**Agenda for the 117th meeting of State Level Environment Impact Assessment Authority to be held on 10.11.2016 at 11.00 AM in Committee Room, Regional Office, Punjab Pollution Control Board, Mohali.**

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**Item No.117.11: Application for environmental clearance under EIA notification dated 14.09.2006 for enhancement in storage capacity of petroleum product at Bathinda petroleum terminal, Phoos Mandi, Mansa Road, Bathinda, Punjab by M/s Indian Oil Corporation Ltd. (Proposal No. SIA/PB/IND2/11386/2016)**

The facts of the case are as under:-

M/s Indian Oil Corporation Ltd. has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for enhancement in storage capacity of petroleum product at Bathinda petroleum terminal, Phoos Mandi, Mansa Road, Bathinda, Punjab. The project is covered under category 6 (b) of the Schedule appended to the said notification.

The case was placed in the agenda of the 148th meeting of SEAC held on 19.07.2016, but no one from the project proponent attended the said meeting.

After deliberation, the SEAC decided to defer the case in light of Office Memorandum dated 25.02.2010 of MoEF, Govt. of India and ask the project proponent to attend the next meeting as and when called for.

Environmental Engineer, PPCB, RO, Bathinda was requested vide email dated 13.07.2016 to send the latest construction status of the proposed site. Environmental Engineer, PPCB, RO, Bathinda vide its letter no. 4080 dated 03.08.2016 has reported that the bulk depot of M/s Indian Oil Corporation Ltd (IOCL) is located along the Bathinda- Mansa Highway (SH-17), within the municipal corporation limits of Bathinda town for the storage of petroleum products. The depot has been granted consents to operate under the Water Act, 1974 & Air Act, 1981 valid upto 31.03.2017 each for storage of Motor Spirit @28608 KL & HSD @47535 KL. The company has proposed to enhance the storage capacity of the existing unit by constructing tanks of capacity 3 x 500 KL for ethanol, 3 x 24000 KL for HSD & 1x 4020 KL for Motor Spirit (MS) and 4 additional TLF bays within the existing premises of the industry and has submitted in its report that no additional land will be purchased for the proposed expansion. The site was visited by AEE of this office on 27.07.2016 and it was observed that no construction work has been started so far for the proposed expansion project.

The case was considered by the SEAC in its 149th meeting held on 29.08.2016, which was attended by the following:-

i) Sh. Shantum. Nath, Chief Terminal Manager, IOL POT Bathinda on behalf of project proponent.

ii) Sh. Rakesh Gupta, M/s Anacon Laboratories Pvt Ltd., Nagpur, Environmental Consultant of the promoter Company

The SEAC observed that:

i. The project proponent is required to provide compliance status of existing project with regard to provisions of EIA notification 1994, as amended in July 2004 & EIA notification 2006 with documentary evidence including start of operations at present installed capacity.

ii. The project proponent has not submitted complete layout plan citing the details of existing features & proposed expansion marked with different colors alongwith entry & exit points.

iii. The project proponent has mentioned that total land area is 104 acres which includes the site of Indian Oil Corporation LPG depot also, for which EC has been granted recently vide SEIAA letter no. 2795 dated 28.06.2016 thus, the project proponent is required to demarcate LPG Depot as well as petroleum depot with their entry & exit point details.

After deliberations, the SEAC decided to defer the case till the project proponent submits the reply to the observations.

Accordingly, the decision of the SEAC has been conveyed to the project proponent vide letter no. 3341 dated 12.09.2016. The project proponent has submitted reply online to the aforesaid observations on 28.09.2016 and the same was annexed with the agenda**.** The brief contents of the reply are reproduced as under:

| Sr. No. | Items of Query Raised | Replay |
|---|---|---|
| 1 | The project proponent is required to provide compliance status of existing project with regard to provisions of EIA notification 1994, as amended in July 2004 & EIA notification 2006 with documentary evidence including start of operations at present installed capacity. | Pursuant to EIA notification 1994, Environmental Impact Assessment/EC was not required as mentioned in schedule-I,II nor it was fit into prescribed criterion. However consent from pollution control Board was the only criterion which was already in place. Further as per OM dated November 21,2006 for further change in activities it require |

| | | |
|---|---|---|
| | | Environmental Clearance as per EIA notification ,2006 and hence is the application for Environment Clearance/ ToR. |
| 2 | The project proponent has not submitted complete layout plan citing the details of existing features & proposed expansion marked with different colors along with entry & exit points. | Plant layout enclosed with the reply. |
| 3 | The project proponent has mentioned that total land area is 104 acres which includes the site of Indian Oil Corporation LPG depot also, for which EC has been granted recently vide SEIAA letter no. 2795 dated 28.06.2016 thus, the project proponent is required to demarcate LPG Depot as well as petroleum depot with their entry & exit point details. | Evaluation of Land at Bhatinda Terminal is enclosed with the reply. |

