Supplementary agenda for 170th meeting of State Expert Appraisal Committee to be held on 28.07.2018 at 10.00 AM in the Committee Room, Punjab Pollution Control Board, Nabha Road, Patiala.

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Item no.170.15: Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for project namely "Hi Tech Cycle Valley" in the revenue estate of Village Dhanansu, Distt. Ludhiana by Punjab Small Industries & Export Corp. Ltd. Chandigarh (Proposal No. SIA/PB/NCP/19203/ 2017)

The facts of the case are as under: -

Earlier, Punjab Small Industries & Export Corp. Ltd. has applied online for issuance of TOR for conducting EIA study under EIA notification dated 14.09.2006 for its Integrated Industrial Estates namely "Hi Tech Cycle Valley" in the revenue estate of Village Dhanansu, Distt. Ludhiana under category 8 (b) of the Schedule appended to the said notification.

The case was considered by SEAC in its 156th meeting held on 06.04.2017 but no one from the project proponent attended said meeting. The SEAC was apprised about the status report received from Environmental Engineer, PPCB, RO-III, Ludhiana vide its email dated 03.04.2017 wherein it has been mentioned that the proposed site of the Cycle Valley was visited by officers of this office on 31.03.2017 and observed that the proposed site of cycle valley falls in the village Dhanansu, District Ludhiana. The PSIEC has roughly earmarked the boundary of the proposed site. No construction work has been started at the site. One school i.e. Jawahar Navodaya Vidhalaya falls within the area earmarked by the PSIEC. Since, the boundary of the proposed project is roughly earmarked, so the exact distance from the proposed area could not be ascertained. The site is surrounded by agricultural fields and no red category unit /industry or any structure(s) is lying near the area of periphery of project site.

After deliberation, the SEAC decided to defer the case in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment, Forests & Climate Change, Govt. of India.

Thereafter, the PSIEC submitted an online request with SEIAA for withdrawal of its application. The SEIAA in its 121st meeting of SEIAA held on 20.04.2017 considered all the pending requests for withdrawal of environmental clearance application vide item no. 121.04 wherein SEIAA decided to accept the withdrawal request of the

project proponent.

Now, PSIEC has submitted a new online application for issuance of TOR under category 7(c)-B of the Schedule appended to the EIA notification dated 14.09.2006 for Integrated Industrial Estates namely "Hi Tech Cycle Valley" in the revenue estate of Village Dhanansu, Distt. Ludhiana.

The case was considered by SEAC in its 159th meeting held on 01.05.2017, which was attended by the following on behalf of project proponent:

(i) Er. H.S. Matharu, Executive Engineer, PSIEC, Chandigarh

(ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of PSIEC.

The SEAC was apprised about the acceptance of withdrawal of previous online application bearing number SIA/PB/NCP/19203/ 2017 by SEIAA in its 121st meeting held on 20.04.2017.

Thereafter, the SEAC allowed the project proponent to present the salient features of the project and Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of PSIEC presented the same before the SEAC as under:-

- The total area of the project is 345.80 acre (1399389 sqm), which includes large industrial plots (A1 & A2), small industrial plots (47 plots), area under school, electrical substation, common amenities plot, convention center plot, commercial plot, common utilities, common utilities plot (including transport hub, parking & warehouse), parking (small industrial plots), landscape (@30% net planned area), entrance & roads. The net planned area for the project, excluding the school (Jawahar Navodaya Vidyalaya) and existing road area (Dhanansu Bounkar Link Road & Jawahar Navodaya Vidyalaya Road) will be 12,90,835 m^2. Hence, the total development area of the project will be 129.08 Ha.
- Land has been allotted for setting up of Hi Tech "Cycle Valley" by the Govt. of Punjab. This site falls under industrial zone as per the Master Plan of Ludhiana.
- The total cost of the project is Rs. 400 crore and the total population of the project has been estimated to be 33868.
- The Water Demand Calculation in tabulated form is given below:-

