

Agenda for the 123rd meeting of State Level Environment Impact Assessment Authority to be held on 04.05.2017 at 11.00 AM in Committee Room, Regional Office, Punjab Pollution Control Board, Mohali.

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Item No.123.01: Confirmation of the minutes of 122nd meeting of SEIAA held on 02.05.2017.

The proceedings of 122nd meeting of SEIAA held on 02.05.2017, were circulated to all concerned vide letter no. 391-392 dated 03.05.2017. No observation has been received from any of the members. As such, SEIAA may confirm the said proceedings

Item No.123.02: Action taken on the proceedings of 121st & 122nd meeting of SEIAA held on 20.04.2017 & 02.05.2017 respectively.

The action on the proceeding of 121st & 122nd meeting of SEIAA held on 20.04.2017 & 02.05.2017 is being taken and the action taken report will be placed before the SEIAA in its next meeting.

Item no.123.03: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely "Omaxe Green Phase-II" at Jharmari, Distt. Mohali, Punjab by M/s Omaxe Limited (Proposal No. SIA/PB/NCP/64109/2017)

The facts of the case are as under: -

M/s Omaxe Limited has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely "Omaxe Green Phase-II" at Jharmari, Distt. Mohali, Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 25.04.2017 to send the latest construction status of the project site. The Environmental Engineer, PPCB, RO, Mohali vide its return mail dated 27.04.2017 has intimated that the proposed site of the project was visited by AEE on 26/04/2017 & it was observed as under: -

- a) The proposed site of the promoter company is located in the revenue estate of village Jharmari, Tehsil Dera Bassi, Distt. SAS Nagar. No boundary wall has been constructed to demarcate the proposed site of the project however, as per the boundaries of the proposed site shown by the representative of the promoter company, the one side of the project is abutting to the site of Omaxe Green, village Jharmari, Tehsil Dera Bassi, Distt. SAS Nagar, another side of the proposed project is abutting to the marriage palace being constructed in the revenue estate of village Jharmari, Tehsil Dera Bassi, Distt. SAS Nagar. No construction activity of the project has been stacked so far. There is another industrial unit namely M/s vishwas overseas, village Jharmari Tehsil Dera Bassi, Distt. SAS Nagar within a radius of 500 meter from the proposed project site.
- b) There is one cupola furnace namely M/s Steelco cast, village Jharmari Tehsil Dera Bassi, Distt. SAS Nagar at distance of about 200 meter from the site of the project. Further, there are two hotels namely M/s Paradise hotel and M/s Grand Pacific within a radius of about 100 meter from the proposed site of the project.

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) Sh. Mukesh Bhati, Asstt. General Manager of the promoter company
- (ii) Sh. Sandeep Singh Dhanoa, CPTL, FAE from CPTL, Mohali, Environmental Consultant of the promoter Company

Sh. Mukesh Bhatti submitted an authority letter wherein he alongwith Sh. Deepak Gupta have been authorized to attend the meeting of SEAC on 01.05.2017 in Patiala. Further, Sh. Sandeep Singh Dhanoa submitted his accreditation certificate approval from NABET wherein he has been accredited as FAE in CPTL for category B projects. The same were taken on record by the SEAC. Further, on perusal of status report received from PPCB, RO, Mohali, the SEAC observed that no construction at the proposed site has been started yet. Thereafter, SEAC allowed the project proponent to present the salient features of the project and the Environmental Consultant of the promoter Company presented the salient features of the project as under: -

- The total plot area of the project is 23941.16 sqm and the total built up area of the Project is 26696 sqm. The estimated total population will be 1058 persons.
- The Group housing project consists of 210 flats and 04 shops.
- The Project Proponent has submitted a permission regarding change of land use from agricultural to Residential Group Housing for an area of 5.619 acres vide memo no.2090 dated 19.08.2016 issued by STP, PUDA, SAS Nagar. A letter of amendment in change of land use was issued to the project proponent vide memo no. 2575 dated 05.10.2016 wherein it has been mentioned that "[pocket No.2 & Pocket No.3 has been considered for change of land use. The balance area after Roads widening and no construction Zone of pocket no.2 shall be developed as utilities/ amenities/ facilities & other use for whole project as per the provisions of Master Plan & Building Plans ". Earlier pocket 2 was to be developed as landscape green only.
- The area of the site has been earmarked as residential area in Master Plan.
- The total water requirement will be 141 KLD which includes fresh water requirement @103 KLD. The fresh water requirement will be met through own tubewell.
- The total wastewater generation from the project will be 112 KLD, which will be treated in a STP of capacity 125 KLD to be installed at project site including wet weather flow. The treated waste water @100KLD will be used

in three different seasons as under:

In summer season, the project proponent has proposed to utilize 47 KL/day of treated wastewater for flushing purpose, 32 KLD for green area & 21 KLD will be used for cooling water makeup. In winter season, 47 KL/day of treated wastewater for flushing purpose, 15 KLD for green area & 15 KLD will be used for cooling water makeup. In rainy season, 47 KL/day of treated wastewater for flushing purpose, 09 KLD for green area & 30 KLD will be used for cooling water makeup.

- About 5776 sqm area has been earmarked for green area development in the site.
- The project proponent has also proposed to provide rain water harvesting pit to recharge the rain water.
- The project proponent has submitted a copy of letter no. 6810 dated 17.11.2016 issued by DFO, SAS Nagar addressed to Chief Conservator of Forests wherein it has been mentioned that No forest land is involved in the project of group housing project namely Omaxe Green-2 at Village Jharmari, Tehsil derabassi, District SAS Nagar.
- The total quantity of solid waste generation will be 420 kg/day. Solid waste will be collected separately as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016 and the waste will be segregated through chute system. Biodegradable waste will be sent to approved site. 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 said project will be 1100 KW which will be taken from the PSPCL. There is a proposal to install silent 4 nos. DG Sets (2X 240 KVA & 2x 125 KVA) as stand-by arrangement.
- Solar energy will be used for street light 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 156 KW/h.
- 30 % of roof top area will be used for Solar Power Generation.
- 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.

- Director of the company will be responsible for implementation of EMP till the handing over of the project to MC/GMADA or association of residents.
- For implementation of EMP, Rs. 08 lacs as capital cost, Rs. 4.25 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 construction & operation phase, Rs. 61 Lacs as capital cost & Rs.9 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 spent Rs. 10 lacs towards CSR activities and Director of the company will be responsible for its implementation. The list of activities are as under: -
 - a) Widening of road in the vicinity of the project.
 - b) Maintenance of government school toilets for 5 years.

The SEAC raised certain queries to which project proponent replied as under:

Sr.no.	Observations	Reply
1.	Clarify as to whether any treated waste water from the project will be discharged into sewer.	The project proponent submitted that entire treated waste water will be utilized within project site being zero discharge project. Hence, no treated waste water will be discharged into sewer.
2.	What will be technology of STP to be installed at site?	The project proponent submitted that STP to be provided will be based on SBR technology.
3.	What will be disposal of bio-degradable waste generated in the premises?	The project proponent submitted that mechanical composter will be provided inside the premises for disposal of bio-degradable waste.
4.	Clarify as to whether chute system will be provided in towers at project site.	The project proponent submitted that chute system will be provided in towers of high rise i.e. G+4 buildings.

The project proponent submitted an undertaking in this regard which was taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for the Group Housing Project namely "Omaxe Green Phase-II" having plot area

23941.16 sqm and built up area 26696 sqm at Jharmari, Distt. Mohali, Punjab” subject to the following conditions in addition to the proposed measures:

PART-A – 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 Ministry of Environment, Forests & Climate Change 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.
- (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.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.

PART-B – 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 firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labor 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 color 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 at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ 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 especially in case of buildings of high rise i.e. G+4 inside the premises, 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) 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.

(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 project proponent submitted that mechanical composter will be provided inside the premises for disposal of bio-degradable waste.
- (iii) The total water requirement will be 141 KLD which includes fresh water requirement @103 KLD. The fresh water requirement will be met through own tubewell
- iii) a) The total wastewater generation from the project will be 112 KLD, which will be treated in an STP (based on SBR technology) of capacity 125 KLD to be installed at project site including wet weather flow. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For green area (KLD)	Cooling make up (KLD)
Summer	47	32	21
Winter	47	15	15
Rainy	47	9	30

- 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 onto land for plantation to be developed as per Karnal Technology/ 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) if provided 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 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's 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.

PARTC – 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 bore well(s) and shall not abstract any

groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.

- iv) The project proponent shall obtain CLU from the competent authority.
- 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.8 lacs towards capital investment and Rs. 10 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. 61 lacs as capital cost in operation phase and Rs. 9 lacs/annum as recurring 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.10.00 Lacs as proposed. The list of activities are as under: -
 - i) Widening of road in the vicinity of the project.
 - ii) Maintenance of government school toilets for 5 years.
- 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.

The case is placed before SEIAA for consideration.

Item no.123.04: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of warehouse project namely "INDOSWIFT LOGESTIC PARK" at Village Shambhu Kalan, Tehsil Rajpura, District Patiala, Punjab by M/s Indoswift Spaces Pvt. Ltd. (Proposal No. SIA/PB/NCP/64262/2017)

The facts of the case are as under: -

M/s Indoswift Spaces Pvt. Ltd. has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of warehouse project namely "INDOSWIFT LOGESTIC PARK" at Village Shambhu Kalan, Tehsil Rajpura, District Patiala, Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

Environmental Engineer, PPCB, RO, Patiala was requested vide email dated 28.04.2017 to send the latest construction status of the project site. Environmental Engineer, PPCB, RO, Patiala vide return email dated 29.04.2017 has intimated that the site of the project was visited by this office on 28.04.2017 to check the latest construction status of the project. During visit, it was observed that the promoter has neither started any construction work nor constructed any boundary wall at the proposed site. The representative of the industry has shown the boundary of the site and it is apprehended that a poultry farm is falling within the radius of 500 meters from the proposed site of the project. But, the distance could not measure at site clearly as there was crop standing between the poultry farm boundary and the boundary of the project had shown by the representative of the project to the visiting official.

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) Sh. Neeraj Gupta, Director of the promoter company
- (ii) Sh. Sandeep Singh Dhanoa, CPTL, FAE from CPTL, Mohali, Environmental Consultant of the promoter Company

Sh. Deepak Gupta submitted an authority letter wherein he has been authorized to attend the meeting of SEAC on 01.05.2017 in Patiala. Further, Sh. Sandeep Singh Dhanoa submitted his accreditation certificate approval from NABET wherein he has been accredited as FAE in CPTL for category B projects. The same were taken on record by the SEAC. Further, on perusal of status report received from PPCB, RO, Patiala, the SEAC observed that no construction at the proposed site

has been started yet. Thereafter, the SEAC allowed the project proponent to present the salient features of the project and the Environmental Consultant of the promoter Company presented the salient features of the project as under: -

Sh. Sandeep Singh Dhanoa, CPTL, FAE from CPTL, Mohali, Environmental Consultant of the promoter Company presented the salient features of the project as under: -

- The total plot area of the project is 15.37 acres and the total built up area of the Project is 36905 sqm. The estimated total population will be 400 persons.
- The cost of the project is Rs.26 crores (approx.).
- The Project Proponent has submitted a permission regarding change of land use from agricultural to Industrial Purpose(Godown) for an area of 15.3715 acres vide memo no.614 dated 19.03.2017 issued by STP, Patiala.
- The total water requirement will be 9 KLD which will be met through own tubewell after getting permission from CGWA as project site falls in critical Zone.
- The total wastewater generation from the project will be 7 KLD, which will be treated in a STP. The treated waste water @7KLD will be used in green area in all the three different seasons.
- About 5041 sqm area has been earmarked for green area development in the site.
- The total quantity of solid waste generation will be 80 kg/day. Solid waste will be collected separately as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016. Biodegradable waste will be sent to approved site. The non-biodegradable waste & Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site. We will be generating bio-degradable waste which will be converted into compost till the time the permission for disposing the same is got from MC, Rajpura.
- The total load of electricity required for said project will be 800 KW which will be taken froms the PSPCL. There is a proposal to install silent 2 nos. DG Sets (1X 240 KVA & 1x 125 KVA) as stand-by arrangement.
- The project proponent has also proposed to provide rain water harvesting pit to recharge the rain water.
- Solar energy will be used for street light on the roads 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 150 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.
- Director of the company will be responsible for implementation of EMP.
- For implementation of EMP, Rs. 7.25 lacs as capital cost, Rs. 5.20 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 construction & operation phase, Rs. 37Lacs as capital cost & Rs. 4.75 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 spent Rs. 5 lacs towards CSR activities and General Manager of the company will be responsible for its implementation. The list of activities are as under: -
 - a) Widening of road in the vicinity of the project
 - b) Toilets for girls in the nearest village school
 - c) Training to the unemployed youths in the field of Computer repairing.