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following:-

i) Sh. Shantum. Nath, Chief Terminal Manager, IOL POT Bathinda on behalf of project proponent.
ii) Sh. Rakesh Gupta, M/s Anacon Laboratories Pvt Ltd., Nagpur, Environmental Consultant of the promoter Company.

The SEAC perused the reply and observed that the project proponent is still required to clarify its position with regard to year of establishment, subsequent expansions if any viz-a-viz applicability of provisions of EIA notification,1994 as amended in July 2004 as well as EIA notification dated 14.09.2006. To this observation, the project proponent clarified that the project was not covered under EIA notification, 1994 & 2004 as it was established in year 1992 with permission of PPCB. No expansions have been made thereafter. However, the unit is covered under EIA notification dated 14.09.2006 and hence the present application has been filed for proposed expansion. The project proponent made necessary corrections in this regard and submitted revised copy of presentation duly signed by him. The SEAC further observed that the parking area of LPG Plant & POT Plant is same & has

been divided into two halves for parking of vehicles of POT & LPG plants whereas LPG plant at the time of obtaining environmental clearance for their project had proposed it as independent area of parking for its vehicles. The SEAC asked the project proponent to clarify as to whether number of trucks carrying oil for distribution will increase with the increase in storage capacity of plant. To this query of SEAC, the project proponent replied that the intake supply of oil will be through pipeline to the POT and capacity enhancement is meant only for increasing number of days storage capacity & no additional daily distribution capacity increase is proposed. As such, there will be no increase in volume of loading & unloading vehicles.

Sh. Rakesh Gupta, Environmental Consultant of the project proponent presented the salient features of the project as under:-

- The petroleum terminal is spread over an area of 84 acres and the terminal is situated at distance of 7 kms from Bathinda city to Bathinda.
- The existing storage capacity of petroleum product is 72,687 KL and it has been proposed to increase upto 1, 50,207 KL( 72, 687 KL + 77,520 KL) by constructing tanks of 3 x 500 KL for ethanol, 3 x 24000KL for HSD and 1 x 4020 KL for MS and 4 additional TLF bays at Bathinda petroleum terminal, Phoos Mandi, Mansa Road, Bathinda, Punjab i.e. proposed capacity is 77,520 KL. The total cost of the project has been estimated as Rs.70.63 crores**.**
- The existing water requirement for the project is 50 KLD and is met through 3 number borewells. No additional water is required for the proposed expansion process.
- The power available with the project is 1000 KVA and no additional power is required for the proposed expansion process. Moreover, DG sets of capacity 2 x 500 KVA & 1 x 250 KVA have already been installed at site.

The Environmental Consultant of the project proponent requested that EIA study for LPG plant, Bathinda has been carried during the period Nov. 2015-Jan. 2016 and the environmental clearance has been granted to the said project. The monitoring locations selected in case of LPG plant and the proposed site have been compared and found that monitoring locations selected for LPG site are overlapping with the core zone as well as buffer zone of proposed POT expansion

project. He requested to allow use of the baseline data collected in case of LPG plant during post monsoon season i.e. Nov.2015-Jan.2016. The SEAC allowed the project proponent to use the baseline data subject to the condition that minimum one month additional study be carried out in core Zone.

