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

DATA SHEET

1.	**Project Type**	Commercial Project
2.	**Name of the Project**	Commercial Project "Fintech Square" at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures
3.	**Clearance letter (s)/O.M No. & dates**	Environmental Clearance has been granted by SEIAA, Punjab vide EC Identification No. EC22B038PB185275 dated 12.10.2022 and the copy of the same is attached along as **Annexure 1**.
4.	**Location**	CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali
	a) District (s)	S.A.S. Nagar
	b) State (s)	Punjab
	c) Latitudes/ Longitudes	The co-ordinates of project are: 30°41'57.22"N & 76°41'33.85"E 30°41'55.11"N & 76°41'35.47"E 30°41'53.19"N & 76°41'32.42"E 30°41'55.27"N & 76°41'30.71"E
5.	**Address for correspondence**	M/s VRS Infrastructures District One, Adjoining MC office, Sector 68, Mohali, Punjab -160062
6.	**Salient features**	
	a) of the project	As per Environmental Clearance, total plot area of the project is 7,998.86 sq.m. and built-up area of the project is 45,361.80 sq.m. The estimated project cost is Rs. 186.12 Crores.
	b) of the environmental management plans	The total water requirement is 174 KLD. Out of which, fresh water requirement will be 98 KLD which will be fulfilled by MC supply and remaining flushing water requirement 76 KLD will be met through recycling of treated wastewater. Total 139 KLD of wastewater will be generated which will be treated in the STP of 175 KLD capacity. Rainwater will be recharged by providing 3 no. of recharging pits after treatment through Oil & Grease Traps. Approx. 837 kg/day of solid waste will be generated from the project which 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. 3,765.9 KW energy will be required which will be met from PSPCL. 3 DG sets of 2x750 KVA and 1X500 KVA capacity will be installed with adequate enclosure. Energy will be saved by adopting following measures: (i) Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 530 m^2 (which is 33% of roof top area i.e. 1,585 m^2) which will generate 50 KW of power generation. (ii) Energy will be saved by utilizing LED bulbs in common & street areas & other measures etc.
7.	**Break-up of the project area**	
	a) Submergence area: Forest and Non-forest	Not applicable
	b) Others	Not applicable
8.	**Break-up of project affected population with enumeration of those losing houses/dwelling units only, agricultural land only both dwelling units and agricultural land and landless labourers/ artisans.**	Not applicable
	a) SC/ST/Adivasis	Not applicable
	b) Others *(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures. If a survey has been carried out give details and year of survey)*	Not applicable
9.	**Financial details:**	

<table>
<tr><td></td><td>a) Project cost as originally planned and subsequent revised estimates and the year of price reference.</td><td>As per EC letter, estimated cost of the project is Rs. 186.12 Crores.</td></tr>
<tr><td></td><td>b) Allocations made for Environmental Management Plans with item wise and year wise break up.</td><td>As per EMP, proposed expenditure on environment protection measures as below:
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)</td><td>5</td><td>0.5</td><td>0.5</td></tr>
<tr><td>2.</td><td>Water Pollution Control (STP of Capacity 175 KLD)</td><td>25</td><td>2</td><td>2</td></tr>
<tr><td>3.</td><td>Noise Pollution Control</td><td>2</td><td>0.5</td><td>0.5</td></tr>
<tr><td>4.</td><td>Landscaping</td><td>2</td><td>1</td><td>3 (For 3 years)</td></tr>
<tr><td>5.</td><td>Solid Waste Management (Mechanical composter of 400 kg)</td><td>15</td><td>1.5</td><td>1</td></tr>
<tr><td>6.</td><td>Rain water Recharging (3 pits)</td><td>6</td><td>1</td><td>1</td></tr>
<tr><td>7.</td><td>Energy Conservation (LED lights in common areas, solar panels, etc.)</td><td>30</td><td>2</td><td>2</td></tr>
</table></td></tr>
</table>