The SEAC raised certain queries to which project proponent replied as under:

Sr.no.	Observations	Reply
1.	Clarify as to whether any hazardous waste will be generated or stored inside the premises.	The project proponent submitted that no hazardous waste or chemical material will be allowed to be stored inside the premises.
2.	Whether STP will be installed at site for treatment of domestic effluent?	The project proponent submitted that STP will be provided inside the premises for treatment of domestic effluent.
3.	The project proponent will provide solar panels on the sheds?	The project proponent agreed to comply with this observation in true spirit and will roof area of sheds@30 % to generate solar energy.
4.	Clarify how solid waste will be managed inside the premises.	The project proponent submitted that solid waste will be handled as per MSW Rules,2016 and we will be

		responsible for disposal of the same in environmentally sound manner.
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The project proponent submitted an undertaking in this regard which was taken on record by the SEAC. The SEAC decided that condition be imposed in the environmental clearance that the project proponent will handle solid waste generated inside the premises as per MSW Rules, 2016 and will be responsible for disposal of the same in environmentally sound manner.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to SEIAA with the recommendations to grant environmental clearance for the establishment of the Warehousing Project namely "INDOSWIFT LOGESTIC PARK" having total plot area 15.37 acres and having total built up area 36905 sqm" at Village Shambhu Kalan, Tehsil Rajpura, District Patiala, Punjab, subject to the following conditions in addition to the proposed measures:

PART-A – 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 Ministry of Environment, Forests & Climate Change 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.

- (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.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.

PART-B – 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 firefighting equipment's etc. as per National Building Code including protection measures from lightning.

(iv) Provision shall be made for the housing of construction labor 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 color 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 at least 30% of the open roof top area of the sheds shall be installed for utilizing maximum solar energy.
- 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) The project proponent will handle solid waste generated inside the premises as per MSW Rules, 2016 and will be responsible for disposal of the same in environmentally sound manner.
- 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) 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.

(III) Operation Phase and Entire Life

- (iv) "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.
- (v) The project proponent submitted that no hazardous waste or chemical material will be allowed to be stored inside the premises.
- (vi) The total water requirement will be 9 KLD which will be met through own tubewell
- iii) a) The total wastewater generation from the project will be 7 KLD, which will be treated in an STP to be installed at project site including wet weather flow. The treated waste water shall be utilized in green area in three different seasons.
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 onto land for plantation to be developed as per Karnal Technology/ into sewer after maintaining the proper record.

- (iv) The project proponent shall ensure safe drinking water supply to the habitants.
- (v) 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.
- (vi) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- (vii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (viii) 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.
- (ix) 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.
- (x) 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.
- (xi) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.
- (xii) 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.

PARTC – 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 bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- 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

- ii) 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.7.25 lacs towards capital investment and Rs. 5 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. 37 lacs as capital cost in operation phase and Rs. 4.75 lacs/annum as recurring 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.5.00 Lacs as proposed. The list of activities are as under: -

i) Widening of road in the vicinity of the project.

ii) Maintenance of government school toilets for 5 years.

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.

The case is placed before SEIAA for consideration.

Item no.123.05: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of warehouse project namely "GBP Highway Terminal" (Logistic Park) at Village Mehmadpur, Tehsil Rajpura, District Patiala, Punjab by M/s Gupta Builders & Promoters Pvt. Ltd. (Proposal No. SIA/PB/NCP/64266/2017)

The facts of the case are as under: -

M/s Gupta Builders & Promoters Pvt. Ltd. has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of warehouse project namely "GBP Highway Terminal" (Logistic Park) at Mehmadpur, Tehsil Rajpura, District Patiala, Punjab.

Environmental Engineer, PPCB, RO, Patiala was requested vide email dated 28.04.2017 to send the latest construction status of the project site. Environmental Engineer, PPCB, RO, Patiala vide return email dated 29.04.2017 has intimated that the subject cited project proponent had already obtained NOC from the Board vide no. O14PTACTE1061968 dated 14.05.2014 (valid upto 13.05.2015) for further extended upto 13.05.2017 vide Board's letter no. 3292 dated 07.06.2016.

The site of the project was visited by this office on 28.04.2017 to check the latest construction status of the project. During visit, it was observed that the promoter has not yet started construction work at site. However, the boundary wall from three sides and office has already been constructed at the site. No industry falls within the radius of 500 meters from the site of the project.

The EE, PPCB, RO, Patiala vide his email dated 30.04.2017 has informed that in continuation to their office e-mail 29.04.2017 in above mentioned matter, it is submitted that whilst visit to the site, the representative of the project has not given the details of the site. However, the site has been shown by him to the visiting officer of the Board. During visit, it was observed that the promoter has not yet started construction work at site. However, boundary wall on three sides of the proposed site and one office had already been constructed at the site. Further, no industry falls within the radius of 500 meters from the site of the project. It is pertinent to mention here that the representative of the project proponent informed telephonically to this office on 29.04.2017 that the land in which office has been constructed is not part of the land of the proposed project. In this regard, the representative of the project has also given undertaking along with plan duly signed with demarcation of land in which office is constructed and the land of the proposed

project. The copy of the undertaking along with plan submitted by PP is enclosed herewith for ready reference please.

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) Sh. Arvinderjit Singh, General Manager (HR) of the promoter company
- (ii) Sh. Sandeep Singh Dhanoa, CPTL, FAE from CPTL, Mohali, Environmental Consultant of the promoter Company

Sh. Deepak Gupta submitted an authority letter wherein he has been authorized to attend the meeting of SEAC on 01.05.2017 in Patiala. Further, Sh. Sandeep Singh Dhanoa submitted his accreditation certificate approval from NABET wherein he has been accredited as FAE in CPTL for category B projects. The same were taken on record by the SEAC. Further, on perusal of status report received from PPCB, RO, Patiala, the SEAC observed that no construction at the proposed site of warehouse has been started yet. Thereafter, the SEAC allowed the project proponent to present the salient features of the project and the Environmental Consultant of the promoter Company presented the salient features of the project as under: -

- The total plot area of the project is 18.092 acres and the total built up area of the Project is 36710 sqm. The estimated total population will be 500 persons.
- The cost of the project is Rs.30 crores (apprx.).
- The Project Proponent has submitted a permission undersection 81(1) of the Punjab Regional & Town Planning and Development Act,1995 for commercial TP scheme for an area of 19 bigha 16 biswa 6 biswani out of total 31 bigha 5 biswa from Department of Town & Country Planning, Punjab issued vide letter no.9302 dated 10.07.2013.
- The total water requirement will be 11 KLD which will be met through own tubewell after getting permission from CGWA as project site falls in critical Zone.
- The total wastewater generation from the project will be 9 KLD, which will be treated in a STP. The treated waste water @9 KLD will be used in green area in all the three different seasons.
- About 5038 sqm area has been earmarked for green area development in the site.
- The total quantity of solid waste generation will be 100 kg/day. Solid waste

will be collected separately as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016. Biodegradable waste will be sent to approved site. The non-biodegradable waste & Recyclable waste will be sold to authorized vendors. Inert waste will be sent to Municipal dumping site. We will be generating bio-degradable waste which will be converted into compost till the time the permission for disposing the same is got from MC, Rajpura.

- The project proponent has also proposed to provide rain water harvesting pit to recharge the rain water.
- The total load of electricity required for said project will be 1000 KW which will be taken from the PSPCL. There is a proposal to install silent 2 nos. DG Sets (1X 240 KVA & 1x 125 KVA) as stand-by arrangement.
- Solar energy will be used for street light on the roads 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 177 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.
- Partner of the company will be responsible for implementation of EMP.
- For implementation of EMP, Rs. 10.50 lacs as capital cost, Rs. 5.70 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 construction & operation phase, Rs. 27 Lacs as capital cost & Rs. 5.75 lacs as recurring cost, Rs. 6.90 lacs /annum for monitoring of air, noise & water as recurring cost will be incurred.
- The project proponent also submitted a letter number 7386 dated 20.10.2015 issued by DFO, Patiala wherein the project proponent has been directed to submit Rs.16,55,860/- in favour of MD, Punjab Forest Development Corporation Ltd., Mohali regarding diversion of 0.0833 hectare of forest land permission for passage to Logistic Park of M/s Gupta Builders & Promoters Pvt. Ltd., Village Mehmampur, Tehsil Rajpura.
- The project proponent has proposed to spent Rs. 5 lacs towards CSR activities

and General Manager of the company will be responsible for its implementation. The list of activities are as under: -

- a) Widening of road in the vicinity of the project
- b) Toilets for girls in the nearest village school
- c) Training to the unemployed youths in the field of Computer repairing.

The SEAC raised certain queries to which project proponent replied as under:

Sr.no.	Observations	Reply
1.	Clarify as to whether any hazardous waste will be generated or stored inside the premises.	The project proponent submitted that no hazardous waste or chemical material will be allowed to be stored inside the premises.
2.	Whether STP will be installed at site for treatment of domestic effluent?	The project proponent submitted that STP will be provided inside the premises for treatment of domestic effluent.
3.	The project proponent will provide solar panels on the sheds?	The project proponent agreed to comply with this observation in true spirit and will roof area of sheds@30 % to generate solar energy.
4.	Clarify how solid waste will be managed inside the premises.	The project proponent submitted that solid waste will be handled as per MSW Rules,2016 and we will be responsible for disposal of the same in environmentally sound manner.

The project proponent submitted an undertaking in this regard which was taken on record by the SEAC. The SEAC decided that condition be imposed in the environmental clearance that the project proponent will handle solid waste generated inside the premises as per MSW Rules,2016 and will be responsible for disposal of the same in environmentally sound manner.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to SEIAA with the recommendations to grant environmental clearance for the establishment of the Warehousing Project namely "GBP Highway Terminal" (Logistic Park) " having total plot area 18.092 acres and having total built up area 36710 sqm at Village Mehmadpur, Tehsil Rajpura, District Patiala, Punjab, subject to the following conditions in addition to the proposed measures:

PART-A – 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 Ministry of Environment, Forests & Climate Change 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.
- (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.
 - (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
 - (xvi) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.

PART-B – 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 firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labor 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 color coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - e) Fresh water : Blue
 - f) Untreated wastewater : Black
 - g) Treated wastewater : Green
(for reuse)
 - h) 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 at least 30% of the open roof top area of the sheds shall be installed for utilizing maximum solar energy.
- 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) The project proponent will handle solid waste generated inside the premises as per MSW Rules, 2016 and will be responsible for disposal of the same in environmentally sound manner.
- 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) 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.

(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 project proponent submitted that no hazardous waste or chemical material will be allowed to be stored inside the premises.
- (iii) The total water requirement will be 11 KLD which will be met through own tubewell after getting permission from CGWA as project site falls in critical Zone.
- iii) a) The total wastewater generation from the project will be 9 KLD, which will be treated in an STP to be installed at project site including wet weather flow. The treated waste water shall be utilized in green area in three different seasons.
- 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 onto land for plantation to be developed as per Karnal Technology/ into sewer after maintaining the proper record.
- (iv) The project proponent shall ensure safe drinking water supply to the habitants.
- (v) 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.
- (vi) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- (vii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (viii) 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.
- (ix) 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.
- (x) 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.
- (xi) Solar power plant and other solar energy related equipment's shall be

- operated and maintained properly.
- (xii) 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 C – 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 bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- 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.10.50 lacs towards capital investment and Rs. 5 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. 27 lacs as capital cost in operation phase and Rs. 5.75 lacs/annum as recurring 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.5.00 Lacs as proposed. The list of activities are as under: -
 - i) Widening of road in the vicinity of the project.
 - ii) Maintenance of government school toilets for 5 years.

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.

The case is placed before SEIAA for consideration.

Item No.123.06: Application for issuance of TOR under EIA notification dated 14.09.2006 for expansion of existing institute namely "IIT Ropar" in the revenue estate of Bara Phool & Nunowal, Gharispur, Bara Surtanpur & Rattanpur, Rupnagar and Chamkaur Sahib, Rupnagar, Punjab by IIT Ropar (Proposal No. SIA/PB/NCP/19229/ 2017)

The facts of the case are as under: -

Earlier, Indian Institute of Technology, Ropar was granted environmental clearance for expansion of existing institute namely "IIT Ropar" in the revenue estate of Bara Phool & Nunowal, Gharispur, Bara Surtanpur & Rattanpur, Rupnagar and Chamkaur Sahib, Rupnagar, Punjab vide letter number 78 dated 07.01.2015 by SEIAA, Punjab

Now, Indian Institute of Technology, Ropar has applied online for issuance of TOR for conducting the EIA as required under EIA notification dated 14.09.2006 for expansion of its existing institute namely "IIT Ropar" in the revenue estate of Bara Phool & Nunowal, Gharispur, Bara Surtanpur & Rattanpur, Rupnagar and Chamkaur Sahib, Rupnagar, Punjab.

