



सत्यमेव जयते

File No.: SEIAA/PB/MIS/2023/EC/42  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment Authority(SEIAA),  
PUNJAB)

\*\*\*



Dated 25/02/2026



To,

Sh. Jagdish Kumar Gupta,  
M/s Aerocity Business Centre,  
Hadbast no. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab- 140603.  
lakigupta4@gmail.com

**Subject: Amendment in prior EC granted to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.**

Sir/Madam,

This is in reference to your application submitted to SEIAA, Punjab vide proposal number SIA/PB/INFRA2/563714/2025 for grant of an amendment in prior EC to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3802PB5429386A
(ii) File No.	SEIAA/PB/MIS/2023/EC/42
(iii) Clearance Type	Amendment in EC
(iv) Category	B2
(v) Schedule No./ Project Activity	8(a) Building / Construction
(vi) Name of Project	Commercial Project namely "Shopping Complex"
(vii) Location of Project (District, State)	Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab
(viii) Issuing Authority	SEIAA
(ix) Applicability of General Conditions	No

3) This is in reference to your online application submitted through PARIVESH Portal for seeking amendment in Environmental Clearance granted vide EC Identification No. EC23B038PB156750 dated 16.10.2023, under the EIA Notification 14.09.2006, for decrease in built-up area, population and some other changes. The proposal of amendment has now been appraised as per the procedure prescribed under the provisions of EIA Notification dated 14.09.2006 based on mandatory documents enclosed with the application viz., Form-3, Environmental Clearance (EC) letter, approved plan, and additional documents furnished. The project proponent had sought amendment as per following details:

Sr. No.	Description	As per EC Accorded	Proposed Changes	As per Approved Plan
1.	Plot Area	8,319.467 sq.m	<b>No change</b>	8,319.398 sq.m
2.	Built-up area	26,117.466 sq.m	(-) 2,726.639 sq.m	23,390.827 sq.m
3.	Population	4,334 persons	(-) 269 persons	4,065 persons
4.	Total Water Demand	78 KLD	(+) 24 KLD	102 KLD
5.	Fresh Water Demand	30 KLD	(+) 19.5 KLD	49.5 KLD
6.	Wastewater generation	62 KLD	(+) 20 KLD	82 KLD
7.	STP capacity	75 KLD	(+) 25 KLD	100 KLD
8.	Parking Proposed	406 ECS	(+) 2 ECS	408 ECS
9.	Domestic Solid Waste	867 kg/day	(-) 54 kg/day	813 kg/day

4) The proposal was considered by SEAC, Punjab in its 341<sup>st</sup> meeting held on 04.02.2026. After detailed deliberations, it was unanimously decided to forward the case to SEIAA with the recommendations to grant amendment in Environmental Clearance under EIA notification dated 14.09.2006 for Commercial-cum-Hotel Project namely "Grand Emporio" located at Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab for land area of 8,319.398 sqm and decrease in the built-up area from 26,117.466 sqm to 23,390.827 sqm subject to the suitable conditions for such type of projects.

5) The proposal was considered by SEIAA, Punjab in the 333<sup>rd</sup> meeting held on 21.02.2026. After deliberation, SEIAA decided to accept the unanimous recommendations of the SEAC and to grant amendment in Environmental Clearance under EIA notification dated 14.09.2006 for Commercial-cum-Hotel Project namely "Grand Emporio" located at Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab for land area of 8,319.398 sqm and decrease in the built-up area from 26,117.466 sqm to 23,390.827 sqm subject to the suitable conditions as imposed by SEAC and additional/amended conditions by SEIAA.

6) Accordingly, Environmental Clearance, is hereby amended as above subject to the same terms and conditions as imposed in the original Environmental Clearance granted vide no. EC23B038PB156750 dated 16.10.2023 and additional/amended conditions as per **Annexure-1**.

7) This letter must remain appended with the original Environmental Clearance granted vide no. EC23B038PB156750 dated 16.10.2023.

8) This issues as per the decision of the Competent Authority.

**Copy**  
**To**

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
4. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.
5. The detail of the authorized officer of the project proponent is as under:
  - a) Name of the applicant : Sh. Jagdish Kumar Gupta, Partner

- b) Mobile No. : 88720-43178  
c) Email Id : lakigupta4@gmail.com  
d) Email ID of Env. Consultant : md@ecoparyavaran.org

6. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi.  
7. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001.  
8. The Deputy Commissioner, SAS Nagar.  
9. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.  
10. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003

### Annexure 1

#### Specific EC Conditions for (Building / Construction)

#### 1. Additional/amended Conditions

S. No	EC Conditions
1.1	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
1.2	The amount allocated for EMP/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/AEA activities
1.3	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
1.4	The project proponent 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, 2016 & 2026 and submit a copy of this agreement
1.5	The project proponent shall submit a copy of the agreement made with the authorized dumping site for disposing of the inert waste generated, after segregating the waste, into their landfill site
1.6	The project proponent shall get the design of Rain Water Harvesting System approved/vetted from Central Ground Water Authority (CGWA) accredited design consultants within 03 months, if applicable
1.7	The project proponent shall obtain NOC/permission from PWRDA for abstraction of ground water, as applicable

S. No	EC Conditions
1.8	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
1.9	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
1.10	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
1.11	The project proponent shall complete the AEA activities within 06 months from the issuance of amendment in EC
1.12	The green cover shall be maintained by the project proponent in perpetuity and shall not be utilized for any other purposes. Tree plantation activity involving saplings of minimum 6 ft. height, including Pit digging, manure filling, bamboo guards, watering & weeding along with the maintenance and replacement/beating up of dead saplings