		<table><tr><td>8.</td><td>Miscellaneous (Appointment of Consultants & Management of Environment Cell)</td><td>9</td><td>2</td><td>2</td></tr><tr><td colspan="2">Total</td><td>94 Lakhs</td><td>10.5 Lakhs</td><td>12 Lakhs</td></tr></table>
	c) Benefit cost ratio/internal rate of return and the year of assessment	Will be calculated and submitted.
	d) Whether (c) includes the cost of environmental management as shown in b) above.	Yes
	e) Actual expenditure incurred on the project so far.	Total Expenditure of Rs. 93.35 Crores have been incurred on the project including land till 31.03.2025.
	f) Actual expenditure incurred on environmental management plans so far.	Actual expenditure of Rs. 65.48 Lakhs have been incurred on the EMP till 31.03.2025.
10.	**Forest land requirement:**	No forest land is involved in the project as land has been allotted by PSIEC.
	a) the status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) the status of clear felling, if any	Not Applicable.
	c) the status of compensatory afforestation, if any.	Not Applicable.
	d) Comments on the viability & sustainability of compensatory Afforestation programme in the light of actual field experience so far.	Not Applicable.
11.	**The status of clear felling in non-forest areas** *(such as*	Not applicable

	submergence area of reservoir, approach road) **if any, with quantitative information**	
12.	**Status of construction:**	Approx. 49% of construction work has been done till 31.03.2025. Photographs showing the construction status is attached as **Annexure 2.**
	a) Date of commencement (actual and/or planned)	Actual Date of commencement: 1st December, 2023
	b) Date of completion (actual and/or planned)	Planned date of completion: December, 2026
13.	**Reasons for the delay, if the project is yet to start**	Not applicable

Compliance Report on conditions imposed in Environmental Clearance for Period ending 31.03.2025

I. Special Condition:

S. No.	Conditions	Reply
i)	The Project Proponent shall provide adequate distance of not less than 5 feet from the side boundary of the project for tree plantation.	Same is being complied.

I. Statutory compliance:

S. No.	Conditions	Reply
i)	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Agreed. Building Plan has been approved by the competent authority; copy of approved building plan is enclosed as **Annexure 3.**
ii)	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted. The building has been designed by approved Structural engineer as per the NBC guidelines and seismic zone IV. Structural safety certificate is enclosed as **Annexure 4.** Fire NOC is enclosed as **Annexure 5.**
iii)	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	As land has been allotted by PSIEC, thus, no forest land is involved in the project.
iv)	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	The project does not fall in eco-sensitive zone of bird or wildlife sanctuary. Thus, NBWL clearance is not required.
v)	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention &	Extension in validity of Consent to Establish (CTE) has been obtained from Invest Punjab vide dated 11.10.2023 which is valid till 30.09.2025. Copy of the same is enclosed as **Annexure 6.**

	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.	Water requirement will be met through MC supply as mentioned in the allotment letter. Allotment letter is enclosed as **Annexure 7(a).**
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.	Agreed. Temporary power load connection of 98 KW has been obtained from PSPCL.
viii)	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	The statutory clearances are being obtained as & when required. • NOC has been obtained from Airport Authority of India; copy of the same is attached along as **Annexure 8**. • Fire NOC is enclosed as **Annexure 5.**
ix)	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	All type of waste generated will be managed & disposed off as per the applicable Rules.
x)	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly	Noted. ECBC guidelines will be followed.
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 Dept. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	Initially, land was allotted by PSIEC to M/s Mohali Elite Park vide Memo No. PSIEC/Estate/37013 dated 09.03.2022. Copy of the allotment letter from PSIEC is attached as **Annexure 7(a)**. Later on, change in constitution of land has been issued by PSIEC to M/s VRS Infrastructures vide Memo No. PSIEC/ Estate/EO/37878 dated 16.03.2022. Copy of letter from PSIEC is attached as **Annexure 7(b)**. Possession Certificate has been issued by PSIEC to M/s VRS Infrastructures vide letter no. PSIEC/SDM(M)/13 dated 05.04.2022 for

		plot area of 9,566.67 sq.yds. Possession Certificate is attached as **Annexure 7(c)**.
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.	The project is in line with siting criteria of PPCB.
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.	The building plan has been approved by competent authority. Copy of approved building plan is enclosed as **Annexure 3.**