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) Prof. J.K. Sridhar, Chairman, IIT Ropar
- (ii) Sh. T.S. Anand, Executive Engineer of the Institute
- (iii) Dr. Shekhar Upodhaya, EIA Coordinator of M/s Aplinka Solutions & Technologies, Environmental Consultant

Sh. T.S. Anand submitted an authorization letter dated 01.05.2017 wherein he has been authorized by Sh. Sanjay Bhatnagar, Registrar, IIT Ropar to attend the meeting of SEIAA/SEAC for obtaining environmental clearance for construction/ expansion of existing educational institute & to take decision/ to sign the documents if any on behalf of institute. The same was taken on record by the SEAC. Thereafter, the SEAC allowed the project proponent to present the salient features of the project.

Dr. Shekhar Upodhaya, EIA Coordinator of M/s Aplinka Solutions & Technologies, Environmental Consultant of the project proponent presented the salient features of the project as under:-

- The total land area available with the IIT Ropar is 19,47,913.87 m² (481.34 acres) out of which the net plot area for development of the

residential/academic/utilities/hostel zone is 18,79,656 m²(464.5474 acres). The proposed expansion will mainly consists of expansion of Phase-I part which includes Type 5 & Type 6 residential zone; New Library & Lecture Hall, Work Shop, Central Research Facility Block, Kendriya Vidyalaya, Boys' Hostel, Girls' Hostel,, Visitor's Hostel and New Dining Hall. The ground coverage of the proposed expansion is 25,378.64 m². After expansion, the achieved ground coverage becomes 62,432.41 m², and the total built up area becomes 1,71,848.71 m². Also, under phase-1A, construction of the built up [area@92,626.31](#) sqm has already been completed. As per the approved building plan, the expansion is to be carried out in two sub phases i.e. in first phase, built up area will increase from 92,626.31 sqm to 1,46,047.37 sqm and in second phase, it will increase from 1,46,047.37 sqm to 1,71,848.71 sqm.

- As per MoEF notification dated 22.12.2014, the environmental clearance for such projects is not required till the built up area remains less than 1,50,000 sqm. Hence we will continue to carry out the construction in phase I i.e. upto 1,46,047.37 sqm and environmental clearance will not be required.
- After the expansion; the total population of the Institutional Project is envisaged to be 7442 which includes the permanent and floating population of residential zone, academic zone, hostel zone and common utility zone.
- The layout plan has been approved by the Department of Town & Country Planning (CTP, Punjab) vide letter no 4649 CTP (PB)/SR-88 dated 22.12.2016. The project site falls under education zone as per the land use plan of Roopnagar (2010-2031).
- The construction status at site as submitted by project proponent is as under:

Sr. No.	Blocks	Structure work (%)	Brickwork (%)	Plumbing work (%)	Plaster work (%)	Electric work (%)
1	T2 Residential block	100	100	85	100	
2	T4 Residential block	100	100	5	15	
3	Computer Science block	95	100	95	100	
4	Electrical block	90	95	40	80	
5	Admin.	95	70	20	5	

	Block					
6	Lecture Hall	100	100	95	100	
7	SMME block	95	100	55	85	
8	Chemistry block	90	90	5	65	
9	Utility block	100	100	95	100	
10	Girl's Hostel	100	100	95	100	
11	Boys Hostel	100	95	55	70	
12	Dining Hall	100	100	45	100	
13	AC Plant	80	50	5	30	
14	Director's Residence	100	100	20	100	
15	ESS-1	100	100	0	100	
16	ESS-2	50	0	0	0	
17	ESS-3	60	0	0	0	
18	ESS-66KV	25	0	0	0	

- The water requirement during the construction phase comprises mainly of two parts i.e. fresh water for labourers and treated water for building constructions. Approx. 45 KLD of fresh water will be required for drinking purpose which will be imported in form of bottled cans from the local fresh water supplier during the days of construction. About 350 ML of water will be required for construction purpose of the building. The treated water requirement will be met by the treated water from the private water tanker.
- In operation phase, the domestic water demand after the expansion will be 670 KLD which comprises of fresh water requirement of 387 KLD and treated water requirement of approx. 252 KLD
- The water balance for three different seasons is as under:-

Season	Total water requirement (KLD)	Total waste water generation before treatment (KLD)	Treated waste water (KLD)	Flushing (KLD)	HVAC (KLD)	Horticulture (KLD)
Summer	912 (FW=387+35)	561	455	252	200	38
Rainy	842 (FW=387)	561	455	252	200	3
Winter	862 (FW=387+10)	561	455	252	200	13

FW=Fresh Water

- During the operational phase; approximately 561 KLD of wastewater will be generated from the project which will be treated in the MBBR based Sewage Treatment Plant of capacity 500 KLD (2 no. each). It is expected that approximately 455 KLD of treated water will be recovered from the STP. However, after the expansion of the project; the overall demand of treated water will be 490 KLD. All the treated water recovered from the STP will be utilized in flushing, landscaping and HVAC cooling, thus leading to zero exit discharge. Therefore, the additional fresh water will be requiring to meet the demand of treated water.
- Adequate provision for car parking will be made at the project site. There will be also an adequate parking provision for visitors so as not to disturb the traffic and allow smooth movement at the site. Total parking to be provided is 2370 ECS.
- Approx. 30 % of the net plot area will be developed as green area including organized green, ornamental shrubs and avenue plantation.
- During the operation phase; power requirement will be 11,000 kVA, which will be supplied by Punjab State Electricity Board. There is provision of 9 Number of DG sets with capacity 8x500 kVA + 1x250 kVA for power back up in the project. The DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion. Fuel for DG sets will be purchased from nearby filling station.
- After the expansion; about 3240.28 kg/day of solid waste is expected to be generated from the project. The municipal solid waste will be managed as per the provision of Solid Waste Management Rules, 2016.
- The hazardous wastes is expected to be generated from the educational institute and it will be managed as the provisions of Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016
- The compliance report of earlier granted environmental clearance conditions has been got verified by Northern Regional Office of Ministry of Environment, Forests & Climate Change, Chandigarh and has been submitted with the application.
- The project proponent has submitted the Terms of Reference.
The SEAC raised certain queries to which the project proponent submitted the

reply as under:-

Sr. No	Observation	Reply
1.	The total land allotted to IIT Ropar is 481.34 acres which is more than 150 hectares. Hence, the project is to be appraised by MoEF as it becomes category "A" project.	The project proponent submitted that at present, their net planned area is less than 481.34 acres i.e. <150 hectares & it amounts to 45 hectare (approx.108 acres) whereas rest of the area@373.34 acres is reserved for the future expansion. The total plot area for phase-1A and Phase-1B (expansion) is 45 hectares. The project proponent has submitted undertaking in this regard.
2.	Clarify the intimation given to SEIAA regarding the expansion in built up area from 1.01 lac sqm to 1.46 lac sqm.	The project proponent submitted that they are constructing the buildings of institute in a phased manner. Under Phase-1A development, the construction of built up area @92,626.31 sqm has already been completed for which the environmental clearance was obtained vide letter number SEIAA/MS/78 dated 07.01.2015. Under Phase-IB development, expansion will be carried out where in the built up area will get enhanced from 92,626.31 sqm to 1,71,848.71 sqm. But the same has been approved by CTP in two sub phases. First sub phase includes increase in built up area from 92,626.31 sqm to 1,46,047.37 sqm and second sub phase includes increase in built up area from 1,46,047.37 to 1,71848.71 sqm. They had informed the SEIAA about carrying out the development activities

		upto 1.46 lac sq mtrs for which environmental clearance is now not required. Being aware of the fact that as soon as built up area crosses 1,50,000 sqm, the project will attract the provisions of EIA notification and will require environmental clearance. They have now applied the environmental clearance. The project proponent further submitted that since they being aware of the fact that environmental clearance will be required for their phase-IB expansion, they had started the environmental monitoring from Jan.2017 onwards.
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Thereafter, the project proponent requested to consider the monitoring carried out from Jan.2017 as baseline monitoring data required for EIA study. The SEAC observed that the online application was accepted on 25.04.2017 and thus, monitoring carried out in one month previous to date of acceptance of online application can be considered as baseline data for EIA study. The project proponent submitted an undertaking to the effect that monitoring carried out in March 2017 will be part of the study and the same was taken on record by the SEAC.

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 and to allow the project proponent to use the data of monitoring w.r.t. 25.03.2017 as baseline data preparing the EIA report:

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.
2. Examine details of land use as per Master Plan and 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.
3. Examine and submit the details of the environmental impacts at the stage of land acquisition including aspects such as displacement of families,

rehabilitation, acquiring of agricultural/forest land, acquiring of ecologically important lands and water bodies.

4. Examine baseline environmental quality along with projected incremental load due to the project.
5. 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.
6. 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.
7. Submit the details of the trees to be felled for the project.
8. Submit the present land use and permission required for any conversion such as forest, agriculture etc
9. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
10. Examine soil characteristics and depth of ground water table for rainwater harvesting.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

16. 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.
17. Examine and submit the details of the environmental impacts at the stage of creation 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.
18. 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.
19. Examine and submit the details of the source and supply of water for construction activity.
20. Examine and submit the details of the source and quantity of power for construction activity.
21. Examine and submit the details of the fuel consumption, noise pollution, emissions of the exhaust gas, engine & coolant oil and batteries being discarded due to captive and emergency power generation.
22. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
23. Examine and submit the details of the environmental impacts at the stage of development of residential buildings, commercial, institutional and industrial 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.
24. 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 and pumps, water pumping stations, earth work and water treatment plant.
25. 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 and pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
26. 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.

27. 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.
28. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
29. 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.

B. Operation stage

1. Examine and submit the details of the environmental impacts due to the residential, commercial, institutional, industrial, recreational, social, cultural & religious activities to be carried out.
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. Examine and submit the details of the environmental impacts due to the coming up of the activities such as urban agriculture and animal husbandry.
4. Examine and submit the details of the environmental impacts due to the sewerage & sewage treatment and its disposal systems and storm water & its drainage system.
5. Examine and submit the details of the environmental impacts caused due to the generation of captive power & emergency power.
6. Submit the details of the management & handling of municipal solid waste, e-waste, hazardous waste, scrap, estate management, construction and demolition waste management.
7. Submit the details of the socio economic impact due to the employment to be generated from the household activities.
8. 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.

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. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
8. Ground water classification as per the Central Ground Water Authority.
9. Environment Management Plan should include technical and institutional aspects for pre-treatment by constituent units.
10. Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
11. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
12. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
13. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given
14. 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.
15. 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.
16. 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.

17. 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.
18. 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.

The aforesaid 'Terms of Reference' will be valid for a period of three years from its issuance. The project proponent should prepare rapid EIA / EMP Report for its project based on above Terms of Reference. The final EIA be submitted to the SEIAA for appraisal.

The case is placed before SEIAA for consideration.

Item No. 123.07: Application for obtaining Environmental Clearance for expansion of a Residential Apartment Complex namely "Jalandhar Heights-II" in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar, Punjab by M/s A.G.I. Infra Limited. (Proposal no.SIA/PB/NCP/63179/2017)

The facts of the case are as under: -

Earlier, M/s A.G.I. Infra Limited was granted environmental clearance for construction of residential apartment complex namely "Jalandhar Heights-II" in a total area of 6.45 acres and having total built up area of 74636.8 sqm in the revenue estate of Village Pholriwal, Tehsil & Distt. Jalandhar vide letter number 7014 dated 20.11.2015 by SEIAA, Punjab. Now, the promoter company have applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of its Residential Apartment Complex namely "Jalandhar Heights-II".

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

- (i) Sh. Ashwani Kant, General Manager of the promoter company
- (ii) Sh. Vishal Duggal, FAE, M/s Shivalik Solid Waste Management Ltd., Zirakpur

The SEAC was apprised about the status report of the construction as well as other utilities and compliance of previous environmental clearance conditions as reported by the team of SEAC members. The visiting SEAC members categorically informed that no construction activity of any sort is going on at the site of the project where expansion is to take place and informed that the project proponent is complying with the previously granted environmental clearance conditions. The expansion project will comprise of Towers-G, H, I, J & K respectively.