After detailed deliberations, it was decided to categorize the project into B-1 category and that the project proponent should submit an Environment Impact Assessment Study Report. After further deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the Committee approved the following Terms of Reference for Environmental Impact Assessment Study of the proposed project:-

**A. Construction stage**

1. The project falls under category **B-1** under item 6 (b) Isolated Storage & handling of hazardous chemicals (as per threshold planning) quantity indicated in Schedule 2 of MSIHC Rules, 1989 amended in the year 2000 and requires an Environmental Impact Assessment Study for the entire site area.
2. The project proponent may use the baseline data collected in case of LPG Plant, Bathinda during post monsoon season i.e. Nov.2015-Jan 2016 subject to the condition that minimum one month study shall be carried out in core Zone.
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 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.
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 gas, 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 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.
17. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings ad pumps, water pumping stations, earth work and water treatment plant.
18. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings ad pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
19. Examine and submit the details of the environmental impacts due to the laying of the storm water drainage system including aspects such as use of construction material, piping, fittings and pumps, earth work, storm drains, storm water inlets and catch basins and storm water outfalls.
20. Examine and submit the details of the environmental impacts due to the electrical power system and street lighting to be provided including aspects such as construction materials to be used, distribution lines, cables, control panels, transformers and meters.
21. Examine the impact of floating population & transportation.
22. Examine and suggest the preventive & damage control measures in case of onsite as well as offsite accidents.

23. Examine the details of activities falling under different risk zones should be given in ALARP diagram.

**B. General**

1) The study area will cover entire site area (core zone) and an area of 10 km radius around the proposed project site (buffer zone).
2) EIA procedure as given in the EIA Manual of MOEF will be followed.
3) Baseline environmental quality within 10 km radius of the project site will be assessed based on secondary data collected from various sources supplemented by data generated at site. Baseline data collected in case of LPG plant during post monsoon season i.e. Nov.2015-Jan.2016 can be used but one month additional study shall be carried out in core Zone for generating additional Baseline data in post-monsoon season, for following environmental components:
    a) Land Environment: Information on ecologically sensitive locations within the study area will be collected through field visits (archaeological monuments, monuments of cultural and historical importance, drinking water sources, water bodies, places of scenic beauty, biosphere reserves, national park, wildlife sanctuaries, migratory corridors, defense installation and other ecologically sensitive areas). Reserve and protected forests that falls in the study area and its direction and distance from the project site will be noted. Land use pattern of the area / block to be collected from revenue records. Various physiographic landforms as per SOI map will be provided. Satellite Imagery of the area to establish latest landforms of the study area and core zone will be procured form Google Earth / Wikipedia.
    b) Meteorology: Meteorological data for wind speed, wind direction, relative humidity and ambient temperature will be generated close to the site. Readings will be noted on hourly basis for one season. Historical met data from IMD will be obtained to assess the climatic trend.
    c) Ambient Air: AAQ data of the study area will be generated by following the guidelines for ambient air quality monitoring published by CPCB

(Guidelines for Ambient Air Quality Monitoring). Respirable particulate matter, sulphur dioxide and nitrogen dioxide and all other parameters / pollutants as prescribed in the National Ambient Air Quality Standard notified by MoEF vide notification dated 16.11.2009, will be monitored for one season. Carbon monoxide level in the ambient air will be checked using online monitor (grab sample). The monitoring locations will be selected based on historical wind speed and direction data obtained from IMD and screen modeling. Monitoring stations will be located in downwind direction where maximum / significant ground level concentrations from the project are anticipated. Monitoring location will be established inside the forest, in the adjacent village and in the upwind direction with respect to the proposed project.

d) Ambient Noise: Baseline noise levels will be generated at locations where AAQ monitoring will be conducted. Noise readings will be taken using sound level meter once during the study period as per CPCB procedure.

e) Water Quality: Surface and ground water sampling location within the study area will be identified based on drainage pattern, water utilization and location of bore wells / dug wells. Ground water quality of the dump yard and villages around the dump yard will be tested. Parameters recommended by CPCB / IS 10500 will be analyzed following the standard methods (APHA Procedure). Sampling will be done once during the study period.

f) Soil: Soil samples will be collected from agriculture fields that are likely to be impacted from the project related air emissions, land disposal of wastewater and solid wastes. Soil quality analysis will be done for parameters like texture, moisture, organic matter, conductivity, pH, bulk density, water holding capacity and NPK values. Infiltration rate of soil samples collected from the dump yard site will be estimated. Sampling will be done once during the study period.

g) Flora and Fauna: The listing of flora and fauna will be carried out by referring to the published documents of Forest / Wildlife Department and observations recorded by the Scientists during the field visits.

h) Socio-economic Environment: Baseline information will be collected through secondary sources, mainly District Statistics Handbook / Tehsildaar's Office: date on population distribution, occupational pattern, agriculture and cropping pattern, educational facility, health care facilities, literacy rate, infrastructure facility, etc will be collected.