S.No	Unit Type	Population	Process Water Requirement (Per day per Shift)	Domestic Water Requirement	Total water Requirement
1.	Large Industrial Plot (A1-75 Acres)	5,000	2shifts*50 KLD =100 KLD	2 shifts*0.045 KLD*5000 persons =450 KLD	550 KLD
2.	Large Industrial Plots (A2- 45 Acres)	2,500	2shifts*50 KLD =100 KLD	2 shifts*0.045 KLD*2500 persons =225 KLD	325 KLD
3.	Small Industrial Plot (47 Nos.) (@200 persons/plot)	9,400	2shifts*10 KLD* 47plots =940 KLD	2 shifts*0.045 KLD*9400 persons =846 KLD	1,786 KLD
4.	Bank	15	-	0.045 KLD * 15 persons =0.675	0.675 KLD
5.	Post Office	8	-	0.045 KLD * 8 persons =0.360	0.360 KLD
6.	Police Post	5	-	0.045 KLD * 5 persons =0.225	0.225 KLD
7.	Training Station	20	-	0.045 KLD * 20 persons =0.900	0.900 KLD
8.	Petrol Pump	5	-	0.045 KLD * 5 persons =0.225	0.225 KLD
9.	Effluent Treatment Plant (ETP)	3	-	0.045 KLD * 3 persons =0.135	0.135 KLD
10.	Sewage Treatment Plant (STP)	3	-	0.045 KLD * 3 persons =0.135	0.135 KLD
11.	Waste Management Area (Industrial)	3	-	0.045 KLD * 3 persons =0.135	0.135 KLD
12.	Water Treatment Plant	3	-	0.045 KLD * 3 persons =0.135	0.135 KLD
13.	Control Office (For Common Utilities)	3	-	0.045 KLD * 3 persons	0.135 KLD

				=0.135	
14.	**Total Water Requirement**		**1,140 KLD**	**1524.06 KLD**	**2664.06 KLD**

- The waste water calculation in tabulated from is given below: -

Total Process Water Requirement	1,140 KLD
Total Domestic Water Requirement	1524 KLD
Total Flushing Water Requirement	542 KLD @16lpcd
Total Domestic Fresh Water Requirement	982 KLD
Total Wastewater Generated	(80% of 982 + 100 % of 542) = 786 + 542 = 1,328 KLD
STP Capacity	1,750 KLD
Total Process wastewater generated	752 KLD
CETP Capacity	1 MLD

- The project will generate approximately 1,328 KLD of domestic waste water. The waste water will be treated by an onsite STP of 1,750 KLD capacity. Treated water from the onsite STP will be recycled and utilized for flushing and horticulture purposes.
- Effluent shall be generated from all small industrial units will be connected to centralized Effluent treatment plant. Two types of effluent will be generated for which two separate drainage systems are proposed in the Project. One drainage line will cater to the effluent generated by chrome plating industry and second will be common for all effluent generated by small industries. The total quantity of effluent generated which is to be treated in central ETP shall be 500 KLD out of which 250 KLD shall be generated as electroplating effluent and 250 KLD shall be generated as pickling effluent. Large Industrial Plots A1 & A2 (75 Acres / 50 Acres) will have their own effluent treatment plant (ETP) within their plots.
- Area under landscaping and tree plantation will be 3,87,250.5 m2 and is proposed to be provided between the industrial plots and along the roads. 50% of the

proposed area of the large industrial plots A1 & A2 will be used for landscaping purposes only.

- The Solid waste generated from the project will be mainly domestic waste and estimated quantity of the project is 8486 Kg.
- The designations of the responsible persons in PSIEC as per Memorandum of Article are Governor of Punjab, Secretary to the Punjab Govt. Industries, Department, Chandigarh for and on behalf of the Governor of the Punjab, Secretary to the Punjab Govt. Finance Department, Chandigarh, Director of Industries, Punjab, Chandigarh,
- Total power requirement for the project will be 21 MW which will be provided by PSPCL. DG Sets will be provided by individual plot owners only. Used oil from DG sets will be stored in drums in earmarked locations. It shall be handled as per The Hazardous Waste (Management and Handling) Rules, 1989 and Material Safety Data Sheet. Spent oil will be sold to local approved vendors.
- The standard Terms of Reference has been proposed and submitted with the application.

The project proponent requested the SEAC to consider data of monitoring carried out in the month of March 2017 as baseline data for EIA study i.e. after the acceptance of their previous online application under category 8(b). The SEAC accepted the request of the project proponent and allowed the project proponent to prepare EIA study report by using the data of monitoring carried out after 22.03.2017 i.e. after the acceptance of previous application.

After detailed deliberations in the matter, the SEAC decided to recommend to SEIAA to issue the following "Terms of Reference" to the project proponent for preparation of the EIA report:

Terms of Reference:

A. Construction stage

1. The project falls under category **B-1** under item 8(b) Township and Area Development projects and requires an Environmental Impact Assessment Study for the entire site area (core zone) and an area of 10 kms radius around the project site (buffer zone) for one full season other than Monsoon.