Thereafter, the SEAC allowed the project proponent to present the salient features of the project. Sh. Vishal Duggal, FAE, M/s Shivalik Solid Waste Management Ltd., Zirakpur, Environmental Consultant of the promoter company presented the salient features of the project as under:-

- The total plot area of the project, the total built up area & other details after the proposed expansion will be as per table given below: -

Description	Existing	Proposed	Total
Total land area	~26082 m ² (~6.45 acres)	~15621 m ² (~3.86 acres)	~41703 m ² (~10.31 acres)
Total built-up area, m ²	~74636.8	~70729.2	~145366
No. of apartments	462	227	689
Area under parks/green area, m ²	~4035 (~15.5%)	~6658	~10693 (~25.6%)
Parking required, ECS	~825	~488	~1313
Parking to be provided, ECS	~828	~523	~1351
Resident population	~2300	~1150	~3450
Gross water demand	~475-520 3/day	~70-80 m ³ /day	~545-600 m ³ /day
Fresh water demand	~360 m ³ /day	~40 m ³ /day	~400 m ³ /day
Waste Water Generation	~360 m ³ /day	~60 m ³ /day	~420 m ³ /day
Treated Waste Water Reuse Potential	115-160 m ³ /day	~20-40 m ³ /day	~145-200 m ³ /day
MSW generation	~1000 kg/day	~600 kg/day	~1600 kg/day

- A copy of CLU issued by PBIP, Chandigarh vide letter no. 730 dated 29.11.2016 has been submitted wherein the land use has been changed from agriculture to Residential (Group Housing) for an area of 3.86 acres in Village Pholriwal, Distt. Jalandhar.
- The total water requirement for the project after expansion will be 600 KL/day, out of which 400 KL/day of fresh water requirement will be met through ground water and remaining 200 KL/day will be met through recycling of treated wastewater.
- The total wastewater generation from the project after expansion will be 420 KL/day, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 120 KL/day of treated wastewater for flushing purpose, 80 KL/day will be used for irrigation of green area and remaining 220 KL/day will be discharged into M.C. sewer in summer

season. In winter season, 120 KL/day of treated wastewater will be used for flushing purpose, 25 KL/day will be used for irrigation of green area and remaining 275 KL/day will be discharged into M.C. sewer. In rainy season, 120 KL/day of treated wastewater will be used for flushing purpose, 40 KL/day will be used for irrigation of green area and remaining 260 KL/day will be discharged into M.C. sewer.

- The project proponent has also proposed to provide rain water harvesting pit to recharge the rain water.
- A letter bearing no. 1161 dated 13.10.2016 issued by PUDA, Jalandhar has been submitted wherein it has been mentioned that for laying of sewerage line to the project Jalandhar Heights-II, the budget of Rs.16 crore has been earmarked for providing various external services including the outfall sewer line along 66 ft. wide road which will cater to the approved projects including Jalandhar Heights-II. The DPR for the same is under preparation and tenders for execution of this work will be floated as soon as requisite approvals are accorded by Jalandhar development authority, Jalandhar.
- We hereby undertake to provide sewer connectivity at our own cost in case before commissioning the same is not available at site.
- The total quantity of solid waste generation after expansion will be 1600 kg/day, which will be segregated at source as biodegradable and non-biodegradable components as per the Municipal Solid Waste (Management & Handling) Rules, 2016. The complex will have facility for segregation of solid waste into dry and wet waste. Dry waste will be collected in separate primary bins and stored for disposal. Recyclable dry waste will be sold to scrap dealers. Biodegradable and non-recyclable waste will be disposed through MSW facility operator of MC Jalandhar.
- A letter no.709 dated 26.12.2016 issued by Superintending Engineer, MC, Jalandhar has been submitted wherein it has been mentioned that proponent shall make its own arrangement for door to door collection of garbage and transportation to nearest dumping site of MC, Jalandhar and MC will lift the garbage from the collection centre.
- The total load of electricity required for group housing after expansion will be 3.7 MW which will be taken from the PSPCL. Silent multiple DG sets having capacity of 1500 KVA will be installed as stand by arrangement.

- 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 and concentration of different parameters are within the permissible limits.
- The e-waste generated will be stored in an isolated room and will be sold to the manufacturers.
- Energy conservation through appropriate use of Solar base power generation, LED, solar lighting, putting fire pumps on terrace to reduce power rating, energy efficient motors, green cover design, building material selection etc. has been proposed.
- LED lamps and energy efficient electrical gadgets shall be used.
- The project proponent has submitted a copy of letter no.911215 dated 16.12.2016 issued by Chief Conservator of Forests, Punjab wherein the proposal of the proponent for diversion of 0.00986 hectares of forest land under FCA, 1980 to use it as approach road to the site has been sent to Additional Principal Chief Conservator of Forests, GOI, MoEF, Chandigarh for approval.
- The Environment Management Cell comprising of Sh. Sukhdev Singh (Managing Director), Sh. Ashwani Kant (General Manager), Sh. Sharanjit Singh Sahi (Dy. General Manager), Sh. Virender Singh (Project Manager) will be responsible for implementation of EMP. Rs. 1.55 crores will be incurred for implementation of EMP and Rs. 57 lacs/annum will be incurred on account of recurring charges.
- Rs. 5 lacs per year will be utilized for following activities to be undertaken under Corporate Social Responsibility programme in the Village namely Alipur, Pholriwal, Bhatti, Mithapur and Usmanpur.
 - a) Arrangement for safe drinking water.
 - b) Public hygiene and sanitation
 - c) Health camps will be organized.
 - d) Scholarships to students.
 - e) Repair of roads, drains and village ponds.
 - f) Organizing workshops/camps for educating community on-agriculture, energy conservation and solar energy, child women health-care, substance abuse etc.

- g) Plantation.
- Compliance report of earlier granted environmental clearance conditions has been got verified by Northern Regional Office of Ministry of Environment, Forests & Climate Change, Chandigarh and submitted the same with the application.

The SEAC observed that in the compliance report given by the Northern Regional Office of MoEF, there are certain observations which have not been attended by the project proponent. To this query, the project proponent submitted compliance of the observations raised by the MoEF as under:-

Sr. No	Points of Non-Compliance as mentioned in the compliance report given by MoeF	Reply submitted by Project proponent
1.	Advertisement regarding earlier granted environmental clearance was not published within seven days.	The advertisement was published within 30 days. Copy of the same is hereby attached.
2.	Permission to abstract ground water has not been submitted yet.	The permission has already been applied for and has been approved by the District Advisory Committee & the case is under process. Copy of letter from Regional Director, CGWA is attached.
3.	Approval for diversion of forest land@0.009686 hectares for approach road from main road to the project site has not been submitted.	The approval is in advanced stage of process. Copy of letter from Principal Chief Conservator of Forests, Punjab is enclosed herewith.
4.	Copy of earlier granted environmental clearance has not been uploaded on Company's website.	The EC has been uploaded on Company's website.
5.	Grey water was not being collected in the tanks and was allowed to percolate in groundwater via open ditch.	Septic tank has been provided for the collection & treatment of the grey water.
6.	First aid room has not been provided.	Though first aid facility was already available but a separate first aid room has been provided.

7.	Green belt at site requires attention.	Due to construction and soil management at site, green belt development is yet to be initiated and shall be completed before commissioning of the project.
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The above contentions of the project proponent along with documents were taken on record by the SEAC. The SEAC further observed that position of existing MC sewer is required to be marked out on layout map, storm water other than roof top area is required to be treated before recharging & solar power to be generated has to be minimum @ 240 KW. To these observations, the project proponent marked the position of existing sewer on layout map and assured to comply with rest of the observations in true spirit.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to SEIAA with the recommendations to grant environmental clearance for expansion of a Residential Apartment Complex namely "Jalandhar Heights-II" having total plot area as 41703 m² (10.31 acres) and having total built up area as 145366 sqm in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – 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 Ministry of Environment, Forests & Climate Change 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.
 - (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.
 - (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
 - (xvi) Environmental Management Cell shall be formed which will supervise and

monitor the environment related aspects of the project.

PART-B – 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 firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labor 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) The project proponent will provide sewer connectivity at his own cost in case sewer line is not laid to the project site from the main sewer before commissioning of the project.
- ix) Adequate treatment facility for drinking water shall be provided, if required.
- x) 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.
- xi) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color 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
- xii) 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.
- xiii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiv) **(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 of 240 KW by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs.
- xv) 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.
- xvi) 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.
- xvii) 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.
- 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.

(i) **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 after expansion will be 600 KL/day, out of which 400 KL/day of fresh water requirement will be met through ground water and remaining 200 KL/day will be met through recycling of treated wastewater

(iii) a) The total wastewater generation from the project will be 420 KLD, which will be treated in an STP (based on SBR technology) to be installed at project site including wet weather flow. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into public sewer (KLD)
Summer	120	80	220
Winter	120	25	275
Rainy	120	40	260

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 onto land for plantation to be developed as per Karnal Technology/ 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) if provided 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 shall be operated and maintained properly as per CGWA guidelines. Storm water other than roof top area will be treated before recharging.

(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's 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 C – 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 bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- 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.1.55 crore towards capital investment and Rs. 5 lacs/year 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

- **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. 57.00 lacs/annum as recurring 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.5 lacs /year as proposed. The list of activities in the Village namely Alipur, Pholriwal, Bhatti, Mithapur and Usmanpur.
 - a) Arrangement for safe drinking water.
 - b) Public hygiene and sanitation
 - c) Health camps will be organized.
 - d) Scholarships to students.
 - e) Repair of roads, drains and village ponds.
 - f) Organizing workshops/camps for educating community on-agriculture, energy conservation and solar energy, child women health-care, substance abuse etc.
 - g) Plantation.
- **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.

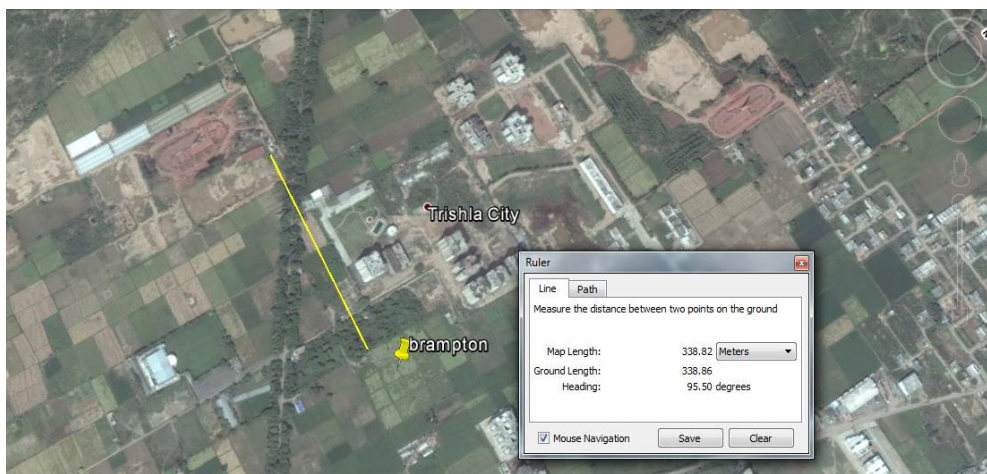
The case is placed before SEIAA for consideration.

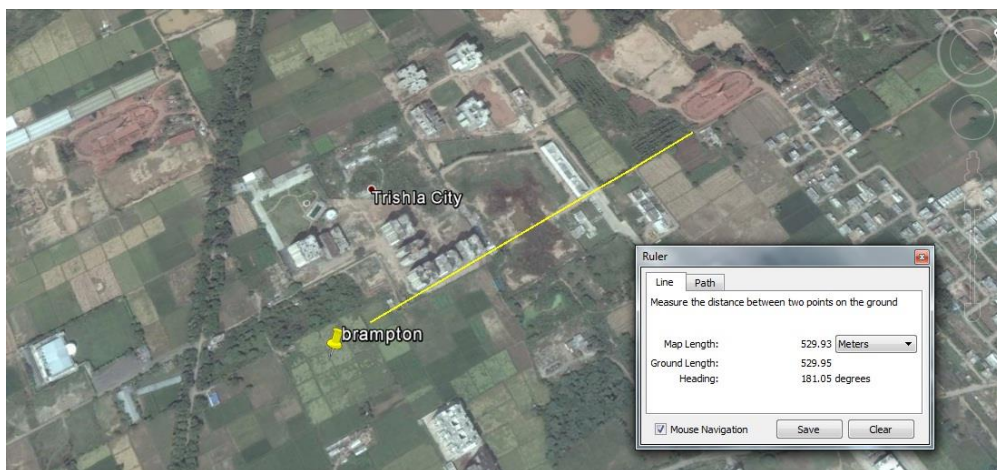
Item no.123.08: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of residential apartment complex namely "Brampton Heights" at Village Nabha, NC Zirakpur Tehsil Derabassi, Distt.SAS Nagar, Punjab by M/s Corner Buildscon Pvt. Ltd. (Proposal No. SIA/PB/NCP/57309/2017)

The facts of the case are as under: -

M/s Corner Buildscon Pvt. Ltd. has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of residential apartment complex namely "Brampton Heights" at Village Nabha, NC Zirakpur Tehsil Derabassi, Distt. SAS Nagar, Punjab.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 28.04.2017 to send the latest construction status of the project site. The Environmental Engineer, PPCB, RO, Mohali vide its return mail dated 29.04.2017 has intimated that the proposed site of the project was visited by AEE on 28/04/2017. During visit, it was observed that the proposed site of the promoter company is located in the revenue estate of Village Nabha, NC Zirakpur Tehsil Derabassi Distt. S A S Nagar (Punjab). No boundary wall has been constructed to demarcate the proposed site of the project, however, as per the boundaries of the proposed site shown by the representative of the promoter company, there is one residential complex namely "Trishla City within a radius of 100m. Also, there are other residential complexes within a radius of 200m. As per the GPS location app, the latitude and longitude of the site is about 30°38'43.67"N and 76°47'53.05" and as per goggle earth, one brick kiln falls within a radius of 500m from the site of the project and the distance of the other brick kiln is about 529 m.





