost through mechanical composter having capacity 250 Kg/day and further used as manure in plantation area. · Recyclable waste shall be given to authorized recyclers. · Non-recyclable waste shall be given to authorized recyclers. · Inert waste will be given to authorized TSDF site. · Sanitary waste will be handover to M/s Bio Medical Waste Treatment Plant Pvt. Ltd. Pathankot, Punjab. · Solid waste will be managed as per Solid Waste Management Rules, 2026.					
13.	Hazardous Waste & E-waste	Hazardous Waste will be managed & disposed of through authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and E-Waste shall be managed and disposed of as per E-Waste (Management) Rules 2022 and amendments thereof. Hazardous Waste in the form of used oil from DG sets will be generated which will be sold to authorized vendors.					
14.	Energy Requirements & Saving	a) Total power load proposed is 6302 KW from PSPCL. b) 3 DG sets i.e., 3 x 2000 KVA set will be installed equipped with canopy and adequate stack height. DG Set will be provided with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion. c) Solar water heating system shall be provided. d) Solar energy will be used for street light on the roads as well as in the parks in phased manner. e) Use of LED lamps shall be encouraged. Energy efficient electrical gadgets shall be used.					

6) As per the submissions by the project proponent, there is no forest land and wildlife sanctuary in the vicinity of the

project site and is not covered under the Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972. Further, 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 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 368th meeting held on 29.07.2026.

8) After detailed deliberations, the Committee decided to forward the proposal to SEIAA with the recommendations to grant Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of Multiproduct Mega Integrated Food Manufacturing Facility by M/s ITC Limited in the land area of 111.544 acres having built-up area of 1,25,383.80 sq.m located at Industrial Plot no. A-1-A, A-1-B, A-1-C & A-1-D, Village -Jhalthikriwal, District-Kapurthala, Punjab subject to the suitable conditions along with the special conditions.

9) The case was considered by SEIAA in its 355th meeting held on 12.08.2026. After detailed deliberations, SEIAA decided to accept the recommendations of SEAC to grant Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of Multiproduct Mega Integrated Food Manufacturing Facility by M/s ITC Limited in the land area of 111.544 acres having built-up area of 1,25,383.80 sq.m located at Industrial Plot no. A-1-A, A-1-B, A-1-C & A-1-D, Village -Jhalthikriwal, District-Kapurthala, Punjab, subject to standard conditions alongwith special conditions as imposed by SEAC and other additional/amended conditions by SEIAA.

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 with terms and conditions as per **Annexure-1**.

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) 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.

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

Copy To

1. The Secretary, Ministry of Environment Forest and Climate Change, Paryavaran Bhawan Cgo Complex Lodhi Road New Delhi, New Delhi, Delhi, secy-moef@nic.in
2. The Secretary, Department of Science Technology & Environment Government of Punjab, Mini Secretariat Sector-9 Chandigarh, Chandigarh, Chandigarh, secy.te@punjab.gov.in
3. The Secretary, Punjab Water Regulation and Development Authority, Sco 149-152 Sector 17-C Chandigarh, Chandigarh, Chandigarh, asmiglani.pwrda@punjab.gov.in
4. The Regional Officer, Ministry of Environment Forest and Climate Change Integrated Regional Office, Bays No. 24-25 Sector 31-A Dakshin Marg Chandigarh, Chandigarh, Chandigarh, ronz.chd-mef@nic.in
5. The Member Secretary, CPCB, Parivesh Bhawan East Arjun Nagar Delhi, New Delhi, Delhi, mscb.cpcb@nic.in
6. The Member Secretary, SPCB/PCC, Vatavaran Bhawan Nabha Road Patiala 147001, Patiala, Punjab, msppcb@gmail.com
7. The Member Secretary, State Expert Appraisal Committee Punjab, Mgsipa Complex Sector-26 Chandigarh, Chandigarh, Chandigarh, seacpb2024@gmail.com
8. The District Collector, DC Office, Dc Office District Administrative Complex Kapurthala, Kapurthala, Punjab, dc.kpr@punjab.gov.in
9. The Chief Town Planner, Department of Town & Country Planning, 6th Floor Puda Bhawan Phase-8 Mohali, S.A.S