II. Air quality monitoring and preservation:

S. No.	Conditions	Reply
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.	during the construction phase, effective dust mitigation measures are being implemented to minimize air pollution. These included barricading around the project boundary, covering of topsoil and vehicles transporting construction materials with tarpaulin sheets, and regular water sprinkling on exposed surfaces and internal roads to control dust generation. Photographs showing the same are enclosed as **Annexure 2.**
ii)	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Agreed. All necessary steps are being taken to reduce the air pollution and to improve the air quality.
iii)	The project proponent shall install system to undertake Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g. PMI10 and PM2.5) covering upwind and downwind directions during the construction period.	Ambient air quality is being monitored. Test Reports for ambient air quality are attached along as **Annexure 9.**

iv)	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel would be the preferred option. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed. 1 DG set of 82.5 KVA capacity has been provided for the construction purposes. Low Sulphur diesel is being used.
v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	All necessary steps like barricading around project boundary, vehicles carrying construction materials, water sprinkling, etc. is being followed during construction phase. Photographs showing the same are enclosed as **Annexure 2.**
vi)	No Excavation of soil shall be carried out without adequate dust mitigation measures in place.	Agreed. 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.	Agreed. Tarpaulin sheet are provided on the construction materials.
viii)	No uncovered vehicles carrying construction material and waste shall be permitted.	Agreed. Vehicles carrying construction materials are covered with tarpaulin sheets.
ix)	All the topsoil excavated during construction activities should be stored for use in	Agreed. During construction activities, topsoil excavated is being stored &

	horticulture/landscape development within the project site.	utilized for landscaping 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.	Noted.
xi)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed. Water sprinkling is being carried out at the construction site. Photographs showing the same is enclosed as **Annexure 2.**
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.	Agreed. Construction waste produced from the project site will be used within the project premises for road making, leveling purpose, etc.
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.	Agreed. DG set running with low Sulphur diesel type are used.
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 ControlBoard (CPCB) norms.	Agreed and complied. DG set with adequate stack height and low Sulphur diesel is being provided. Further, acoustic enclosure has been provided with DG sets as per CPCB norms.
xv)	For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.	Agreed. NBC is being followed in the project.
xvi)	Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).	Agreed. Pavement has been done.
xvii)	Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Dust mitigation measures has been displayed at site. Photograph showing the same is enclosed as **Annexure 2.**

xviii)	Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site.	Agreed. The same shall be taken care off.

III. Water quality monitoring and preservation:

<table>
<tr><th>S. No.</th><th>Conditions</th><th>Reply</th></tr>
<tr><td>i)</td><td>The natural drain system should be maintained for ensuring unrestricted flow of water.</td><td>Agreed. It is to ensure that unrestricted flow of water is maintained.</td></tr>
<tr><td>ii)</td><td>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.</td><td>Agreed. No obstruction to natural drainage is being done.</td></tr>
<tr><td>iii)</td><td>Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.</td><td>Agreed. Best architectural design practices have been followed for designing the building with minimum cutting & filling.</td></tr>
<tr><td>iv)</td><td>a) The total water requirement for the project shall be 174 KLD, out of which 98 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>174 KLD</td><td>139 KLD</td><td>136 KLD</td><td>76 KLD</td><td>Summer: 1 KLD
Winter: 0.5 KLD</td><td>ummer: 59 KLD
Winter: 59.5 KLD</td></tr>
</table></td><td>a) Agreed. Wastewater generated from the project will be treated in a STP with a capacity of 175 KLD. Further, civil</td></tr>
</table>

					Monsoon: 0.1 KLD	Monsoon: 59.9 KLD

		work for the STP has been completed, and installation activities are currently in progress at the project site.
	b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.	b) Agreed. Storage tank will be provided to store treated water from STP during operation phase.
	c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.	c) No labour hutments have been provided within the premises. Contractor has provided mobile toilets for construction workers in adjoining land. Thus, no wastewater is generated from labour hutments within the premises.

v)	The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed. Provision of safe drinking water is being provided to the construction labours.
vi)	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.	Agreed. The water meters will be installed for monitoring quantity of fresh water used as well as recycled water during operation phase. Records will be maintained and submitted.
vii)	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.	Water requirement will be met through MC supply as mentioned in the allotment letter. Allotment letter is enclosed as **Annexure 7(a).**
viii)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.	Agreed. The same shall be taken care off.