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) Sh. Pranesh Bindra General Manager Sales & Marketing of the promoter company
- (ii) Sh. Vishal Duggal, FAE, M/s Shivalik Solid Waste Management Ltd., Zirakpur
Sh. Mukesh Bhatti submitted an authority letter wherein he alongwith Sh. Pranesh Bindra submitted a copy of resolution dated 28.04.2017

wherein he has been authorized by Sh. Anurag Malothra, MD of the promoter company to attend the meeting of SEAC on 01.05.2017 in Patiala. The same was taken on record by the SEAC.

Further, on perusal of status report received from PPCB, RO, Mohali, the SEAC observed that no construction at the proposed site has been started yet. Thereafter, the SEAC allowed the project proponent to present the salient features of the project and the Environmental Consultant of the promoter Company presented the salient features of the project as under: -

- The total plot area of the project is 13508.5 m² (3.34 acres) and the total built up area of the Project is 28928.6 m². The estimated total population will be 1200 persons.
- The residential apartment complex consists of 243 apartments including 22 for EWS. Parking @265 ECS will be provided.
- The Project Proponent has submitted a permission regarding change of land use under section 81(1) of Punjab Regional & Town Planning & Development for Residential scheme (Group Housing) for an area of 16 bigha vide letter no.30400 dated 31.12.2015 issued by Deputy Director, Local Govt., Patiala.

- The total water requirement will be 267 KLD which includes fresh water requirement @185 KLD. The fresh water requirement will be met through own tubewell.
- The total wastewater generation from the project will be 190 KLD, which will be treated in a STP to be installed at project site. The treated waste water @82 KLD will be used in three different seasons as under:
In summer season, the project proponent has proposed to utilize 55 KL/day of treated wastewater for flushing purpose, 27 KLD for green area & 108 KLD will be discharged into public sewer. In winter season, 55 KL/day of treated wastewater for flushing purpose, 12 KLD for green area & 123 KLD will be discharged into public sewer. In rainy season, 55 KL/day of treated wastewater for flushing purpose, 08 KLD for green area & 123 KLD will be discharged into public sewer.
- About >4000 sqm area has been earmarked for green area development in the site.
- The project proponent has submitted a letter no. 6846 dated 03.06.2016 from EO, MC, Zirakpur wherein it has been mentioned that if connection for public sewer is applied by the proponent at the time of commissioning of project & if it is available then only the project proponent will be allowed to discharge the waste water after depositing requisite charges. The EDS was raised online on 24.04.2017 to the effect that in case sewer connection is not available then what will be the disposal of treated waste water. To this, the project proponent replied that in case, the municipal sewer connectivity is not available at the project site at the time of commissioning of the project, the project proponent undertakes to connect to the municipal sewer their own cost till the point the municipal sewer is available.
- The project proponent has also proposed to provide rain water harvesting pit to recharge the rain water.
- The total quantity of solid waste generation will be 600 kg/day. Solid waste will be collected separately as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016 and the waste will be segregated through chute system. Biodegradable waste will be sent to approved site. The non-biodegradable waste & Recyclable waste will be sold to authorized vendors. Inert waste will be sent to Municipal dumping site.

- The project proponent has submitted a letter no. 6845 dated 03.06.2016 from EO, MC, Zirakpur wherein it has been mentioned that permission has been granted to dispose off the solid waste at dumping site of MC.
- The project proponent has attached the analysis reports of ambient air, ambient air, ground water and noise levels from NABL/MoEF Accredited laboratories which are more than 1 year old. The EDS was raised online on 24.04.2017 to the effect that it should not be more than six months old. To this, the project proponent replied that Originally, the application was submitted on 10.07.2016. At that time the baseline environmental status was got monitored through NABL/MoEF approved lab. As there is no significant activity in and around, the same reports can suffice the purpose.
- The total load of electricity required for said project will be 2.5 MW which will be taken from the PSPCL. There is a proposal to install silent multiple DG sets having capacity@1500 KVA as stand-by arrangement.
- Energy conservation through appropriate use of Solar base power generation, LED, solar lighting, putting fire pumps on terrace to reduce power rating, energy efficient motors, green cover design, building material selection etc. has been proposed.
- LED lamps and energy efficient electrical gadgets shall be used.
- 30% of roof top area will be kept for generating solar energy and approx. 75 KW of solar energy will be generated.
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- Sh. Anurag Malhotra, Director, Mr. Aman Kapoor, CEO & Mr. Hemant Kumar, Projects Head of the company will be responsible for implementation of EMP till the handing over of the project to association of residents.
- Rs. 154 lacs as capital cost & Rs. 57 lacs as recurring cost will be incurred for implementation of EMP.
- The project proponent has proposed to spent Rs. 5 lacs per year towards CSR activities and M/s Corner Buildscon Pvt. Ltd., Haryana will be responsible for its implementation of CSR in minimum of 5 villages within radius of 10 km from project site. The shortlist villages are Nabha, Dyalpur, Bakarpur, Kishanpura, Adda Jhungian & Singhpura. The list of activities are as under: -
 - a) Arrangement for safe drinking water.

- b) Public hygiene and sanitation (with special emphasis on female sanitation in rural schools)
- c) Educational support – in form of scholarships, books, uniforms, computer facility in schools, etc.
- d) Medical camps – including provision of free medicines
- e) Repair of roads, drains, village ponds
- f) Provision of road lights/street lights
- g) Organizing workshops/camps for educating community on – agriculture, energy
- h) conservation and solar energy, child and women health-care, substance abuse, and other relevant issues
- i) Plantation

The SEAC observed that the project proponent has not marked the location of municipal sewer on layout map. The SEAC further observed that there is no sewer line in the area for disposal of excess treated waste water@100 KLD and no alternate method to discharge the excess treated waste water has been suggested by the project proponent. To these queries of SEAC, the project proponent submitted a copy of layout map showing the location of municipal sewer at distance of 239 m from project site. He further submitted an undertaking to the effect that before the commissioning of project, if sewer line is not laid by MC then they will provide the sewer line connectivity from their site to the point where sewer exists in the vicinity at their own cost. He further requested to grant environmental clearance. The above documents were taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to SEIAA with the recommendations to grant environmental clearance for establishment of residential apartment complex namely "Brampton Heights" having total plot area as 13508.5 m² (3.34 acres) and having total built up area as 28928.6 sqm " at Village Nabha, NC Zirakpur Tehsil Derabassi, Distt.SAS Nagar, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – 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 Ministry of Environment, Forests & Climate Change 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.
- (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.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.

PART-B – 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 firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labor 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) The project proponent will provide sewer connectivity at his own cost in case sewer line is not laid to the project site from the main sewer before commissioning of the project.
- ix) Adequate treatment facility for drinking water shall be provided, if required.
- x) 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.
- xi) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color 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
- xii) 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.
- xiii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiv) **(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 at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs. Solar energy to be generated should be at least 240 KW per day.
- xv) 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.
- xvi) 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.

- xvii) 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.
- 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.

(ii) **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 will be 267 KLD which includes fresh water requirement @185 KLD. The fresh water requirement will be met through own tubewell.
- (iii) a) The total wastewater generation from the project will be 190 KLD, which will be treated in an STP to be installed at project site including wet weather flow. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater@82 KLD shall be as below:

Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into public sewer (KLD)
Summer	55	27	108
Winter	55	12	123
Rainy	55	8	127

- 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 onto land for plantation to be developed as per Karnal Technology/ 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) if provided 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 shall be operated and maintained properly as per CGWA guidelines. Storm water other than roof top area will be treated before recharging.
- (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's 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.

PARTC – 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 bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- 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

- ii) 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.154 lacs towards capital investment and Rs. 5 lacs/year 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

- **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. 57.00 lacs/annum as recurring 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.5 lacs /year as proposed. The list of activities in the Village namely Nabha, Dyalpur, Bakarpur, Kishanpura, Adda Jhungian & Singhpura are
 - a) Arrangement for safe drinking water.
 - b) Public hygiene and sanitation
 - c) Health camps will be organized.
 - d) Scholarships to students.
 - e) Repair of roads, drains and village ponds.
 - f) Organizing workshops/camps for educating community on-agriculture, energy conservation and solar energy, child women health-care, substance abuse etc.
 - g) Plantation.
- 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.

The case is placed before SEIAA for consideration.

Item no.123.09: Application for issuance of TOR 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 Vidyalaya 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 m². 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	550 KLD

				=450 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	0.135 KLD
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 and 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 and 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 is placed before SEIAA for consideration.

Item no.123.10: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Site No.4 "The Crown" located at Sector-90 & 91, Janta Township, Distt. SAS Nagar, Punjab by M/s Unistar Builders Pvt. Ltd. (Proposal no. SIA/PB/NCP/50089/2017)

The facts of the case are as under: -

M/s Unistar Builders Pvt. Ltd. has applied online for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Site No.4 "The Crown" located at Sector-90 & 91, Janta Township, Distt. SAS Nagar, Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 22.03.2017 to send the latest construction status of the project site. The status report is awaited.

The case was considered by SEAC in its 156th meeting held on 06.04.2017, which was attended by the following on behalf of project proponent:

- (i) Sh. Surinder Talwar, Authorized Signatory of the promoter company
- (ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company

Ms. Priyanka Anand submitted an authority letter wherein she has been authorized by the Director-Technical of EQMS India Pvt. Ltd to present the case of 'The Crown' located in Sector 90 & 91, District SAS Nagar. The said authority letter was taken on record by the SEAC.

The SEAC was apprised about the status report received from EE, PPCB, RO, Mohali vide email dated 05.04.2017 wherein it has been mentioned that the site of the subject cited project was visited by the AEE on 29.03.2017 and Sh. Bhupinder, Project Head of the promoter company was contacted and he showed the site of the project. The promoter company has proposed to construct group housing project at site no 4 located in Sector 90 developed by Janta Township, SAS Nagar. Further, no construction activity has been carried out at the project site except two numbers of gates of cement concrete of height at least 10 ft at the entrance as well as exit of the project. Also, there were few labour temporary quarters, store room and the representative of the promoter company informed that the same are already in existence. Furthermore, on one side of the project site there is vacant land falls in sector 90 of SAS Nagar and on back side there is one group

housing project namely M/s Regency Heights which has already been constructed and occupied and on remaining two sides, the project shares its boundary with the industrial belt wherein one no. of red category industry namely M/s Goyal Industry is located within a radius of 100m from the project site. There are also units like saw mill, plastic good manufacturing units and engineering good manufacturing units etc. within a radius of 100m from the project site.

On perusal of visit report, the SEAC observed that two number gates of cement concrete of height at least 10 ft, few labour temporary quarters and store room have been constructed. To this observation, the project proponent replied that the gates have been constructed by M/s Unistar Builders Pvt. Ltd. six years ago for a different project not requiring environmental clearance and does not belong to new project namely 'The Crown' which now requires environmental clearance. The SEAC then perused the photographs of the gates, temporary labour quarters and store room which have been sent by EE, RO, Mohali alongwith status report in order to verify the contention of project proponent. The photographs of the site are as under:

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The SEAC observed that as per the notification dated 14.09.2006 and Office Memorandum No. J-11013/41/2006-IA.II(I) dated 19.08.2010, no activity relating to any project covered under the EIA notification dated 14.09.2006 including civil construction can be undertaken at site without obtaining prior environmental clearance except fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s). The matter regarding activities which can be permitted was deliberated in various previous meetings of SEAC & combined meetings of SEIAA & SEAC. One such case namely "Vera Gold Mark" Vill. Bishangarh, Zirakpur, Tehsil Derabassi, Distt. Mohali of M/s Vera Developers Private Limited where the project proponent has constructed a boundary wall was

deliberated upon in the 109th & 112th meetings of SEAC. The details of the case are as under:-

- a) As per the report sent by Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali, a boundary wall was constructed by the project proponent. To this query, Sh. Deepak Gupta, Environmental Consultant of the project proponent gave clarification through email as under:-

"It is always a great learning experience while presenting cases in front of all the learned members. This mail is regarding the colloquium of our case Vera gold mark at Zirakpur. The case was earlier discussed and the reply was submitted accordingly, but in this meeting issue raised was that the project proponent has constructed a boundary wall and as per the committee it was decided that only fencing is allowed. We would like to bring your congenial notice to some newly emerged facts as per the multifarious thesauruses the meaning of fence is mentioned below -:

Fence fens/Submit verb

gerund or present participle: fencing

surround or protect with a fence.