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	The Project Proponent shall not dedicate the land area of 12.946 acres bearing Khasra no's. 40//13, 40//6, 40//15, 50//20, 50//19, 50//21, 50//22, 50//1, 50//2, 50//10, 50//9, 50//11, 50//12, 51//16, 51//20, 51//19, 51//10, 51//9, 51//15, 51//11 and 51//12 for any other purpose except Karnal Technology for utilization of excess treated wastewater.
1.2	The industry shall not commence any construction or expansion activity requiring prior Environmental Clearance without obtaining the requisite approval from the competent authority.
1.3	The existing ETP, STP and all Air Pollution Control Devices shall be operated efficiently at all times and maintained in good working condition.
1.4	The project proponent shall ensure that no untreated industrial or domestic wastewater is discharged outside the premises under any circumstances.
1.5	The industry shall continue to maintain adequate greenbelt, scientific management of solid waste and hazardous waste, and compliance with the provisions of the Water Act, 1974; Air Act, 1981; 628 Environment (Protection) Act, 1986; Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016; and other applicable environmental regulations.
1.6	In case, any deviation from the submitted proposal is observed during construction or operation, the project proponent shall obtain prior approval from the competent authority and comply with all applicable statutory requirements.
1.7	The industry shall not do any construction activity in the existing plantation area.
1.8	The Project Proponent shall provide an additional storage tank of adequate capacity has been proposed for the storage of rainwater generated from the additional land area measuring 39.089 acres.

2. Additional/amended Conditions:

S. No	EC Conditions
2.1	The Project Proponent shall undertake periodic awareness programmes in and around the project premises to promote awareness regarding the provisions, obligations and requirements stipulated under the Solid Waste Management Rules, 2026, and shall maintain proper records and documentation of the awareness programmes conducted
2.2	The Project Proponent shall undertake a comprehensive assessment of the existing as well as the proposed component of the project to ascertain the adequacy and effectiveness of the Air Pollution Control Devices (APCDs), STP/ETP, water balance and other relevant environmental parameters

S. No	EC Conditions
	within 03 months, and shall implement such additional measures as identified as necessary pursuant to the said assessment before the commencement of expansion/production as sought in EC
2.3	The project proponent shall remain responsible for compliance of all conditions stipulated in the Environmental Clearance and adherence to applicable environmental laws until the Environmental Clearance is transferred in the name of the transferee or the resident welfare association, as applicable. In such case both the parties shall approach the SEIAA with joint consent for transfer of Environmental Clearance
2.4	The amount allocated for EMP and AEA activities shall be maintained in a separate bank account by the project proponent. The project proponent shall submit periodic audited financial reports and outcomes achieved by utilization of funds reserved for implementation of EMP and AEA activities
2.5	Dedicated and regular Environmental Officer/Manager with requisite technical qualification (B.tech./Diploma in Civil/Chemical Tech/ Environmental Sciences) shall be deputed for continuous compliance of conditions of Environmental Clearance / activities and maintenance of record of the same
2.6	The project proponent shall maintain a register for logging the details of Medical/First-Aid camps/Health check-ups conducted at the project site during construction/operation phase
2.7	The project proponent, being a bulk waste generator, shall make the project a "ZERO WASTE TO LANDFILL" and accordingly shall make an agreement with authorized recyclers for the management of dry waste as per Solid Waste Management Rules, 2026 and submit a copy of this agreement. Further the project proponent shall keep the daily track of different categories of the waste generated. The project proponent is required to register on Centralised Portal for Registration of Bulk Waste Generators(BWGs) under the Solid Waste Management Rules 2026 at (https://swm.cpcb.gov.in)
2.8	The project proponent shall submit a copy of the agreement made with the authorized sanitary landfill site for disposing of the inert waste generated, after segregating the waste
2.9	The project proponent shall get the design of Rain Water Harvesting System approved/vetted from PWRDA accredited design consultants within 02 months, if applicable
2.10	The project proponent shall obtain NOC/permission from PWRDA for abstraction of ground water, as applicable
2.11	The project proponent shall install anti smog guns for the construction and demolition activities in the project, strictly in compliance with the CPCB and other relevant applicable norms
2.12	The project proponent shall obtain a STP Design Adequacy Certificate prior to installation and a Performance Adequacy Certificate during the operation phase of the proposed STP from an IIT/NIT/ Institute of repute
2.13	The approval is based on the approved 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
2.14	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is