2. Examine and submit the details regarding ETPs marked on the layout plan viz-a-viz- proposal to install individual ETPs by the Industrial units.
3. Examine and submit the details of the environmental impacts due to change of land use and land cover including aspects such as hydrological characteristics, imperviousness of land and drainage pattern being altered.
4. Examine and submit the details of the environmental impacts at the stage of construction of boundaries & fencing including its impact on the pattern of natural drainage and flooding pattern and barriers being constructed for restricting wildlife movement into project area.
5. Examine and submit the details of the environmental impacts due to leveling and landscaping including aspects such as excavation & filling of soil, clearing of vegetation, change of topography, development of plantation, green belt, lawns & parks and development of impervious areas.
6. Examine and submit the details of the environmental impacts due to excavation, transportation and filling of earth including aspects such as excavation, filling, sourcing, transportation and disposal of soil.
7. Examine and submit the details of the construction material to be used at the construction stage including aspects such as quarries and transportation, stone crushing and screening, mining & transportation of sand, soil excavation, transportation and filling.
8. Examine and submit the impacts being caused due to transportation of construction materials and men such as increase in traffic and load on public transportation facility, destruction and damage of transportation infrastructure, increase of risk due to road accident, pollution caused due to dust and tail pipe emissions and consumption of fuel by transport vehicles.
9. Examine and submit the details of the temporary housing and amenities to be created and used by the work force including aspects such as water supply, electrical energy and fuel supply.
10. Examine and submit the details of the environmental impacts at the stage of construction of roads, transportation facility and other physical infrastructure including aspects such as use of construction materials, excavation and /or filling of soil, generation of construction waste, creation of impervious surfaces, noise & suspended dust pollution and accidental risk.
11. Examine and submit the details of the noise pollution, air pollution, consumption of fuel and generation of scrap being caused due to operation and maintenance of construction machinery and equipment.
12. Examine and submit the details of the source and supply of water for construction activity.
13. Examine and submit the details of the source and quantity of power for construction activity.
14. Examine and submit the details of the fuel consumption, noise pollution, emissions of the exhaust gases, engine & coolant oil and batteries being discarded due to captive and emergency power generation.

15. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
16. Examine and submit the details of the environmental impacts at the stage of development of industrial buildings, commercial, institutional and other infrastructure including aspects such as construction materials to be used, earth work (excavation and/or soil filling), generation of construction waste, lighting, HVAC units, waste generation from packaging, residual paints and chemicals and their cans, Generation of wooden, glass, metal and other scrap materials, plumbing and sanitary waste generation, creation of impervious surfaces, noise pollution, suspended dust pollution and risk of accidents.
17. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings ad pumps, water pumping stations, earth work and water treatment plant.
18. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings ad pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
19. Examine and submit the details of the environmental impacts due to the laying of the storm water drainage system including aspects such as use of construction material, piping, fittings and pumps, earth work, storm drains, storm water inlets and catch basins and storm water outfalls.
20. Examine and submit the details of the environmental impacts due to the electrical power system and street lighting to be provided including aspects such as construction materials to be used, distribution lines, cables, control panels, transformers and meters.

B. Operation stage

1. Examine and submit the details of the environmental impacts due to the Industrial, commercial, institutional& other proposed activities.
2. Examine and submit the details of the environmental impacts due to the facilities to be provided such as water supply, electrical power supply, fuel supply & consumption including LPG, transportation and communication.
3. (a)Examine and submit the details of the environmental impacts due to the water consumption, trade effluent and its treatment, sewerage & sewage treatment and disposal systems viz-a-viz availability of adequate land for its disposal.
   (b)Examine and submit the details of the environmental impacts due to storm water and its drainage system.
4. Examine and submit the details of the environmental impacts caused due to the generation of captive power & emergency power.
5. Submit the details of the management & handling of municipal solid waste, e-waste, hazardous waste, scrap, estate management, and construction and demolition waste management. The proposal of MSW should include the bio-composting of the organic waste.
6. Submit the details of the socio economic impact due to the employment to be generated from the household activities.

C. General

1. Other details as indicated in Appendix III of EIA Notification 2006 and the manual titled as "EIA guidance Manual-Building, Construction, Township and area Development projects" published by the Ministry of Environment & Forests, New Delhi, should also be attended.
2. Environmental aspects identified under some of the project activities may not be comprehensive and some of the significant aspects under some of the activities of the project in question might not have been identified. All such environmental aspects may be added to the list.
3. Some of the activities with their associated environmental aspects of the project in question might be of significant magnitude and not included in the list project activities. All such activities may be added to the list of project activities.
4. The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix (copy attached) and carryout significance analysis for identifying the significant environmental aspects. Scale, sensitivity and duration of impacts; type, size and frequency of environmental aspects; applicable legal requirements; and concerns of interested parties and local public may be used as the basis for the significance analysis of the environmental aspects.
5. In the EIA study each of the environmental aspects listed in the TOR should be quantified, their positive and negative impacts on different areas of impacts should be identified and assessed and the results of such assessment should be reported in the EIA report.
6. In the Environment Management Plan, management of each of the significant environmental aspects (with identified and assessed significant environmental impacts) for mitigating the impacts should be objectively stated.
7. Environment Management Plan should include technical and institutional aspects for pre-treatment by constituent units.
8. Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
9. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
10. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
11. Does the Environment policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
12. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions. Details of this system may be given.
13. Does the company have a system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and / or shareholders or stakeholders at large? This reporting mechanism should be detailed in the EIA report.

