



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forest & Climate Change, New Delhi

O/O Punjab Pollution Control Board,
Vatavaran Bhawan, Nabha Road,
Patiala – 147 001
Telefax:- 0175-2215636

No. SEIAA/2018/941

REGISTERED

Dated 16.07.2018

To

M/s Exotica Homez Promoter & Builders,
SCF-112, Phase 3B2,
Mohali.

Subject: Environmental clearance under EIA notification dated 14.09.2006 for establishment of a group housing project namely "Exotica Homez" at Village Sante Majra, Kharar, S.A.S Nagar, Mohali, Punjab by M/s. Exotica Homez Promoter & Builders. (Proposal no SIA/PB/NCP/ 73106/2018)

This has reference to your online Proposal No. SIA/PB/NCP/ 73106/2018 submitted to the SEIAA for grant of Environmental Clearance for the above project under EIA notification dated 14.09.2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

Brief details of the project

1.	Category/Item No. (in schedule)	8(a): Building & Construction project
2.	Name and Location of the project	" Exotica Homez " in the revenue estate of Village Sante Majra, Kharar, S.A.S Nagar
3	Project Cost	Rs 164.60 Crores.
3.	Total Plot area, Built-up Area and Green area	Plot area (Sqm) 30774.93

		Net plot area after leaving area for road widening (sqm)	30454.41
		Built up area (Sqm)	75931.73
		Green area (Sqm)	4749.66
		Residential dwelling units	465
4.	Population	2452 persons	
5.	Water Requirements & source	Break up of water requirement	Source
		Total: 456 KLD	Ground Water Ground water Reuse after treatment Reuse after treatment in an area of 4749.66 sqm
		Domestic:451 KLD	
		Make up water for swimming pool in summer season : 5 KLD	
		Fresh:348 KLD Flushing: 103 KLD	
		Green Area: 9 KLD to 26 KLD	

6.	Treatment & disposal Arrangement of Waste water	<p>The total wastewater generation from the project will be 358 KLD in Summer season including 4KLD waste water from Swimming Pool, 354 KLD in winter season and 378 KLD in rainy season including 25 KLD infiltration rate, which will be treated in a STP of capacity 400 KLD installed within the premises of the project. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:</p> <table border="1" data-bbox="781 569 1409 884"> <thead> <tr> <th data-bbox="781 569 919 716">Season</th> <th data-bbox="919 569 1065 716">Reuse for flushing</th> <th data-bbox="1065 569 1232 716">For irrigation purposes</th> <th data-bbox="1232 569 1409 716">Discharge into sewer</th> </tr> </thead> <tbody> <tr> <td data-bbox="781 716 919 772">Summer</td> <td data-bbox="919 716 1065 772">103</td> <td data-bbox="1065 716 1232 772">26</td> <td data-bbox="1232 716 1409 772">229</td> </tr> <tr> <td data-bbox="781 772 919 829">Winter</td> <td data-bbox="919 772 1065 829">103</td> <td data-bbox="1065 772 1232 829">9</td> <td data-bbox="1232 772 1409 829">242</td> </tr> <tr> <td data-bbox="781 829 919 884">Rainy</td> <td data-bbox="919 829 1065 884">103</td> <td data-bbox="1065 829 1232 884">2</td> <td data-bbox="1232 829 1409 884">273</td> </tr> </tbody> </table>	Season	Reuse for flushing	For irrigation purposes	Discharge into sewer	Summer	103	26	229	Winter	103	9	242	Rainy	103	2	273
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Rainy	103	2	273															
7.	Rain water harvesting detail	13 no. of rainwater recharging pits will be provided as per the norms of CGWA.																
8.	Solid waste generation and its disposal	<p>a) 930 kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source by providing bins) into Bio-degradable and Non-Bio-degradable components. Garbage chute will be provided to collect the waste.</p> <p>c) Mechanical composter of capacity 420 kg/day will be provided for the Bio-degradable Components.</p> <p>d) Non Bio-degradable & recyclable waste will be send directly to recyclers and remaining waste will be sent to the dumping site.</p> <p>e) Waste construction material will be handled as per the Construction and Demolition Waste Management Rules,2016</p>																