S. No	EC Conditions
	not impeded or disrupted in any manner
2.15	The solid waste other than hazardous waste generated (including biodegradable, non-biodegradable, sanitary and special care waste) shall be properly collected and segregated at source into prescribed waste streams and managed in accordance with the Solid Waste Management Rules, 2026. No waste shall be disposed of outside the premises in contravention of the said rules and local by-laws. Adequate measures shall be taken to prevent odour nuisance within and around the project premises
2.16	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
2.17	This Environmental Clearance is liable to be revoked without any further notice to the project proponent in case of failure to comply with EC condition
2.18	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
2.19	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions
2.20	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
2.21	The Project Proponent, if falling under the category of Bulk Waste Generator, shall register with the concerned local body/portal and comply with all obligations prescribed under the Solid Waste Management Rules, 2026
2.22	Where applicable, the Project Proponent shall comply with Extended Bulk Waste Generator Responsibility (EBWGR) provisions, including procurement of necessary compliance certificates
2.23	The Project Proponent shall prioritize decentralized processing of biodegradable waste within the premises to the extent feasible, as mandated under the SWM Rules, 2026
2.24	Special care waste shall be separately collected, stored, and handed over through designated collection systems as per the SWM Rules, 2026
2.25	No waste shall be littered, burnt, mixed, or disposed into drains or water bodies, and all waste shall be managed in an environmentally sound manner
2.26	All waste shall be handed over only to authorized or registered waste collection, recycling, or processing agencies

S. No	EC Conditions
2.27	The Project Proponent shall maintain records of waste generation, processing, and disposal and submit returns to the concerned authority as prescribed
2.28	The Project Proponent shall adopt the waste hierarchy approach for minimization and management of solid waste
2.29	Only inert and residual waste shall be sent to authorized disposal facilities, and landfill dependency shall be minimized

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	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
1.2	The project proponent shall obtain the 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
1.3	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
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable
1.5	The project proponent shall obtain Consent to 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
1.6	The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority
1.7	The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project
1.8	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, as applicable, from the respective competent authorities
1.9	The project proponent shall follow the provisions of the Solid Waste Management Rules, 2026, E-Waste (Management) Rules, 2016, Environment (Construction and Demolition) Waste Management Rules, 2025, and the Plastics Waste (Management) Rules, 2016
1.10	The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly

S. No	EC Conditions
1.11	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 Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls
1.12	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 Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects
1.13	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

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	The Project Proponent shall strictly adhere to MoEF&CC Notification GSR 94(E) dated 25.01.2018 regarding mandatory dust mitigation measures for construction and demolition activities
2.2	The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site
2.3	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
2.4	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
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram, other construction materials and waste prone to causing dust pollution at the site as well as taking out debris from the site
2.6	No excavation of soil shall be carried out without adequate dust mitigation measures in place
2.7	No loose soil, sand, or construction material shall be left uncovered. Adequate covering, water sprinkling, and stabilization measures shall be implemented to prevent fugitive dust emissions
2.8	No uncovered vehicles carrying construction material and waste shall be permitted

S. No	EC Conditions
2.9	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site
2.10	Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting
2.11	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
2.12	All construction and demolition (C&D) waste shall be segregated at source into different streams (such as concrete, bricks, soil, metals, wood, plastics, etc.) and stored within the project site in a designated area. Roadside storage or dumping of any construction material or debris is strictly prohibited
2.13	The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards
2.14	The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms
2.15	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied
2.16	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used)
2.17	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing
2.18	The Project Proponent shall prepare a Construction & Demolition Waste Management Plan for the project, indicating estimated quantities, segregation, storage, transportation, recycling, and disposal mechanisms, and obtain approval from the competent local authority prior to commencement of construction

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drainage system should be maintained for ensuring unrestricted flow of water
3.2	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
3.3	Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done
3.4	The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal

S. No	EC Conditions												
3.5	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												
3.6	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												
3.7	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required												
3.8	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												
3.9	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												
3.10	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												
3.11	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												
3.12	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												
3.13	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												
3.14	The project proponent will provide plumbing system for the reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows: <table><tr><th>Sr. No</th><th>Nature of the Stream</th><th>Color code</th></tr><tr><td>a)</td><td>Fresh water</td><td>Blue</td></tr><tr><td>b)</td><td>Untreated wastewater from Toilets/ urinal and from Kitchen</td><td>Black</td></tr><tr><td>c)</td><td>Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing</td><td>Grey</td></tr></table>	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
Sr. No	Nature of the Stream	Color code											
a)	Fresh water	Blue											
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c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey											

S. No	EC Conditions
	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. e) Treated wastewater (for reuse only for plantation purposes) from the STP treating black water f) Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater g) Stormwater White Green Green with strips Orange
3.15	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices
3.16	The Central Ground Water Authority (CGWA)/PWRDA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority
3.17	All recharge should be limited to shallow aquifers
3.18	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
3.19	Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the PWRDA in the matter. Formal approval shall be taken from the PWRDA for any groundwater abstraction or dewatering
3.20	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
3.21	The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz 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
3.22	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

S. No	EC Conditions
3.23	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP
3.24	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

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	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
4.2	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
4.3	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

5. Energy Conservation Measures

S. No	EC Conditions
5.1	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.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power.