14. Delineate the concrete proposal regarding activities to be undertaken under Corporate Social Responsibility programme, which should be long lasting in nature and should be as per the needs of a particular Village/area/ local habitats/ stakeholders to be adopted by the promoter company, which can be done by involving a person having knowledge and experience of socio-economic activities.
15. The EIA study report shall include mathematical modeling to assess the impact of the project on ambient air quality of the area adjoining to the project site.
16. The project proponent shall examine the aspects of requirement of Environment Clearance under different category in case combined trade & domestic effluent passing through a common sewer & treatment plant and applicability of standards for treated effluent of individual units for discharging into sewer viz-a-viz combined trade & domestic effluent passing through common sewer & treatment plant for different disposal arrangements.
17. The prescribed TORs would be valid for a period of three years for submission of the EIA/EMP reports, as per the O.M. No. J-11013/41/2006-IA. II(I) Part dated 08.10.2014.

A detailed draft EIA/EMP report should be prepared as per the above noted TOR. A tabular chart with index for point wise compliance of above TOR should be submitted by the project proponent. The project proponent is allowed to prepare EIA study report by using the data of monitoring carried out after 22.03.2017 i.e. after the acceptance of previous application. The project proponent shall submit final EIA / EMP based upon the TORs of its project.

The case was considered by SEIAA in its 123rd meeting held on 04.05.2017, which was attended by the following on behalf of project proponent:

(i) Er. H.S. Matharu, Executive Engineer, PSIEC, Chandigarh

(ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of PSIEC.

The Executive Engineer of the PSIEC stated that in the minutes of 159th meeting of SEAC held on 01.05.2017, it was decided by the SEAC that TOR be issued under category 7(c)-B of the Schedule appended to the EIA notification dated 14.09.2006 for Integrated Industrial Estates namely "Hi Tech Cycle Valley" in the revenue estate of Village Dhanansu, Distt. Ludhiana. However, due to typographical error, the conditions of TOR under category -8(b) of Schedule appended to the EIA notification dated 14.09.2006 have been issued. He requested the SEIAA to issue model/standard TORs of MoEF for such type of projects as the same have been proposed by them as draft TORs

as the project falls under category 7(c)-B of the Schedule appended to said notification:

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i) The project falls under category B-1 under item 7(c): Industrial Estates/ Parks/ Complexes/ areas, Export Processing Zones (EPZS), Special Economic Zones (SEZS), Biotech Parks, Leather Complexes projects and requires an Environmental Impact Assessment Study for the entire site area.

ii) Reasons for selecting the site with details of alternate sites examined/rejected/selected on merit with comparative statement and reason/basis for selection. The examination should justify site suitability in terms of environmental damage, resources sustainability associated with selected site as compared to rejected sites. The analysis should include parameters considered along with weight age criteria for short-listing selected site.

iii) Submit the details of the land use break-up for the proposed project. Details of land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river

iv) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.

v) Examine the impact of proposed project on the nearest settlements.

vi) Examine baseline environmental quality along with projected incremental load due to the project taking into account of the existing developments nearby.

vii) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

viii) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area, and any obstruction of the same by the project.

ix) Details regarding project boundary passing through any eco- sensitive area and within 10 km from eco- sensitive area.

x) Green buffer in the form of green belt to a width of 15 meters should be provided all along the periphery of the industrial area. The individual units should keep 33% of the allotted area as a green area.

xi) Submit the details of the trees to be felled for the project

xii) Submit the details of the infrastructure to be developed.

xiii) Submit the present land use and permission required for any conversion such as forest, agriculture etc.

xiv) Submit details regarding R&R involved in the project

xv) Zoning of the area in terms of 'type of industries' coming-up in the industrial area based on the resource requirement along with likely pollutants with quantity from the various industries.

xvi) The project boundary area and study area for which the base line data is generated should be indicated through a suitable map. Justification of the

parameters, frequency and locations shall be discussed in the EIA.

xvii) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

xviii) Site justification of the identified industry sectors from environmental angle and the details of the studies conducted if any.

xix) Ground water classification as per the Central Ground Water Authority.

xx) Submit the source of water, requirement vis-a-vis waste water to be generated along with treatment facilities, use of treated waste water along with water balance chart taking into account all forms of water use and management.