9	Hazardous Waste	<p>a) Used oil from DG sets will be sold to registered recyclers.</p> <p>b) E-waste will be disposed off as per the E-waste (Management) Amendment Rules,</p>												
10.	Energy Requirements & Saving	<p>a) 2307.73 KVA from PSPCL.</p> <p>b) DG Sets 1 x 180, 1 x 125 & 2 x 250 KVA.</p> <p>c) Solar lights will be provided for landscaping area. LEDs Lamps are proposed in all common area. Total 160 KW solar power will be generated by utilizing 31% (1914.46 sqm) of the roof area.</p>												
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>Environment Management Cell (EMC) will be responsible for implementation of the Environment Management Plan and thereafter, welfare society of the project will be responsible for the implementation of EMP. The detail of the budgetary break up phase wise is as under:-</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in lacs</th> <th>Recurring Cost in lacs</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>296 lacs</td> <td>4.85 lacs</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>9.5 lacs</td> </tr> <tr> <td>Monitoring of Air, Noise water in both phases</td> <td>Rs. 6.0 lacs.</td> <td>Rs. 9.0 lacs</td> </tr> </tbody> </table>	Description	Capital Cost in lacs	Recurring Cost in lacs	Construction	296 lacs	4.85 lacs	Operation	-	9.5 lacs	Monitoring of Air, Noise water in both phases	Rs. 6.0 lacs.	Rs. 9.0 lacs
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12.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Rs. 50 Lacs shall be spent on the following CSR activity: -</p> <p>a) 15 Lakh will be spent for provision of RO drinking water plant & mid-day meals in Govt. School, Sector 116, Mohali</p> <p>b) 10 Lakh will be spent for tie-up with NGO in promoting social awareness like saving and well-upbringing of girl child, girl education, etc</p> <p>c) 25.0 Lacs will be spent provision of medicines, ambulance, wheel chairs for disabled persons, hearing aids in Govt. Dispensary, Sante Majra.</p> <p>Mr. Jagdish Singh Saini (Proprietor) of M/s. Exotica Homez Promoter & Builders will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years and after that the welfare society of "Exotica Homez" along with Environment Management Cell will be responsible for same.</p>
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The SEAC, Punjab in its 167th meeting held on 26.05.2018 after due considerations of the relevant documents submitted, presentation given and additional clarifications / documents furnished by the project proponent to it has recommended the case for environmental clearance with certain stipulations. The SEIAA, Punjab after considering the proposal and recommendations of the SEAC Punjab in its 134th meeting held on 09.07.2018, hereby accord Environmental Clearance to the project as per the provisions of Environment Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows: -

PART-A – Specific Conditions:

I. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire-fighting equipment etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

II. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.

- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water :Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
(for reuse)
 - d. Treated wastewater : Yellow
(for discharge)
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) (a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
- (b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- (xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.
- (xix) The project proponent shall utilize hollow concrete blocks in construction of outer walls.

III. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 456 KLD including 5 KLD makeup water for swimming pool, out of which 353 KLD (fresh water) shall be met through borewell (ground water supply) and remaining 103 KLD through recycling of treated wastewater. The

project proponent shall provide a centralized water filtration system followed by chlorination and not the R.O System to treat the drinking water to make it fit for use.

- iii) a) The total wastewater generation from the project will be 358 KLD in Summer season including 4KLD waste water from Swimming Pool, 354 KLD in winter season and 378 KLD in rainy season including 25 KLD infiltration rate, which will be treated in a STP of capacity 400 KLD installed within the premises of the project. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area on 4749.6 6 sqm	Discharge into sewer (KLD)	Total quantity of waste water generation
Summer	103	26	229	358
Winter	103	9	242	354
Rainy	103	2	273	378

- 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. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems (13 nos recharging pits) shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly

maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.

- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipment shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.

PART B – General Conditions :

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to

the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.

- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell (s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority if applicable.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 296 Lacs towards capital investment, Rs. 10.85 Lacs towards recurring including monitoring expenditure and Rs. 50 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 18.5 Lacs towards recurring including monitoring expenditure as proposed in the EMP.

b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 50 Lacs towards following CSR activities:

- (i) 15 Lakh will be spent for provision of RO drinking water plant & mid- day meals in Govt. School, Sector 116, Mohali
- (ii) 10 Lakh will be spent for tie-up with NGO in promoting social awareness like saving and well-upbringing of girl child, girl education, etc

- (iii) 25.0 Lacs will be spent provision of medicines, ambulance, wheel chairs for disabled persons, hearing aids in Govt. Dispensary, Sante Majra.
- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

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

- (i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc., earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.

- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The

unpaved area shall be more than or equal to 20% of the recreational open spaces.

- (xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xvii) 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.

Member Secretary

Endst. No.SEIAA/Pb/2018/942-949

Dated 16.07.2018

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

1. The Secretary to Govt. of India, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110 003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
5. The Deputy Commissioner, SAS Nagar (Mohali).
6. The Advisor, Ministry of Environment, Forest & Climate Change, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
 - a) Name of the applicant : Sh. Gaurav Soni, Authorised Signatory
 - b) Contact no. : 9501548877
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. The Monitoring Cell, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

Member Secretary