<table>
<tr><td>ix)</td><td>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.</td><td>Agreed. Dual plumbing system will be provided for utilizing fresh water as well as treated wastewater within the project.</td></tr>
<tr><td>x)</td><td>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.</td><td>Agreed. The same shall be taken care off.</td></tr>
<tr><td>xi)</td><td>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.</td><td>Agreed. Best available technologies will be used for conservation of water.</td></tr>
<tr><td>xii)</td><td>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:
<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>
<tr><td>d)</td><td>Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been</td><td>White</td></tr>
</table></td><td>Agreed. The different colour coding pipelines will be done.</td></tr>
</table>

			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	Green		
		f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips		
		g)	Storm water	Orange		
xiii)	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.					Agreed. Curing agents as well as other best practices are being used during construction work to reduce water demand.
xiv)	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, 3 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.					Agreed. 3 rain water recharging pits will be constructed within the project premises for ground water recharging.
xv)	All recharge should be limited to shallow aquifers.					Agreed. It will be complied.

xvi)	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.	Treated water from STP of our sister concern project namely i.e. District One by M/s VRS Builders & Promotors is being used for construction/ curing purposes. And record of the same is being maintained. MoU along with records in this regard is enclosed as **Annexure 10.**
xvii)	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.	No dewatering was involved in the project. Thus, no permission is required.
xviii)	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.	The records of fresh water usage, treated water from STP will be maintained during operation phase and will be submitted to the Regional

		Office, MoEF&CC.
xix)	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 storm water drain.	Wastewater generated during operation phase will be treated in in-house STP and treated water will be recycled for flushing, landscaping, etc.
xx)	No sewage or untreated effluent would be discharged through storm water 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.	Agreed. STP is being installed for the treatment of sewage and only treated wastewater will be reused to maximum extent.
xxi)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Agreed. Treated sewage will be monitored once STP is operational.
xxii)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed. STP sludge generated from proposed STP will be utilized for landscaping within the project only.

IV. Noise monitoring and prevention:

S. No.	Conditions	Reply
i)	Ambient noise levels shall conform to 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 construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise levels are being monitored regularly. Test Reports for ambient air and noise level are attached along as **Annexure 9.**
ii)	A Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise level are being monitored. Test Reports are attached along as **Annexure 9.**
iii)	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosure for DG set has been provided. The noise level is being maintained by providing ear plugs to the construction labors.

V. Energy Conservation measures:

S. No.	Conditions	Reply
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.	Noted. ECBC guidelines are being followed in the project so as to comply with the bureau of energy efficiency.
ii)	Outdoor and common area lighting shall be LED.	Agreed. LED lighting will be provided in the project.
iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope,	Agreed. Best design Practices have been followed for building design and envelope.

	appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	
iv)	Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed. The same will be implemented in the project.
v)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Solar panels will be provided on the roof top of the building. The total area will be covered by solar panels will be 530 m^2 (which is 33% of roof top area i.e. 1,585 m^2) which will generate 50 KW of power generation.
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.	Solar panels will be provided on the roof top of the building. The total area will be covered by solar panels will be 530 m^2 (which is 33% of roof top area i.e. 1,585 m^2) which will generate 50 KW of power generation.

VI. Waste Management:

S. No.	Conditions	Reply
i)	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	It is proposed to handle the biodegradable waste internally. Recyclable waste will be sold to local recyclers and domestic hazardous waste in the form of used oil and E-waste will be given to authorized recycler. Inert waste will be dumped to authorized dumping site.
ii)	The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.	Agreed. The Composter of 400 kg capacity to treat wet component of the solid waste will be installed once the project is in operational phase.

iii)	Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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 competent authority.	The muck generated during construction phase is being used for leveling and filling purpose within the project. No muck will be disposed outside the premises.
iv)	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. Separate wet and dry bins will be provided for segregation of solid waste.
v)	Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.	Agreed. Composter of 400 kg capacity will be installed.
vi)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed. The same will be complied.
vii)	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed. The same shall be taken care off.
viii)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Agreed. Ready mixed concrete comprising of fly ash is being used in the project.
ix)	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Agreed. Ready mixed concrete comprising of fly ash is being used in the project.

x)	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Construction waste will be managed to strictly conform to the Construction and Demolition Rules, 2016.
xi)	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Agreed. The same will be complied.