xxi) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

xxii) Examine soil characteristics and depth of ground water table for rainwater harvesting.

xxiii) Examine details of solid waste generation treatment and its disposal.

xxiv) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption

xxv) In case DG sets are likely to be used during construction and operational phase of the project, emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

xxvi) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

xxvii) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

xxviii) Examine the details of transport of materials for construction which should include source and availability.

xxix) Examine the details of National Highways/State Highways/ expressways falling along the corridor and the impact of the development on them.

xxx) Examine noise levels - present and future with noise abatement measures.

xxxi) Identify, predict and assess the environmental and sociological impacts on account of the project. A detailed description with costs estimates of CSR should be incorporated in the EIA / EMP report

xxxii) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

xxxiii) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

xxxiv) The Public hearing should be conducted for the project in accordance with provisions of Environmental Impact Assessment Notification, 2006 and the issues raised by the public should be addressed in the Environmental

Management Plan. The Public Hearing should be conducted based on the TOR letter issued by the Ministry and not on the basis of Minutes of the Meeting available on the web-site.

xxxv) A detailed draft EIA/EMP report should be prepared in accordance with the above additional TOR and should be submitted to the Ministry in accordance with the Notification.

xxxvi) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

xxxvii) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

xxxviii) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigate measure, project proponent can refer to the model TOR available on Ministry website "http://moef.nic.in/Manual/Industrial Estate"

The SEIAA looked into the details of the minutes of 159th meeting of SEAC as well as request of project proponent and decided to issue TOR under category 7(c)-B of the Schedule appended to said notification. The SEIAA further decided that while preparing EIA study report, the project proponent shall take care of following additional issues such as, proposed layout plan needs to be reviewed and revised in light of the green buffer zone of 15 mtr width and 33% of allotted area to be reserved as green area as proposed in the TORs, as in case of individual large scale units also, CETP to be installed should be based on ZLD technology and location of CETP & STP needs to be reviewed and relocated to farthest distance point from Budha Nallah as the same have been proposed to be located in close proximity of Budha Nallah,

The SEIAA also decided that the project proponent shall submit final EIA / EMP based upon the ToRs for Appraisal of its project.

In compliance to the aforesaid decision, TORs have been issued vide letter No 856-59 dated 05/05/17 to the project proponent. Now, the project proponent has submitted EIA report for obtaining environmental clearance.

The case is placed before SEAC for consideration.

Item No.170.16: Application for environmental clearance under EIA notification dated 14.09.2006 for the establishment of a group housing project namely "Insignia" located at Daunmajra, Kharar, S.A.S Nagar Mohali by M/s Virtue Land Developers (P) Ltd., SCO 40-41, Sector 9-D Madhya Marg, Chandigarh, Proposal No. SIA/PB/NCP /71603 /2017

The facts of the case are as under: -

M/s Virtue Land Developers (P) Ltd. has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for the establishment of a group housing project namely **Insignia** located at Daunmajra, Kharar, S.A.S Nagar Mohali. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

The details of the project as given in Form 1, Form 1A and other documents are as under:

Sr.no.	**Project Details**	
1.	Type of Project	Group Housing
2.	Category	8 (a)
3.	Total Project land Area	21294 sqm
4.	Built-up Area	57634 sqm
5.	No. of Flats	614 flats
6.	Population	3070 Persons

- The area of the site has been earmarked as residential area in the Master Plan.
- The project proponent has submitted NOC from DFO, SAS Nagar Mohali for construction of approach road to the proposed group housing project vide letter no. 1069 dated 09.05.2017 wherein it has been mentioned that approach road to the site to be developed by M/s Virtue Land Developers for proposed group housing project is to be laid at KM 17.600 (RHS), NH-21, on Kharar-Kurali Road, Daunmajra, Kharar. The Govt. of India vide its letter no.9-PBC339/2015-CHA dated 20.08.2015 has granted permission for widening of this road and with this permission, the portion of Kharar-Kurali-Ropar Road has been diverted due to which neither the forest land / tree is affected nor the section 4-5 of PLPA, 1900 are applicable to the revenue where the construction of approach road to the proposed group housing project has been proposed.