S. No	EC Conditions
	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

6. Waste Management

S. No	EC Conditions
6.1	The Project Proponent shall ensure in-situ processing of biodegradable waste through appropriate technologies such as composting, bio-methanation, or mechanical processing of adequate capacity, as applicable under the Rules
6.2	Disposal of muck during construction shall not create adverse impact on neighboring communities and shall be disposed of at approved sites in accordance with applicable waste management provisions and with approval of the Competent Authority
6.3	Segregation at source shall be ensured into multiple prescribed streams, including biodegradable (wet), non-biodegradable (dry), sanitary waste, and special care waste, by providing appropriate separate bins at unit level and common areas
6.4	Biodegradable waste shall be processed within the premises to the extent feasible through composting, bio-methanation, or other approved methods, in accordance with the Rules
6.5	Non-biodegradable waste shall be handed over to authorised waste collectors, recyclers or processing facilities, and no waste shall be given to unauthorised entities
6.6	Hazardous waste shall be managed separately in accordance with applicable rules notified by the Competent Authority and shall not be mixed with solid waste streams
6.7	Use of environment-friendly construction materials shall be undertaken in accordance with applicable policies and guidelines
6.8	Fly ash utilization shall be carried out in accordance with the latest Fly Ash Utilization Notifications, as amended from time to time
6.9	Construction and demolition waste shall be stored separately and managed in accordance with the Construction & Demolition Waste Management Rules, as amended from time to time
6.10	Waste streams such as used CFLs, fluorescent lamps, expired medicines, and similar items shall be treated as special care waste and shall be separately collected, stored, and handed over to authorized agencies as per applicable rules
6.11	The Project Proponent shall manage the solid waste generated from the project in full compliance with the duties of waste generators, including bulk waste generators where applicable, under the Solid Waste Management Rules, 2026
6.12	The Project Proponent shall ensure mandatory registration on the centralized online portal developed by CPCB for monitoring of C&D waste management and Extended Producer Responsibility (EPR) compliance, wherever applicable

7. Green Cover

S. No	EC Conditions
7.1	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department
7.2	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 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 SEIAA guidelines
7.3	The Project Proponent will plant 3647 saplings of indigenous tree species. The plantation of saplings shall be carried out in the green belt area as a part of the tree plantation campaign “Ek Ped Ma Ke Naam” and the detail of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in) as an assurance to the MoEF&CC Office Memorandum dated 24.07.2024
7.4	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
7.5	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
7.6	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
7.7	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
7.8	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
7.9	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. - Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. - Traffic calming measures. - Proper design of entry and exit points. - Parking norms as per local regulation.
8.2	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
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 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
8.4	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized

9.

S. No	EC Conditions
9.1	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report
9.2	A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization
9.3	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 will not be diverted for any other purpose. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below: Environment Management Plan