"our garden was not fully fenced" synonyms:

enclose, surround, circumscribe, encircle, circle, encompass, bound, form a barrier around, form a ring round; More divide up, section off, separate off, partition off, cut off, cordon off, close off, isolate, segregate, seal, close; literarygird, girdle, engird; rarecompass "they intend to fence off many acres of wild land" §enclose or separate an area with a fence. "a small plantation of young trees had been fenced off" synonyms:

confine, pen in, coop up, rail in, box in, wall in, hedge in, hem in, close in, shut in, shut up, mew up, immure, lock in, shut off, separate off, cut off; More intern, impound, hold captive, keep under lock and key; enclose, surround, kettle; secure, protect, defend; corral

"he needed more wire to fence in his chickens" §use a barrier to exclude someone or something. "walkers may find themselves fenced out of the moor". Thesaurus Antonyms Related Words Synonyms Legend:

Noun

fence - a barrier that serves to enclose an area fencing

backstop - (baseball) a fence or screen (as behind home plate) to prevent the ball from traveling out of the playing field barrier - a structure or object that impedes free movement chainlink fence - a fence of steel wires woven into a diamond pattern hedge, hedgerow - a fence formed by a row of closely planted shrubs or bushes paling, picket fence - a fence made of upright pickets rail fence - a fence (usually made of split logs laid across each other at an angle) stone wall - a fence built of rough stones; used to separate fields wall - a masonry fence (as around an estate or garden); "the wall followed the road"; "he ducked behind the garden wall and waited" weir - a fence or wattle built across a stream to catch or retain fish fence line - a boundary line created by a fence

fence - a dealer in stolen property colloquialism - a colloquial expression; characteristic of spoken or written communication that seeks to imitate informal speech bargainer, dealer, monger, trader - someone who purchases and maintains an inventory of goods to be sold Verb

fence - enclose with a fence; "we fenced in our yard" fence in inclose, shut in, close in, enclose - surround completely; "Darkness enclosed him"; "They closed in the porch with a fence"

2. fence - receive stolen goods receive, have - get something; come into possession of; "receive payment"; "receive a gift"; "receive letters from the front"

3. fence - fight with fencing swords fight, struggle, contend - be engaged in a fight; carry on a fight; "the tribesmen fought each other"; "Siblings are always fighting"; "Militant groups are contending for control of the country" parry, deflect, block - impede the movement of (an opponent or a ball); "block an attack"

4. fence - surround with a wall in order to fortify palisade, wall, fence in, surround protect - shield from danger, injury, destruction, or damage; "Weather beater protects your roof from the rain" stockade - surround with a stockade in order to fortify circumvallate - surround with or as if with a rampart or other fortification

5. fence - have an argument about something argue, contend, debate

stickle - dispute or argue stubbornly (especially minor points) spar - fight verbally; "They were sparring all night"

bicker, brabble, pettifog, squabble, quibble, niggle - argue over petty things;

"Let's not quibble over pennies"

altercate, argufy, quarrel, scrap, dispute - have a disagreement over something; "We quarreled over the question as to who discovered America";

"These two fellows are always scrapping over something"

oppose - be against; express opposition to; "We oppose the ban on abortion"

converse, discourse - carry on a conversation

It is clearly mentioned the meaning of fence that it can be a masonry wall around the estate

Sh. Malvinder Singh, Member (SEAC) also sent his views on the matter and had nodded in affirmative about the provision of wall as fence quoting definition given in the thesaurus.

- b) It was decided by SEAC to depute a team of Sh Malvinder Singh, Sh. N.S. Kahlon, members (SEAC) and an officer of Regional Office, Punjab Pollution Control Board, Mohali for visiting the site to verify the contentions made by the project proponent in its email.
- c) The report submitted by the sub-committee and visit report of visiting SEAC Members was placed before SEAC in its 112th meeting and it was observed that the project proponent has constructed about 12 feet high wall at most of their project site measuring 14.5 acres. On one side (NE) of the project site, there exists a nallah. On front side (N), MC pucca road exists. Two sides (S) and (W) sides are surrounded by the thick population habitation. Thereafter, regarding construction of boundary wall as to whether it is a part of the proposed project or not, the project proponent clarified that the total 14 acres of land has been purchased, but the proposed project is to be established in an area of 5 acres only. To prevent the encroachment and for security purposes, the boundary wall has been constructed around the entire 14 acres of land. He further clarified that boundary wall constructed is not part of the project and will be dismantled later on. He also submitted a written undertaking in this regard, which was taken on record by the SEAC.
- f) Thus, in this case, the boundary wall was not considered as a part of project & the case was recommended for approval.

Further, in 9th combined meeting of SEIAA & SEAC, the matter regarding construction of boundary wall/gate/ temporary office etc. by the project

proponent(s) of 'Building Construction/Area Development Projects & Townships' viz-a-viz applicability of OM dated 19.08.2010 was also discussed and it was decided that the cases of project proponents who have constructed gate, boundary wall and security huts of their proposed project, may not be considered as violations of the provisions of EIA notification, 2006 as clarified by Ministry of Environment, Forests & Climate Change vide OM dated 19.08.2010, which states that fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s) can be undertaken at site prior to obtaining environmental clearance.

However, in this case, the SEAC noticed that two huge gates i.e. one for entry and one for exit have been constructed with aesthetic importance as evident from above photographs & shuttering is still in existence with gates which confirms that gates have been constructed recently & not six years ago as claimed by project proponent. The architectural gates are part of the proposed project which was confirmed by the project proponent. Thus, the project proponent has made a clear cut violation of EIA Notification dated 14.09.2006 by starting construction activity prior to environmental clearance.

The SEAC further observed that Ministry of Environment, Forest and Climate change, New Delhi vide Notification No. S.O. 804(E) dated 14.03.2017 has laid down the procedure to deal with the violation cases and has made the following amendments in the EIA Notification, 2006: -

- a) In case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product- mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted environmental clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) Section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the Expert Appraisal Committee and environmental clearance will be granted at the Central level.
- b) In cases of violation, action will be taken against the project proponent by the respective State or State Pollution Control Board under the provisions of

section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the environmental clearance.

- c) The cases of violation will be appraised by respective sector Expert Appraisal Committees constituted under subsection (3) of Section 3 of the Environment (Protection) Act, 1986 with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards; and in case, where the finding of the Expert Appraisal Committee is negative, closure of the project will be recommended along with other actions under the law.
- d) In case, where the findings of the Expert Appraisal Committee on point at sub-para (4) above are affirmative, the projects under this category will be prescribed the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan. Further, the Expert Appraisal Committee will prescribe a specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.
- e) The Expert Appraisal Committee shall stipulate the implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.
- f) The project proponent will be required to submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource

Augmentation Plan with the State Pollution Control Board and the quantification will be recommended by Expert Appraisal Committee and finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, Expert Appraisal Committee and approval of the Regulatory Authority.

The SEAC observed that as per amendment as mentioned at (a) above, violation cases of even category "B" projects which are granted Environment Clearance by SEIAA are to appraised for grant of Environment Clearance only by the EAC and Environment Clearance is to be granted at Central level. As such, the present case also lies in the competency of the MoEF & CC, New Delhi.

After detailed deliberations, the SEAC decided to recommend to SEIAA as under: -

- (i) To reject the application for issuance of environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Site No.4 "The Crown" located at Sector-90 & 91, Janta Township, Distt. SAS Nagar, Punjab.
- (ii) Project proponent be informed to apply fresh application at the Central level as per the provisions of amended EIA Notification, 2006.
- (iii) The proceedings be also sent to the Punjab Pollution Control Board for taking necessary action as per the provisions of sub para (3) of the para 13 of the amended Notification dated 14.03.2017.

The case was considered by SEIAA in its 121st meeting held on 20.04.2017, which was attended by the following:

- (i) Sh. Surinder Talwar, Authorized Signatory of the promoter company
- (ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company.

The project proponent submitted a representation before the SEIAA wherein it has been mentioned as under:

This is in reference to the SEAC, Punjab meeting held on 6th April, 2017. On persual of the minutes of meeting, SEAC is of the view that they have committed violation by constructing boundary wall, gate, temporary labour

hutments and store room. They were unaware of any such violation and hence were not ready with the documents during the time of meeting and could not provide evidence so as to prove our contention of non-violation of provisions of EIA Notification and prove our bonafide.

The contention of the SEAC committee that Gate and front boundary have been recently constructed at the site is false and devoid of any facts. The said gate and boundary wall were constructed five - six years back to secure the construction materials for our adjacent project i.e. Multitech Tower-I which is owned by our sister company Multitech Towers Pvt. Ltd. And other two boundary walls have been constructed by PSIEC. The labour hutments & store room were used during the construction of Multitech Tower-I only.

The following documents were submitted to prove their contention and bonafide intentions:

- Balance sheet of Multitech Towers Pvt. Ltd. (sister concern of Unistar Builders Pvt. Ltd.) showing expenses incurred i.e. Rs. 23.77 Lakhs during the Financial year 2011-2012 for the construction of gate and boundary wall.
- Details of bifurcation of Rs. 23.77 Lakhs spent on "The Crown" project in the year 2011-2012:- Ledger of Multitech Towers Pvt. Ltd. showing account of K S Walia Cont. providing the details of payment of Rs. 12.02 Lakhs made to K S Walia Cont. on account of construction of Gate and Boundary wall.

It has been further submitted that as per the recorded minutes of 9th combined meeting of SEIAA and SEAC, the matter regarding construction of boundary wall/gate/ temporary office etc. by the project proponent(s) of 'Building Construction/Area Development Projects and Townships' viz-a-viz applicability of OM dated 19.08.2010 stated as:

"The project proponents who have constructed gate, boundary wall and security huts of their proposed project, may not be considered as violations of the provisions of EIA notification as these are meant for securing the land and are within the mandate of EIA notification, 2006 as clarified by Ministry of Environment, Forests and Climate Change vide OM dated 19.08.2010, which states that fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s) can be undertaken at site prior to obtaining environmental clearance".

From the above, no where it is clarified that what type of gate and of what height the gate can be constructed.

It has been further stated that the building plans of the project "The Crown" were approved by the Competent Authority on 14th January, 2016 and the application for Environmental Clearance was submitted on 20th February, 2016. Approved Building Layout Plan were enclosed. The said gate and boundary wall were not part of the plan as they were constructed 5 – 6 years back just to secure the land.

Further the project being a part of Janta Township 90-91 which has 11 group housing sites out of which, one site is GH-4 i.e. "The Crown". Environmental Clearance of Janta Township has been already been granted to M/s. Janta Land Promoters Limited vide Letter No. SEIAA/M.S./2011/26070-79 dated 24/06/2011 wherein JLPL itself has constructed Boundary wall and gates to the entire project.

It was further clarified that keeping in view the above facts where they have only constructed Gate and boundary wall (that too at our two sides only) which does not involve any environmental degradation as well as no construction activity have been done at site which clearly shows that no violation has taken place at their end. It was requested that the SEAC may be advised to take up our case for appraisal at the earliest as they are already facing financial crises due to delay in this project and have legal bindings with our prospective buyers to complete this project within the stipulated time frame of 3 years.

After perusal of representation given by the project proponent and the decision taken in the 9th combined meeting of SEIAA & SEAC regarding construction of boundary wall/gate/ temporary office etc. by the project proponent(s) of 'Building Construction/Area Development Projects & Townships' viz-a-viz applicability of OM dated 19.08.2010, the SEIAA observed that in the present case, gates and Boundary wall constructed by project proponent may not be considered as violations of the provisions of EIA notification as these are meant for securing the land and are within the mandate of EIA notification, 2006 as clarified by Ministry of Environment, Forests & Climate Change vide OM dated 19.08.2010, which states that fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s) can be undertaken at site prior to obtaining environmental clearance. Further, labour

hutments & Store room were constructed & used during construction of Multitech Towers.

After deliberations, the SEIAA observed that it cannot be termed a violation of EIA Notification, 2006 and decided that case be remanded to SEAC for its appraisal.

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) Sh. Surinder Talwar, Manager of the promoter company
- (ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company

Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company presented the salient features of the project as under: -

- The total plot area of the project is 11,768.05 sqm (or 2.9 acres). The project consists of 4 Residential Blocks (152 dwelling units) and one Community Building. JLPL has allotted land (GH-4 site) vide memo No. 3064-3065 dated 05.02.2008 to the Unistar Builders Pvt. Ltd. The possession of the land has been given to the project proponent vide Memo No. 3328-3329 dated 29.07.2011 by M/s JLPL.
- Letter no. 3448 dated 04.02.2016 alongwith certified map obtained from Department of Forest & Wildlife, Chandigarh Administration, wherein, the distance of the site from Sukhna Wildlife Sanctuary as well as City Bird Sanctuary has been authenticated as 16 KM & 10.5 KM respectively
- Total built up area of the Project is 32,041.65 sqm. The estimated total population will be 900 persons.
- The change of land use has already been obtained vide Memo No. 11256 dated 11.12.2003 by M/s Janta Land Promoters Ltd.
- The project proponent submitted copy of MoU dated 18.01.2017 with JLPL for common services.
- Total cost of the project is 50.23 crore.
- The total water requirement will be 159 KLD which includes fresh water requirement @ 122 KLD. The fresh water requirement will be met through tubewell of JLPL. The water requirement will be provided by treated water from STP of JLPL.