- The project proponent has submitted NOC from NHAI vide letter no.42 dated 21.06.2017 wherein access to private property of M/s Virtue Land Developers located at Kharar-Kurali Road, NH-21(New NH-205) in the Village Radiala & Village Daunmajra, Kharar at 17.60 KM (RHS) has been granted subject to the conditions mentioned therein.
- The total water requirement in the project will be 438 KLD which includes domestic water demand @414 KLD and green area water demand @24 KLD. The fresh water requirement @ 276 KLD will be met through own tubewell.
- The total wastewater generation from the project will be 331 KLD which will be treated in a STP of capacity 350 KLD (keeping in view of the quantities of the wet weather flow). In summer season, the project proponent has proposed to utilize 138 KL/day of treated wastewater for flushing purpose, 24KLD for green area & 136 KLD onto land for irrigation till they get sewer connection from MC. In winter season, 138 KL/day of treated wastewater for flushing purpose, 8 KLD for green area &152 KLD onto land for irrigation till they get sewer connection from MC. In rainy season, 138 KL/day of treated wastewater for flushing purpose, 4 KLD for green area & 156 KLD onto land for irrigation till they get sewer connection from MC.
- The location of existing sewer of MC Kharar from its project site on layout plan has not been marked by the project proponent. The project proponent has submitted a copy of agreement signed between M/s Virtue Land Developers Private Limited (Promoter Company) & Sh. Darshan Singh S/o Sh. Piyara Singh, Resident of Village Khanpur, Tehsil Kharar, SAS Nagar (Land Owner) wherein the promoter company can discharge its treated waste water onto land for irrigation from 01.12.2017 to 31.10.2018 on land measuring 19 bighe 4 biswe.
- About 4348 sqm area will be developed for green area at site.
- The project proponent has submitted that they will discharge treated waste water onto land for irrigation till they get sewer connection from MC.
- The total quantity of solid waste generation will be 1228 kg/day (400 gm/capita/day). Solid waste will be collected separately as biodegradable and

Non-biodegradable waste as per the MSW Rules, 2016. Chute system will be provided to transfer the segregated solid waste from different floors. Biodegradable waste will be composted through Mechanical Composter. The non-biodegradable waste & Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site.

- The total load of electricity required for the project will be 3200 KW which will be taken from PSPCL. There is a proposal to install 5 no. silent DG Sets (1 X 500 KVA, 2X 240 KVA & 2 x 125 KVA) as stand-by arrangement.
- The project proponent has also proposed to provide rain water harvesting pits to recharge the rain water.
- Solar energy will be used for street lights as well as in the parks in phased manner.
- LED lamps and energy efficient electrical gadgets shall be used.
- As per the energy saving detail, total energy saved per day will be 261 KW/h.
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- The ambient air as well as ground water monitoring has been got done for all the parameters as prescribed in the NAAQM and IS: 10500. The concentration of all the parameters is found in the permissible limits.
- Director of the company will be responsible for implementation of EMP till the handing over of the project to MC or association of residents.
- For implementation of EMP, Rs. 96 lacs as capital cost, Rs. 8 lacs as recurring cost & Rs. 5.90 lacs /annum for monitoring of air, noise & water as recurring cost will be incurred in construction phase whereas in operation phase, Rs. 10.5 lacs as recurring cost, Rs. 6.90 lacs /annum for monitoring of air, noise & water as recurring cost will be incurred.
- The project proponent has proposed to spend Rs. 5 lacs towards CSR activities and Director of the company will be responsible for its implementation. The list of activities are as under: -
    a) Providing jobs to nearby people will be given priority
    b) Widening of road in the vicinity of the project.

c) Providing toilets in government schools
d) Parks will be maintained in MC Zirakpur
e) Environmental Awareness Camps in the 10 km area.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 15.12.2017 to send the construction status of the project. Environmental Engineer, PPCB, RO, Mohali vide letter no. 5772 dated 19/12/2017 has reported that the proposed site of the project was visited by AEE on 15.12.2017 and Sh. Harpreet Kaushik, representative of the promoter company was contacted. During the visit, it was observed as under:

a) The proposed site of the promoter company is located on Kharar-Kurali Road, Kharar, SAS Nagar. As per the boundaries of the proposed site shown by the representative of the promoter company, the project is abutting to the Kharar-Kurali road on one side, Nirankari Bhawan on second side and agricultural fields on remaining two sides.
b) The promoter company was in the process of construction of boundary wall along the boundary of the project.
c) One guard room has been constructed at the site of the project and no construction activity of the main project has been started at the site of the project.

From the perusal of visit report sent by EE, Punjab Pollution Control Board, RO, Mohali, the SEAC in its 162nd meeting observed that no construction activity of the main project has been started at the site of the project and thus it is not a case of violation of EIA Notification. Thus, SEAC allowed the project proponent to present the salient features of the project.