S. No	EC Conditions				
	Part-A				
	Sr. No.	Particulars	Construction Phase Capital Cost (Rs. Lakhs)	Operation Phase Recurring Cost Annually (Rs. Lakhs)	Items Covered
	1.	MEDICAL CUM FIRST AID: (Occupational Health - Centre Room is already provided)	Rs 2.5 lakhs Recurring cost: Lumpsum fee of doctor= Rs. 0.70 Lakhs 2 nos. paramedical staff = Rs.0 .5 Lakhs Health checking test from third party= Rs.0.70 Lakhs Medication cost= Rs. 0.60 Lakhs	Rs 24.10 Recurring cost: Lumpsum fee of doctor= Rs. 8.4 Lakhs 5 nos. paramedical staff = Rs. 6 Lakhs Health checking test from third party= Rs. 7.70 Lakhs Medication cost= Rs. 2.0 Lakhs	Ø Providing first aid kits cum medical aid equipment and medication. Ø Checking of health indices of the workers from time to time Ø Facility of ambulance for use during exigency.
	2.	SANITARY FACILITY DURING CONSTRUCTION:- Washrooms are already provided	-	-	Ø Providing toilets and urinals. Ø Construction of septic tank for treatment & disposal of domestic effluent.
	3.	WIND BREAKING CURTAINS: Approximately 500 m periphery of the proposed locations of the project for expansion	Rs 4.5 Capital cost: A.) Providing G.I. Sheets of 3 m height along 500 m periphery of the project (Cost of G.I Sheet= Rs 200/sqm) = 500 x 3 x 200 = Rs. 3.0 Lakhs. B.) Labor charges for fixing and erection of G.I. Sheet @Rs. 100/sqm = 500 x 3 x 100 = Rs. 1.5 Lakhs.	Rs 1.5 Recurring cost: A.) Repair & maintenance of wind breaking wall including labor charges= Rs. 1.5 Lakhs	Ø Providing GI Sheets of at least 3.0 m height in 1400 m along the periphery of the project site to act as a barrier for the fugitive emissions to be generated due to construction activities and due to movement of vehicles.
	4.	SPRINKLING SYSTEM:	Rs 12.5 Capital cost:	Rs 4.0 Recurring cost:	Ø Providing sprinklers at

S. No	EC Conditions			
	(Provision of Tankers, Water Tanker Anti -Smog Guns)	Rs 10 Lakhs Purchase of 2 no. smog guns @Rs. 1.25 Lacs/smog gun= Rs. 2.50 Lakhs	A.) Salary of 2 operators= Rs. 3.0 Lakhs B.) Repair & maintenance of water sprinklers/smog guns= Rs. 1.0 Lakhs	vulnerable locations to suppress the dust emissions. Ø Providing 2 no. smog guns at vulnerable locations to suppress the dust emissions. Ø Operation & maintenance of STP and ETP including salaries of staff. Ø The Existing STP consists Collection Chamber, Aeration Tank-1, Aeration Tank-2, Clarifier with Tube Settler, Sludge Holding Tank, Sludge Drying Bed, Filtered Feed Tank, PSF, ACF.
5.	EFFLUENT TREATMNT PLAN & SEWAGE TREATMENT PLANT & TREATED WATER RECIRCULATION SYSTEM (Dual Plumbing) Existing ETP of 550 KLD and stp of capacity 110 KLD	-	-	Rs 47.60 Lakhs Recurring Cost: A.) Salary of 1 qualified (M.Sc.) = Rs. 5.40 Lakhs B.) 6 Operators =25.2 laks C.) lab chemist = Rs. 4.8 Lakhs D.) Casual Labour 4 Nos =7.20 E.) Miscellaneous = Rs 5.0 Lakhs
6.	SOLID WASTE MANAGEMENT:	Mechanical composter of capacity 250 Kg/day has already been installed	-	Rs 5.6 lakhs Recurring Cost: Maintenance and repairing of the composter = Rs.0.60 lakhs

S. No	EC Conditions			
			Salary of the 1 operators & 2 attendant = Rs 5.0	Bins at an appropriate Locations including Mechanical composter
7.	GREEN BELT DEVELOPMENT: As of now, 9400 number of exclusive trees are already planted in the premises. The species are Eucalyptus, Poplar, Kadam, Moringa and Neem etc. are already planted. RAIN WATER HARVESTING: Existing storm water holding tank of capacity 16,000 KL have already been constructed to store the generated storm water runoff and facilitate its reuse within the project premises in compliance with PPCB guidelines	-	Rs. 42.0 Lakhs Maintenance of already existing Greenbelt	Maintainace of already existing Greenbelt
8.		Storm water holding tank Already constructed.	NIL	Rs 1.0 Recurring Cost: Cleaning of Storm Water Holding Tank
9.	ENVIRONMENTAL MONITORING	NIL	Rs 5.0 lakhs Preparation of Form-I, Form2 and conceptual plan. Monitoring & testing of Ambient Air, Water, Soil, Noise and Ground water	Rs 51 Lakhs For obtaining CTE/CTO from SPCB, Compliance of Environmental Clearance condition. Monitoring of Environmental data
	Total	Rs.17.0 Lakhs	Rs. 13.0 Lakhs	Rs. 171.30 Lakhs
	Part B Additional Environmental Activities			Ø Application for EC/CTE/CTO etc. Air, Water, Soil, Noise and Ground water Monitoring shall be got carried out from NABL approved laboratory from time to time in order to assess the impacts and to take the remedial measures if any.