- 131 KLD of sewage will be generated from the project, which will be treated in common STP of JLPL. Total 125 KLD treated wastewater will be taken from the common STP of JLPL. In summer season, the project proponent has proposed to utilize 37 KL/day of treated wastewater for flushing purpose, 18 KLD will be utilized for horticulture purposes & 70 KLD will be utilized into common green area of Janta Township & into GMADA sewer. In winter season, 37 KL/day of treated wastewater for flushing purpose, 06 KLD will be utilized for horticulture purposes & 82 KLD will be utilized into common green area of Janta Township & into GMADA sewer. In rainy season, 37 KL/day of treated wastewater for flushing purpose, 02 KLD will be utilized for horticulture purposes & 90 KLD will be utilized into common green area of Janta Township & into GMADA sewer.
- Parking @ 337 ECS will be provided inside the premises.
- About 3,273.12 sqm area has been earmarked for green area development in the site.
- The total quantity of solid waste generation will be 332 kg/day. The solid waste shall be duly segregated into biodegradable, non-biodegradable components and domestic hazardous waste. Primary collection of solid waste will be done by providing garbage chute and then it will be transferred manually using covered trolleys to common solid waste segregation area. A separate area of land earmarked for segregation and management of bio-degradable waste composting. The bio-degradable waste will be converted into manure using mechanical composter of capacity 200 kg. The composter will take 10 days to convert organic waste to manure. Recyclable waste shall be sold to recyclers and inert waste shall be sent to municipal dumping site.
- The total load of electricity required for said project will be 1520 KW which will be taken from the PSPCL. There is a proposal to install silent 2 nos. DG Sets 500 KVA each as stand-by arrangement.
- The project proponent has also proposed that rainwater recharging will be done from roof top area, paved area and green area which be used to recharge aquifer. The ground water shall be recharged by providing 6 no. of rain water recharging pits to recharge water from rooftop area, paved area and green area.
- E-waste will be managed through approved vendors.

- LEDs have been proposed to be used instead of CFLs. 12 kVA (for flats) of energy will be saved by using LEDs.
- 31.5 % of roof top area (584 sqm) will be used to generate 49 KW Solar Power. The total cost to be spent on solar project will be approximately Rs.39 Lacs.
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- Mr. Surinder Talwar will be responsible for implementation of EMP for 5 years and after that Welfare Society of the "The Crown. Rs.61 Lacs as capital cost & Rs.11.5 lacs/annum as recurring cost including the environmental monitoring cost will be incurred in construction phase. In operation phase, Rs. 19.25 lacs per annum as recurring cost including the environment monitoring cost will be incurred for implementation of EMP.
- Mr. Surinder Talwar will be responsible for implementation for the implementation of Corporate Social Responsibility activities for 5 years and after that Welfare Society of the Crown alongwith Environmental Management Cell will be responsible. The project proponent will spent 1% of the total profit towards following CSR activities: -

EDUCATION (Rs. 25 Lakhs)

- Promoting and partnering Sarva Shiksha Abhiyaan.
- Adoption of schools for their better regulation and expansion of facilities.
- Scholarships to meritorious students in and around the area. Programmes for primary education, especially for girl children in and around the area.

HEALTH (Rs. 15 Lakhs)

- Medical facilities, periodical health check-up and vaccination for construction labour during construction period.
- Dispensary for welfare of villager at the space offered by the villagers.
- Organizing Health camps in villages adjoining the project site.

SOCIAL AWARENESS PROGRAMMES (Rs. 10 Lakhs)

- On issues like saving and well-upbringing of girl child, discouraging of alcohol, family feuds, etc., promoting tree plantations, rain water harvesting, solar street lighting system in and around the area, etc.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for group housing project namely "The Crown" having total plot area 11,768.05 sqm (2.9 acres) and built-up area 32041.65 sqm in Janta Township, Sector 90 & 91, SAS Nagar, subject to the following conditions in addition to the proposed measures:

PART-A – 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 Ministry of Environment, Forests & Climate Change 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.
- (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.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.

PART-B – 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 firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labor 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 color 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 of capacity 49 KW by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ 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 will be provided for the segregation of the solid waste. 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) 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.

(III) Operation Phase and Entire Life

- (vii) "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.
- (viii) The project proponent submitted that mechanical composter will be provided inside the premises for disposal of bio-degradable waste.
- (ix) The total water requirement will be 159 KLD which includes fresh water requirement @ 122 KLD. The fresh water requirement will be met through tubewell of JLPL.
- iii) a) Total 125 KLD treated wastewater will be taken from the common STP of JLPL. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing	For horticulture	Common area of Janta
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	(KLD)	and green area (3273 sqm) (KLD)	Township/GMA DA sewer (KLD)
Summer	37	18	70
Winter	37	06	82
Rainy	37	02	90

- 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 onto land for plantation to be developed as per Karnal Technology/ into sewer after maintaining the proper record.
- (xv) The project proponent shall ensure safe drinking water supply to the habitants.
 - (xvi) The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
 - (xvii) 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.
 - (xviii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
 - (xix) 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.
 - (xx) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
 - (xxi) 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.
 - (xxii) 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.
 - (xxiii) 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.
 - (xxiv) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.
 - (xxv) 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.

PARTC – 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 bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- 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

- iii) 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.61 lacs towards capital investment and Rs.11.5 lacs/annum as recurring cost including the environment monitoring costs. 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) 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.126 lacs as capital cost and Rs.12 lacs per annum as recurring cost for implementation of EMP.
- Mr. Surinder Talwar will be responsible for implementation for the implementation of Corporate Social Responsibility activities for 5 years and after that Welfare Society of the Crown alongwith Environmental Management Cell will be responsible. The project proponent will spent 1% of the total profit towards following CSR activities: -

EDUCATION (Rs. 25 Lakhs)

- Promoting and partnering Sarva Shiksha Abhiyaan.
- Adoption of schools for their better regulation and expansion of facilities.

- Scholarships to meritorious students in and around the area. Programmes for primary education, especially for girl children in and around the area.

HEALTH (Rs. 15 Lakhs)

- Medical facilities, periodical health check-up and vaccination for construction labour during construction period.
- Dispensary for welfare of villager at the space offered by the villagers.
- Organizing Health camps in villages adjoining the project site.

SOCIAL AWARENESS PROGRAMMES (Rs. 10 Lakhs)

- On issues like saving and well-upbringing of girl child, discouraging of alcohol, family feuds, etc., promoting tree plantations, rain water harvesting, solar street lighting system in and around the area, etc.

- 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.

The case is placed before SEIAA for consideration.

Item No.123.11: Application for environmental clearance granted under EIA notification dated 14.09.2006 for the expansion of group housing project namely "ATS Golf Meadows Lifestyle" in the revenue estate of Village- Madhopur, Tehsil Derabasi, Distt. SAS Nagar by M/s. ATS Estates Pvt. Ltd. (Proposal no. SIA/PB/NCP/5243/2015)

The facts of the case are as under: -

M/s. ATS Estates Pvt. Ltd. has applied for environmental clearance under EIA notification dated 14.09.2006 for the expansion of group housing project namely "ATS Golf Meadows Lifestyle" in the revenue estate of Village Madhopur, Tehsil Derabasi, Distt. SAS Nagar. The project is covered under category 8 (b) of the Schedule appended to the said notification.

Earlier, the project proponent was granted Environmental Clearance vide letter no.2967 dated 11.07.2012 for construction of Group Housing Project namely 'ATS Golf Meadow Lifestyle-1' in an area of 1,05,911.08 sqm {for construction of six towers (ground + eighteen storeys) each, one tower (ground + thirteen storeys), seven towers (ground + one storey) each and EWS (ground + one storey) having built up area of 1,48,898.53 sqm}, in the revenue estate of Village Madhopur, Tehsil Dera Bassi, District SAS Nagar, subject to the certain conditions.

A team of Prof. P Thareja & Dr. V.K Singhal (SEAC members) have been constituted and requested vide mail dated 22/03/2016 to visit the project site to verify the compliance of conditions of earlier granted Environmental Clearance and latest construction status at site with specific clarification as to whether any construction activity related to expansion component of the project has been started at site or not.

The project site was visited by Prof. P Thareja & Dr. V.K Singhal, Member (SEAC) on 23.03.2016 and the visit report received vide email dated 29.03.2016, was attached as Annexure-G with the agenda.

The case was considered by the SEAC in its 144th meeting held on 19.04.2016, which was attended by the following on behalf of project proponent:

- i) Sh. Shubhum Gaur, Senior Manager (Admin) of the Promoter Company.
- ii) Sh. Sandeep Garg of M/s Eco Laboratories & consultant Pvt. Ltd., Mohali, Environmental Consultant of the promoter company.

The visiting SEAC members categorically informed that no construction activity has been carried out for the expansion part of the project and expansion is

to be done within the existing project premises. The SEAC asked the visiting members regarding the compliance status of condition of already granted Environmental Clearance. The visiting member apprised the SEAC that project proponent is complying with the conditions of Environmental Clearance already granted as applicable at this stage.

The SEAC allowed the Environmental consultant of the Project Proponent to present the salient features of the project. He presented the features of the project as under:

- The total land area of the project is 1,11,921.03 sqm (27.68 acres). The total built up area has been increased from 1,48,898.53 sqm (568 residential dwelling units + 60 EWS dwelling units) to 3,01,540.288 sqm (1440 residential dwelling units + 144 EWS dwelling units). Thus, the total additional built up area of the Group Housing Project is 1,52,641.758 sqm (872 residential dwelling units + 84 EWS dwelling units). The total project cost after addition is Rs. 307.21 Crores. The total population of the project will be 7,988 persons.
- After expansion, the total water requirement for the project will be 1072 KL/day, out of which 795 KL/day will be met through own tubewells and remaining 270 KL/day will be met through recycling of treated wastewater.
- After expansion, the total wastewater generation from the project will be 858 KL/day, which will be treated in a centralized STP of Municipal Council, Derabasi. In summer season, the project proponent has proposed to utilize 277 KL/day of treated wastewater for flushing purpose, 226 KL/day will be used for horticulture purposes (41,057.34 sqm) and remaining waste water will be discharged into M.C. sewer. In winter season, 277 KL/day of treated wastewater for flushing purpose, 74 KL/day will be used for horticulture purposes and remaining waste water will be discharged into M.C. sewer. In rainy season, 277 KL/day of treated wastewater for flushing purpose and 21 KLD for horticulture purposes and remaining waste water will be discharged into M.C. sewer.
- After expansion, the total quantity of solid waste generation will be 3182 kg/day. A separate area is earmarked for the segregation of solid waste. The biodegradable waste will be converted into manure using mechanical composter. The inert waste will be dumped to the approved site. The

recyclable waste will be sold to the recyclers.

- After expansion, the total load of electricity required for group housing after expansion will be 3900 KVA which will be taken from the PSPCL. There is a proposal to install silent DG sets 2 x 1010 KVA & 1 x 750 KVA (additionally proposed) and 2 x 400 KVA, 2 x 250 KVA & 2 x 125 KVA (already proposed) as stand-by arrangement.
- After expansion, the project proponent has proposed to provide 28 Nos. (additional 10 nos.) rain water harvesting pits to recharge the ground water.
- Used oil to be generated from the DG sets will be sold to authorized recyclers.
- The ToRs prescribed by Ministry of Environment, Forests & Climate Change for such type of projects may be considered as draft ToRs proposed by them.

After detailed deliberations in the matter, the SEAC decided to recommend to SEIAA to issue the "Terms of Reference" to the project proponent for preparation of the draft Rapid EIA report. A detailed draft EIA/EMP report should be prepared as per the above noted TOR.

The case was considered by the SEIAA in its 107th meeting held on 27.05.2016, which was attended by the following on behalf of the promoter company:

- i) Sh. Gurmeet Singh, Vice President of the Promoter Company.
- ii) Sh. Sandeep Garg of M/s Eco Laboratories & consultant Pvt. Ltd., Mohali, Environmental Consultant of the promoter company.

Environmental consultant of the promoter company presented the silent features of the project.

The SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to accept the recommendations of SEAC and issue Terms of Reference as proposed by the SEAC. The SEIAA also decided that the project proponent shall submit final EIA / EMP based upon the TORs for Appraisal of its project.

Accordingly, the Terms of Reference were issued to the project vide letter no. 2593 dated 10.06.2016.

The project proponent submitted EIA report online on 27.04.2014 for obtaining environmental clearance.

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) Sh. Gurmeet Singh, Vice President of the promoter company
- (ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of PSIEC.

Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., EIA Consultant of the promoter company has presented the EIA report before the SEAC as under: -

- Project proponent has proposed to expand the Group Housing Project "ATS Golf Meadows Lifestyle" located at Village Madhopur, Tehsil Derabassi, Distt. SAS Nagar (Mohali), Punjab. The project comprises of 16 Residential Towers, EWS, Convenient shopping centre, 2 Community Centers, etc.
- The project proponent has already obtained Environmental Clearance vide Letter No. SEIAA/M.S./2012/2967 dated 11th July, 2012 for its existing project of built-up area of 1,48,898.53 sq. m.
- Earlier, application was submitted based on approved layout plan and built-up area was 3,01,540.288 sq.m. and TOR was issued on 27.05.2016. Now, minor changes has been made in the built-up area i.e. 2,97,587.66 sq.m. due to change in planning and EIA report has been submitted based on revised details.
- The Project proponent submitted NOC issued by Airport Authority vide Letter No. HQ/S 17726/4/ATS(PC-MCDXLIII) dated 24.03.2014.
- The project proponent submitted a copy of the MOU made with Municipal Council, Derabassi regarding treatment of Sewage in Centralized STP Agreement dated 20th March, 2015
- The project proponent submitted a copy of NOC issued by Municipal Council, Derabassi vide letter no. 326 dated 08.02.2012 regarding sewerage permission along with solid waste disposal
- The project proponent submitted a copy of the receipt no 626 dated 21/03/2017 of the letter no. 04 dated 17.03.2017 vide which revised building plan application has been submitted to the Municipal Council, Derabassi.
- The project proponent submitted that the land use has been approved for residential purpose in FEZ (industrial area) within the Municipal limit of Derabassi. The site is covered under residential area as per the master plan of the Derabassi.

- Natural drainage will be maintained and weep holes have been purposed for no hindrance to the natural drainage pattern. Roads will be constructed in view of the contour plan.
- The total land area of the project is 1,11,921.03 sqm (27.656 acres). The total built up area has been increased from 1,48,898.53 sqm (568 residential dwelling units, 60 EWS dwelling units, 22 shops) to 2,97,587.66 sqm (1242 residential dwelling units, 127 EWS dwelling units, 24 shop & 10 booth). Thus, the total additional built up area of the Group Housing Project is 1,48,689.13 sqm (674 residential dwelling units, 67 EWS dwelling units, 2 shops & 10 booths). The total project cost after addition is Rs. 307.21 Crores and total population of the project will be 7,589 persons.
- After expansion, the total water requirement for the project will be 1403 KL/day, out of which 1083 KL/day will be met through existing borewell for which permission has been obtained from the CGWA and remaining 320 KL/day will be met through recycling of treated wastewater.
- After expansion, the total wastewater generation from the project will be 1122 KL/day, which will be treated in a centralized STP capacity of 4 MLD of Municipal Council, Derabasi. In summer season, the project proponent has proposed to utilize 320 KL/day of treated wastewater for flushing purpose, 208 KL/day will be used for horticulture purposes (37,893.58 sqm) and remaining waste water will be discharged into M.C. sewer. In winter season, 320 KL/day of treated wastewater for flushing purpose, 68 KL/day will be used for horticulture purposes and remaining waste water will be discharged into M.C. sewer. In rainy season, 320 KL/day of treated wastewater for flushing purpose and 19 KLD for horticulture purposes and remaining waste water will be discharged into M.C. sewer.
- After expansion, the total quantity of solid waste generation will be 2887 kg/day. A separate area is earmarked for the segregation of solid waste. The biodegradable waste will be converted into manure using 03 mechanical composter of 500 kg/day capacity each. The inert waste will be dumped to the approved site. The recyclable waste will be sold to the recyclers.
- After expansion, the total load of electricity required for group housing after expansion will be 7000 KVA which will be taken from the PSPCL. There is a proposal to install silent DG set 4000 KVA combined capacity for standby use

which will be installed in compliance to the Ministry of Environment, Forest and Climate change, New Delhi notification No. GSR 371 (E) and emissions level as per the GSR 520 (E) Environmental (Protection) Amendment Rules, 2003.

- After expansion, the project proponent has proposed to provide 30 Nos. rain water harvesting pits to recharge the ground water.
- Hazardous waste in the form of spent oil will be generated from DG sets will be sold to authorized recyclers as approved by Punjab Pollution Control Board.
- Total parking for 3156 ECS has been proposed.
- No earth will be transported from outside the project area or vice versa.
- Regular sprinkling will be carried out on the soil surface with treated wastewater to keep the surface moist and reduce the displacement of dust.
- The site has been well connected to NH-22 via Sadhashiv road. Thus, no new road creation is involved and only internal roads will be provided. To control the accidental risk, use of PPE (Personnel Protective Equipments) such as helmets, reflective jackets, gloves, warning sign displays, Safe working practices, Training to workers should be mandatory.
- Measures such as proper upkeep & maintenance of vehicles, use of low sulphur diesel for construction machinery / equipment will be adopted to reduce the impacts during the construction phase.
- The DG set shall be provided with appropriate stack height as per the CPCB guidelines and will be provided with acoustic enclosure to control air and noise pollution.
- Solar panels on 31.28% (2,595.69 sqm) of terrace area will be provided to generate 216 KW solar power. The total cost of the solar project will be approx. Rs. 1.7 Crores.
- EMC will be responsible for implementation of EMP. Rs.21 Lacs as capital cost & Rs.10 lacs/annum as recurring cost will be incurred in construction phase. In operation phase, Rs.126 lacs as capital cost and Rs.12 lacs per annum as

recurring cost will be incurred for implementation of EMP.

- The project proponent will be responsible for the implementation of Corporate Social Responsibility activities and has proposed to spend Rs. 248.65 Lacs towards following CSR activities: -

- a) ATS valley school to be provided.
- b) Toilets to be provided in nearby villages
- c) Green areas will be being adequately developed and planned with names of trees displayed.
- d) Distribution of books and bags in the nearby villages, which are located within a radius of 10 km from the project.
- e) Organizing Health camps, Environmental Awareness as well as Equational programmes and blood camps in the nearby villages and Derabassi.
- f) Maintaining of MC Park.
- g) Providing landscaping at DAV Chowk, Derabassi.
- h) Sponsoring Environmental Mela in nearby areas.
- i) Providing LEDs in nearby surroundings.

The SEAC queried to the project proponent as to whether chute system will be provided for collection of solid waste. In reply to this query, the project proponent replied that chute system will be provided for collection of solid waste.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for expansion of group housing project namely "ATS Golf Meadows Lifestyle" having total plot area of the project as 1,11,921.03 sqm (27.656 acres) and built-up area as 1,48,689.13 sqm in the revenue estate of Village Madhopur, Tehsil Derabassi, Distt. SAS, Nagar, subject to the following conditions in addition to the proposed measures:

PART-A – 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 Ministry of Environment, Forests & Climate Change 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, and Civil Aviation Department etc. shall be obtained, by the project proponent from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as 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.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) The project proponent shall comply with the provisions of Construction and Demolition Waste Rules, 2016.

PART-B – 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 equipments 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 of capacity 216 KW shall be installed for utilizing solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights.
- (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) Separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical 03 mechanical composter of 500 kg/day capacity each , shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste. The project proponent shall comply with the provisions of Municipal Solid Waste (Management and Handling) Rules, 2016.
- (xvi) The project proponent shall provide 30 rainwater harvesting pits at site as proposed.
- (xvii) 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.

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 1403 KLD, out of which 1083 KL/day will be met through existing borewell and remaining 320 KL/day will be met through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 1122 KLD, which will be treated in a centralized STP capacity of 4 MLD of Municipal Council, Derabasi. As proposed, reuse of treated wastewater and fresh water shall be as below:

Season	Reuse for flushing (KLD)	For horticulture purpose (KLD)	Discharge into sewer (KLD)
Summer	320	208	594
Winter	320	68	734
Rainy	320	19	783

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 onto land for plantation to be developed as per Karnal Technology/ 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) if provided 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 shall be operated and maintained properly as per CGWA guidelines.
- viii) The project proponent shall provide chute for the collection of solid waste. The facilities provided for collection, segregation, handling, on site storage & processing of solid waste, 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) The project proponent shall comply with the provisions of Municipal Solid Waste (Management and Handling) Rules, 2016.
- x) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- xi) 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.
- 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 equipments 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.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PARTC – 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 bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- 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 Environment Management Cell 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.21 Lacs as capital cost & Rs.10 lacs/annum as recurring cost. The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 248.65 lacs as proposed.

III. Operation Phase and Entire Life

- iii) 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.126 lacs as capital cost and Rs.12 lacs per annum as recurring cost for implementation of EMP.
- The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 248.65 crores as proposed towards following CSR activities: -
 - a) ATS valley school to be provided.
 - b) Toilets to be provided in nearby villages
 - c) Green areas will be being adequately developed and planned with names of trees displayed.
 - d) Distribution of books and bags in the nearby villages, which are located within a radius of 10 km from the project.
 - e) Organizing Health camps, Environmental Awareness as well as Equational programmes and blood camps in the nearby villages and Derabassi.
 - f) Maintaining of MC Park.
 - g) Providing landscaping at DAV Chowk, Derabassi.
 - h) Sponsoring Environmental Mela in nearby areas.
 - i) Providing LEDs in nearby surroundings.
- iv) 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.

The case is placed before SEIAA for consideration.

Item No.123.12: Compliance of the Judgement passed by the Hon'ble National Green Tribunal in the matter of OA 199 of 2014 titled as Almitra H Patel Vs. Union of India and Ors.

The facts of the case are as under: -

The Member Secretary, Punjab Pollution Control Board, Head office, Patiala vide endorsement no. 5261 dated 27/12/2016 has informed that Hon'ble National Green Tribunal has passed the judgement on 22.12.2016 in the matter of OA 199 of 2014 titled as Almitra H Patel Vs. Union of India and Ors. and send a copy of the directions for the compliance. In the petition, the petitioner/applicant sought orders and directions for urgently taking steps to improve the practices presently adopted for collection, storage, transportation, disposal, treatment and recycling of Municipal Solid Waste (for short, "MSW") popularly known as "garbage" generated in various cities across India. The SEIAA/SEAC was not impleaded party in the said case. However, copy of the judgement downloaded from the website of Hon'ble NGT is annexed as Annexure-B of this Agenda.

Further, the direction no. 22 of judgement in the matter of OA 199 of 2014 (Annexure- B of agenda) stated that the directions contained in the judgment of the Tribunal in the case of 'Kudrat Sandhu Vs. Govt. of NCT & Ors', O.A. No. 281 of 2016, shall mutatis mutandis apply to the judgment and consequently to all the stakeholders all over the country. The copy of the judgement downloaded from the website of Hon'ble NGT in the case of 'Kudrat Sandhu Vs. Govt. of NCT & Ors', O.A. No. 281 of 2016 is annexed as Annexure-C of the agenda.

The case was considered by the SEIAA in its 119th meeting held on 04.01.2017 and observed that the Hon'ble NGT has passed the judgement on 22.12.2016 in the matter of OA 199 of 2014 titled as Almitra H Patel Vs. Union of India and Ors., wherein certain directions have been issued for urgently taking steps to improve the practices presently adopted for collection, storage, transportation, disposal, treatment and recycling of Municipal Solid Waste. The SEIAA has not been impleaded as a party in the case and no direction has been issued by the Hon'ble NGT on which any specific action is required to be taken by SEIAA. However, direction Nos 1 & 16 and certain other directions can be added as condition to imposed at the time of grant of Environment Clearance but before that are required to be technically evaluated by SEAC.

After detailed deliberations, SEIAA decided that matter be referred to SEAC for examining the orders and making recommendations.

The matter could not be taken up due to paucity of time and SEAC deferred the same.

The matter was considered by SEAC in its 159th meeting held on 01.05.2017. The SEAC observed that directions no 1 & 16 issued by the Hon'ble NGT in the matter of OA 199 of 2014 are as under :-

- 1) Every State and Union Territory shall enforce and implement the Solid Waste Management Rules, 2016 in all respects and without any further delay
- 2) The State Government, Local Authorities, Pollution Control Boards of the respective States, Pollution Control Committees of the UTs and the concerned departments would ensure that they open or cause to be opened in discharge of Extended Producer Responsibility, appropriate number of centers in every colony of every district in the State which would collect or require residents of the locality to deposit the domestic hazardous waste like fluorescent tubes, bulbs, batteries, electronic items, syringe, expired medicines and such other allied items. Hazardous waste, so collected by the centers should be either sent for recycling, wherever possible and the remnant thereof should be transported to the hazardous waste disposal facility.

After discussions, the SEAC decided to forward the with recommendation that directions no 1 & 16 issued by the Hon'ble NGT in the matter of OA 199 of 2014, are already taken care off while imposing conditions in the Environment Clearance regarding management of solid waste however, the same will be specifically reiterated again in all future approvals.

The matter is placed before SEIAA for consideration.

Any other item with the approval of Chair.