Following were present on behalf of the project proponent in the 162nd meeting of SEAC held on 15.02.2018:

(i) Sh. Harpreet Kaushik, Liaison Officer, Promoter Company
(ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Sh. Sumiatava Dutta, environmental consultant of the project proponent started the presentation. During the presentation, the SEAC observed that the project

proponent has submitted a copy of agreement signed between M/s Virtue Land Developers Private Limited (Promoter Company) & Sh. Darshan Singh S/o Sh. Piyara Singh, Resident of Village Khanpur, Tehsil Kharar, SAS Nagar (Land Owner) allowing the promoter company to discharge its treated waste water onto land for irrigation on land measuring 19 bighe 4 biswe w.e.f. 01.12.2017 to 31.10.2018. The SEAC observed that this arrangement made by the project proponent for the disposal of treated waste water is not satisfactory as the agreement made with the farmers can be revoked by either party any time. The SEAC further observed that there is no sewer connectivity available in the vicinity and no proposal of any local body to lay the sewer in the area has been submitted by the Project Proponent.

After detailed deliberations, the SEAC decided to defer the case till such time the project proponent submits a concrete proposal for the disposal of treated waste water from the project. The complete presentation of the project will again be given by Environmental Consultant of the project proponent to the SEAC for technical appraisal of the case.

Accordingly, ADS (Additional Detail Sought) were raised online on 27.02.2018 and the reply of the project proponent was received on 07.03.2018. The project proponent has attached a letter No. 608 dated 05.03.2018 issued by GMADA, which was placed before the SEAC for perusal.

The case was considered by the SEAC in its 163rd meeting held on 13.03.2018, which was attended by the following on behalf of project proponent:

(i) Sh. Ankit Sidana, Managing Director of the Promoter Company

(ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The SEAC observed that Supdtt. Engineer(C-I), GMADA, SAS Nagar vide letter no. 608 dated 05.03.18 has informed that the project being approved by the Competent Authority and located in Master Plan of Mohali, GMADA will provide trunk services like water supply and sewerage for project against the External Development Charges. Since presently these services have not been provided at the site by GMADA,

Project proponent will have to make his own arrangements at his own cost for these services till such time these services are provided by GMADA.

The SEAC observed that letter of GMADA submitted by the project proponent does not satisfy its observation made during the previous meeting and project proponent has still not given any satisfactory alternate disposal arrangements for the treated waste water in the absence of connectivity with the public sewer.

To this observation, the project proponent offered to submit irrevocable lease deed of 4 acres land for a period of 05 years to take care of the treated waste water of the project. The SEAC decided that irrevocable lease agreement to be signed between project proponent and land owner of adjoining 04 acres land shall be prepared and certified to be correct in the eyes of laws by any registered Advocate member of bar council. The project proponent and land owner shall also undertake that the said 04 acres parcel of land will be solely used for the purpose of discharge of the treated waste water to be generated from the proposed project and the land will be developed as per Karnal technology for proper utilization of the waste water. The said land will not be sold or put into any other use during the lease agreement period. The period of lease agreement will be suitably extended in case sewer connectivity is not available to the project site after 05 years.

After detailed deliberations, SEAC decided to defer the case till the project proponent submits lease agreement and undertaking as above.

Accordingly, the project proponent was requested vide letter No.410 dated 27.03.2018 to submit the reply to the observations, which was taken on record by the SEAC.

The case was considered by the SEAC in its 166th meeting held on 24.05.2018, which was attended by the following on behalf of the project proponent:

(i) Sh. Ankit Sidana, Managing Director.

(ii) Sh. S. Dutta, FAE, M/s CPTL, Mohali, Environment consultant of the promoter company

The project proponent submitted reply online on 04.04.2018 to the aforesaid

observation, wherein it was mentioned that

1. 614 apartments are proposed to be constructed in the Affordable Group Housing Project namely ”Insignia” proposed to be developed in Village Daun Majra (HB 76) on Kharar- Ropar road, outside Municipal limits of Kharar.
2. It is clarified that assuming 5 persons in each apartment total population will be 3070 persons and requirement of water @ 135 litres per person per day works out to be 3070 X 135 litre/person/day i.e. 414 cum per day out of which fresh water requirement is 276 KLD & balance 138 KLD will be required for flushing and 24 KLD will be required for green areas only.
3. While designing the Sewerage Scheme, it has been assumed that 80% of the domestic water requirement i.e. 80% of 414 KLD i.e. 331.20 KLD will reach the Sewerage Network and a design factor at the rate of 3 times of DWF was taken into account. The complete network has been designed by using S.W pipes of appropriate size (minimum size of 200 mm Dia SWP has been considered as per Pb. PWD norms) and by considering half running full, with a self-cleaning velocity of 2.5 feet per second, the size of proposed SW pipes varies from 200 mm to 400 mm diameter up to the 500 KLD capacity Sewerage Treatment Plant, for which site has been earmarked.
4. The installation of STP will be certified by an independent expert and a report in this regard will be submitted to Ministry of Environment & Forests, New Delhi before the project is commissioned. The STP will be able to treat the sewage to the desirable level as per the norms fixed by PPCB/MoEF.
5. 162 KLD treated waste water will be reused and balance 136 KLD effluent will first be stored in UGSR having 50000-gallon storage capacity and thereafter be supplied to nearby fields as per their requirement from time to time.
6. It will take about 3 years to complete the project and handover possession to owners of apartments. In case trunk sewer lines are not provided by end of years, they will make their own arrangement for carriage of treated waste water from STP/UGSR of this township to GMADA main sewer at Mohali or Municipal Council, Kharar through 30 tankers on daily basis. No sullage water shall be thrown in the open. It will be their responsibility to connect the sewerage network of this township with trunk services at