VII. Green Cover:

S. No.	Conditions	Reply
i)	No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	No tree cutting is involved in the project. Thus, permission is not required.
ii)	At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 142 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	Agreed, Approx. 46 trees like Arjun, Amaltas, Gulmohar, etc. have been planted within the project. Photographs showing the same are attached as **Annexure 2.**

	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.	Agreed, Approx. 46 trees like Arjun, Amaltas, Gulmohar, etc. have been planted within the project. Photographs showing the same are attached as **Annexure 2.**
iv)	Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1: !0 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.	No tree cutting is involved, thus, no requirement of compensatory plantation is there.
v)	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	The top soil excavated during construction activities is being stored and will be utilized for landscaping within the project premises to the maximum possible extent.
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.	Noted. No chemical fertilized/ pesticides will be used in 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.	Agreed. Adequate green area will be provided within the project premises.

viii)	The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.	Agreed, Approx. 46 trees like Arjun, Amaltas, Gulmohar, etc. have been planted within the project. Photographs showing the same are attached as **Annexure 2.**

VIII. Transport:

S. No.	Conditions	Reply
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. • 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.	Adequate parking space will be provided within the project premises. Wide roads for the entry and exit have been proposed.
ii)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Agreed. Vehicles used at the construction site are having valid PUC and are being monitored regularly during construction phase. PUC certificates of construction vehicles are enclosed as **Annexure 11.**
iii)	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Km	Adequate parking space has been proposed within the project premises. Wide roads for the entry and exit have been proposed. Parking areas will be fully internalized. Thus, there will be no traffic congestion.

	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.	Agreed. As per proposed parking and traffic movement plan, adequate space for parking and entry/exit has been proposed so as to ensure that there is no traffic congestion in the project.

IX. Human health issues:

S. No.	Conditions	Reply
i)	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Agreed. Personal Protection Equipment (PPEs) are being provided to workers for safety.
ii)	For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.	NBC is being followed for construction of the project.
iii)	An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed. All the necessary facilities are being provided to labors site like, Toilets, Fresh drinking water, etc.
iv)	Occupational health surveillance of the workers shall be done on a regular basis.	Regular health check-ups of the workers are being conducted. Photographs showing the same are attached as **Annexure 2.**

v)	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid facility is being provided at the project site during construction phase and the same will be provided during operational phase also.

X. Environmental Management Plan:

S. No.	Conditions	Reply
i)	The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe 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.	Environment policy of the company duly approved by authorized partner is attached as **Annexure 12.**
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.	Environmental Management Cell (EMC) of the company is enclosed as **Annexure 13.**
iii)	An 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 a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 94 Lacs towards the capital cost along with Rs. 10.5 Lacs/annum towards recurring cost in	Agreed. The commitments made in the EMP report will be adhered. Rs. 65.48 Lakhs have been incurred on EMP till 31.03.2025. Proof regarding the same along with breakup is attached as **Annexure 18**. Proposal w.r.t S.No 2 regarding CER has already been submitted to SEIAA, Punjab. Rs. 29,01,785.70/- have been spent on CER activities till 30.09.2024 on

	construction phase and Rs 12.0 Lacs/annum towards recurring cost in operation phases of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below: **Construction Phase:**	installation of Composter of 2,000 kg capacity and shredder of 1,000 kg capacity in Municipal Corporation, SAS Nagar, Mohali. Ledger along with copy of bills and photographs is enclosed as **Annexure 14.**

Sr. No.	**Description**	**Capital Cost (Rs. in Lacs)**	**Recurring cost (in LPA)**	**Recurring cost (in LPA)**
Construction Phase				**Operation Phase**
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 175 KLD)	25	2	2
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	2	1	3 (For 3 years)
5.	Solid Waste Management (Mechanical composter of	15	1.5	1

	400 kg)			
6.	Rain water Recharging (3 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
	Total	**94 Lakhs**	**10.5 Lakhs**	**12 Lakhs**

CER Activities:

Sr. No.	Activities	Total Expenditure (in Lakhs)
1.	**Rejuvenation of village pond** Adoption of pond located in the village Sohana SAS Nagar for pond rejuvenation and maintenance	60
2.	**Green belt development** Development of Mini Forest (Nanak	60