S. No	EC Conditions				
	Sr. No.	Activities	Coordinates	Cost in Lakhs	Implementation Schedule
	1.	Tree Plantation in common land and Farmers Land.	Nurpur Jatta, Dham, Bija, Kanjli, Jhal thikriwal, Khukhrain, Dhaliwal bet, Wadala Kalan etc	2.10	FY -26-27 and FY 27-28
	2.	Providing sanitation and infrastructure facilities in nearest school & Anganwadi in consultation with District Administration.	Nurpur Dona, Killewal, Dhapai, GPS Bhagatpur, Bijli Nangal, Nurpur Jattan, Khukrain, Budha Theh, Nawan Pind Gate, Bijola, Bhilla, Dham etc	20.50	FY -26-27 and FY 27-28
	3.	Tree Plantation in village 58 under proper agreement 30,000 plants with panchayat under the Miyawaki scheme.	Khukhrain, Narkat, Khukhrain, Jhall thikriwal, Ucha, Bhilla, Dhilwan, Bhandal bat etc	6.2	FY -26-27 and FY 27-28
	4.	Water harvesting Structures (Form Pond).	Bhawanipur, Kanjli, Thikriwal, Bammuwal, Bulewal Parvesnagar	82.57	FY -26-27 and FY 27-28
	5.	Renovation of rooftop of the room and tiling of nearby School.		4.30	FY -26-27 and FY 27-28
	6.	Renovation of the floor, refurbishment of the room, and installation of new windows of nearby school & Anganwadi.	hapai, Trilokpura, Tayabpur, Bhilla Bijli Nangal, Subhanpur, Bhullar bet, Gaure, Khangah Nurpur Dona, Killewal, Dhapai, GPS Bhagatpur, Bijli Nangal, Nurpur Jattan, Khukrain, Budha Theh, Nawan Pind Gate, Bijola, Dham etc.	51.80	FY -26-27 and FY 27-28
	Total			Rs. 167.47 Lakhs	
	The entire cost of the Environmental Management Plan (EMP) 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 Regional Office, MoEF&CC/ 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 by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.				

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be

S. No	EC Conditions
	provided with dust masks
10.2	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed
10.3	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project
10.4	Occupational health surveillance of the workers shall be done regularly
10.5	A First Aid Room shall be provided at the project site both during construction and operations of the project

11. Miscellaneous

S. No	EC Conditions
11.1	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
11.2	The Project Proponent shall be responsible for environmentally sound management of all C&D waste generated, including its collection, storage, transportation, processing, and disposal, either through: a. Authorized processing facilities, or b. Intermediate waste storage facilities established by local authorities.
11.3	The Project Proponent shall ensure that no C&D waste is disposed of in unauthorized locations, low-lying areas, or water bodies. Disposal shall only be through authorized agencies or registered recyclers
11.4	The Project Proponent shall ensure that all C&D waste is transported through covered vehicles to prevent spillage, dust emission, and environmental nuisance
11.5	The Project Proponent shall comply with Extended Producer Responsibility (EPR) obligations, including: a. Meeting prescribed recycling/reuse targets, b. Procuring EPR certificates from registered recyclers, where applicable, c. Maintaining records of waste generation, processing, and disposal on the designated portal.
11.6	The Project Proponent shall maximize on-site reuse and recycling of C&D waste and ensure utilization of processed C&D waste materials in the project in accordance with applicable norms and targets
11.7	In case on-site processing is not feasible, the Project Proponent shall ensure that the entire waste is handed over to authorized processing facilities or intermediate storage facilities as designated by the local authority
11.8	The Project Proponent shall ensure compliance with Standard Operating Procedures (SOPs) and

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	guidelines issued by CPCB/SPCB for environmentally sound management of C&D waste
11.9	The Project Proponent shall maintain records of waste generation, segregation, storage, transportation, recycling, and disposal, and submit periodic returns/updates on the designated online system as required under the C&D Rules
11.10	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
11.11	The project proponent shall comply with the conditions of CLU, if obtained
11.12	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
11.13	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
11.14	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
11.15	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
11.16	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned 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
11.17	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
11.18	The project authorities must strictly adhere to the stipulations made by the Punjab Pollution Control Board and the State Government
11.19	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during the public hearing and made to SEIAA / SEAC during their presentation
11.20	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
11.21	The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC

S. No	EC Conditions
	members nominated for the purpose shall monitor the compliance of all 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
11.22	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