their own cost & expenses as & when laid by GMADA or MC.

7. Circular manholes and vent shafts shall also be provided in the township.

The SEAC observed that replied submitted by project proponent is not satisfactory.

After detailed deliberations, SEAC decided to defer the case till the project proponent submits a concrete proposal in the shape of letter from Municipal Council, Kharar alongwith route map of the sewer line to be laid on the layout plan.

In compliance to the aforesaid decision taken by SEAC, the project proponent was requested vide letter no. 738 dated 12/06/2018 and through additional detail sought (ADS facility available on the web portal) to submit the reply to the observations.

The project proponent has submitted a layout plan showing the sewer proposal of the area in reference to the ADS raised on the web portal, which was attached with the agenda.

The case was considered by SEAC in the 168th meeting held on 22.06.2018 and same was attended by the following on behalf of project proponent:

(i) Er. R.K. Jaidka, Project Manager of the promoter company.

(ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The project proponent submitted a letter issued by GMADA vide no. 1479 dated 08/06/2018 alongwith layout plan showing the sewer proposal of the area in reference to the earlier raised observations, wherein it was mentioned that SEIAA/SEAC had not accepted the earlier undertaking issued by GMADA office & further clarification can only be given by GMADA after a reference is received from SEIAA/SEAC. The said letter & layout plan was taken on record by SEAC.

After detailed deliberations, SEAC decided to defer the case and ask the GMADA to show the feasibility of connectivity with MC sewer, which is located at a distance of 200m from the project site. The project proponent will also prove the

ownership of land in 200 m, which will be utilized to lay down the sewer as no permission has been obtained from any authority.

Accordingly, the decision of SEAC has been conveyed to the project proponent through online ADS (additional detail sought) facility available on the web portal.

Now, the project proponent has submitted reply to the ADS which is annexed as Annexure-VII of the agenda.

The case is placed before SEAC for consideration.

Annexure-VII

Greater Mohali Area Development Authority

(PUDA Bhawan, Sector-62, S.A.S. Nagar)

To

Municipal Engineer,
Municipal Council,
Kharar, Distt. Mohali.

No. SE(C-1)/GMADA/2018/
Dated :

Subject : Seeking Environmental Clearance in respect of "INSIGNIA" Affordable Group Housing Project proposed to be developed in village DaunMajra (HB 76) on Kharar-Ropar road, outside Municipal limits of Kharar under EIA Notification dated.14.9.2006.

The matter regarding "Environmental Clearance in respect of "INSIGNIA" Affordable Group Housing Project (which is duly approved by GMADA) proposed to be developed in village DaunMajra (HB 76) on Kharar-Ropar road, outside Municipal limits of Kharar under EIA Notification dated.14.9.2006" was considered in the meeting of State Expert Appraisal Committee held on 22.6.2018, (minutes of meeting are enclosed) and GMADA has been asked to show the feasibility of connectivity of this project with MC Sewer. At present GMADA has no planning for laying any sewer in the vicinity of the proposed site.

As per the plan supplied by the applicant Developer, showing the Master Sewerage Scheme and as per the Master Plan of Kharar showing the location of site of proposed project (copies of both plans enclosed), the connection of sewerage network of the proposed project to the trunk sewer of MC Kharar appears to be feasible but before this undertaking is given by GMADA to SEAC, it may please be authenticated by your office, whether this connection would be feasible or not. If assertive, this office will seek approval of the Competent Authority of GMADA to pay the share cost for this connection before needful is done at site by you.

Superintending Engineer (C-I)
For Chief Engineer,
GMADA, S.A.S. Nagar.

Endst.No. GMADA:SE(C-I)/2018/ 1917 Dated : 16/7/18

Copy of the above is forwarded to the following :

1. State Expert Appraisal Committee Patiala for information.
2. Virtue Land Developers (Pvt) Ltd. SCO-40-41 Sector-9, Chandigarh.

Superintending Engineer (C-I)
For Chief Engineer,
GMADA, S.A.S. Nagar.