	Bagichi) partly through Miyawaki technique on an experimental basis and balance through conventional plantation of tall plants of indigenous species	
3.	**Energy conservation** • Installation of solar panels on the roof top area of the Govt. Senior Secondary School located in village- Gige Majra, SAS Nagar • Installation of solar panels on the roof top of the gaushala.	20 16
4.	**Solid Waste Management** Installation of mechanical composter of 2,000 kg/day capacity in Municipal Corporation, SAS Nagar, Mohali	30
Total		**186**

Note: Proposal w.r.t S. No 2 above is to be submitted for approval to SEIAA within one month.

The entire cost of the environmental management plan will continue to be borne by the project proponent Year-wise progress of implementation

	of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report. Also, the project proponent shall submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of CER activities in all the subsequent six-monthly compliance reports till the completion of these activities.	

XI. Validity:

S. No.	Conditions	Reply
i)	This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.	As per latest MoEF&CC guidelines, EC stands valid for 10 years.

XII. Miscellaneous:

S. No.	Conditions	Reply
i)	The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.	Agreed. The completion certificate will be obtained after the construction is over and the same will be submitted to concerned authorities.
ii)	The project proponent shall comply with the conditions of CLU, if obtained.	CLU is not applicable. However, land has been allotted by PSIEC for development of commercial project at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali, Punjab. Copy of allotment letter along with possession certificate is enclosed as **Annexure 7(a), 7(b) & 7(c).**
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	Agreed & Complied. Advertisement has been published in the newspaper. Copy of newspaper cutting stating the same is enclosed as **Annexure 15.**

	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.	Copies of environmental clearance were submitted to concerned authorities.
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.	The compliance of Environment clearance conditions including monitoring results are being updated on the company's website (https://www.fintechsquare.in/approvals/). Snapshot showing the same is enclosed as **Annexure 16.**
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.	Agreed. Six monthly compliance reports of the stipulated EC conditions including results of monitored data are being regularly submitted to the respective offices. Acknowledgement of previous compliance submission is enclosed as **Annexure 17.**
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.	Agreed. The same will be submitted separately.
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.	Same is being submitted in datasheet attached along.
ix)	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted. Stipulations made by the State Pollution Control Board and the State Government are being strictly followed.

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.	Agreed. The commitments made in the EMP report are being adhered.
xi)	No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted. No changes will be made without prior permission from the Ministry of Environment, Forest and Climate Change (MoEF&CC)/SEIAA.
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.	Agreed. Full cooperation will be extended to the officer of the Regional Office and PPCB by furnishing the requisite data/ information/ monitoring reports.
xiii)	This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.	Noted.

XIII. Additional Conditions:

S. No.	Conditions	Reply
i)	The project proponent is required to utilize the funds partly for creating small dense clusters of multi-layered green areas through Miyawaki Technique on experimental basis as proposed,	Proposal for the Miyawaki Technique has already been submitted to SEIAA, Punjab vide letter dated 18.11.2022.

	whereas the balance funds should be utilised for plantation of tall plants of native species @ 1500 plants per hectare in a conventional manner. A proposal in this regard shall be submitted by the project proponent to SEIAA for approval within a period of 1 month. SEIAA shall review the progress and performance of the area developed on the basis of Miyawaki Technique after one year to decide whether this technique can be practically and usefully adopted as an alternative to conventional tree planting of indigenous species.	
ii)	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.	Agreed. The same will be complied if needed.
iii)	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 he natural flow of rainwater, etc is not impeded or disrupted in any manner.	It is ensured that no Natural drainage is affected during construction or the operational phase of the project.
iv)	Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.	Being a commercial project, Bio-Medical Waste authorization is not required.
v)	The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures	Noted. The solid waste other than Bio-Medical Waste & Hazardous Waste generated will be properly collected and segregated in accordance with the Solid Waste (Management & Handling) Rules, 2016.

	should be taken to prevent any malodour in and around the Project premises.	
vi)	In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.	Noted.
vii)	This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.	Agreed.
viii)	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.	Noted.
ix)	The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions	Agreed.

x)	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.	Noted.
xi)	Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.