4) The project proponent should convert the ambient air data into wind rose diagram and wind rose diagram for remaining seasons of the year other than study period should be submitted using IMD data.
5) The project proponent should mention the compliance of hazardous chemicals in its preparations.
6) The project proponent should propose installation of STP for treatment of waste water instead of proposing domestic effluent.
7) The project proponent will clarify the total population per shift in its EIA report.
8) Topography of the project site will be given with contours drawn. Filling / earth excavation, if done will be quantified and source of filling materials and its transportation issues will be addressed in the report. Strategies will be suggested to reuse the excavated earth generated from the project site. The impact of the project on the existing drainage pattern will be addressed and mitigation measures will be suggested to counter the adverse impact on the existing drainage pattern.
9) Quantification of air pollution load from the proposed project will be done. ..Potential environmental impacts will be assessed qualitatively and quantitatively. The changes in the quality of the environment will be predicted using Caline 4 Model. In case the ambient air quality of the surrounding area is predicted to be critical then additional strategies will be suggested as air pollution mitigation measures. The isopleths will be drawn on the location map clearly showing the sensitive targets and impact on it due to the proposed activity.

10) Availability of water and impact on other users on account of water drawl for the proposed plant will be assessed using historical flow data of stream. Strategies will be suggested to ensure that the wastewater does not contaminate the environment.
11) Greenery development plan will be prepared to enhance the aesthetic quality of the environment. The plan will also concentrate on measures that will be helpful in attenuating air and noise pollution levels from the project. CPCB guidelines will be followed to design the green belt. Indigenous species and those having long-term economic value will be considered for greenbelt development.
12) The existing traffic movement pattern and intensity on the main roads will be monitored for one / two days. The impact of additional traffic due to the proposed plant will be assessed.
13) Rainwater harvesting strategies within the project premises will be suggested as a measure to augment the available groundwater resources of the area / block.
14) Based on standard procedures prescribed by the National Safety Council and provisions mentioned in the Factories Act, occupational health and safety aspects of the project will be identified.
15) Environmental Management Plan will be drawn up to maintain and enhance the environmental quality in and around the project area. In case the quality of the environment is expected to deteriorate beyond acceptable limits, additional strategies will be suggested. Such strategies include wastewater treatment and reuse, more efficient air pollution control devices, noise reduction measures and additional thrust of ash utilization. The EMP will earmarked specific staff, instruments and finances for routine environmental management as well as collection, collation and examination of various environmental data. A post-project monitoring plan will be suggested to monitor the changes in the environmental quality after implementation of the project. All necessary administrative measures will be incorporated in the EMP to achieve the following objectives:

    a. Reduction of adverse environmental impacts

b. Improvement of environmental quality of the surrounding area
c. Waste minimization, reuse and resource recovery
d. Waste segregation to make the treatment and disposal cost-effective
e. Establish proper monitoring mechanism with adequate infrastructure
f. Risk assessment study will be undertaken and disaster management plan will be prepared to tackle any accident that may occur due to the proposed activity. Potential hazards that may arise out of storage / transportation of hazardous chemicals / materials or due to operation of various processes will be systematically identified using standard hazard identification procedures. Maximum credible accident scenarios will be considered for consequence analysis.

16) In the next step different possible consequence scenarios using Models such as PHAST and PHAST RISK will be worked out for the hazards identified to find out the end points in terms of radiation and over pressure. Subsequently a systematic evaluation of risks will be carried out using a Risk Assessment Matrix taking into account both consequences as well as likelihood. The Assessment will include the possible risks to onsite population (workforce within the premises of the plant) and the surrounding communities in the vicinity of the proposed power plant. Active and passive risk mitigation measures will be recommended to ensure that the risks are within the 'ALARP' level. Structural plant level Emergency / Disaster Management Plan will be prepared. The resources in terms of equipments and staffing required for acquiring control on a potential emergency situation will be addressed.

17) Social impact assessment will be carried out by assessing the various developmental potential of the proposed project in the field of employment generation, improvement in physical and social infrastructure base.

18) 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.

19) 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.

20) The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix 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.

21) 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.

22) 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.

23) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.

24) 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.

25) 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.

26) 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.

27) 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.

28) 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 draft rapid EIA / EMP Report for its project based on above Terms of Reference and apply to the Member Secretary, Punjab Pollution Control Board for conducting public hearing as per the provisions of EIA Notification, 2006 as amended from time to time on submitting EIA / EMP / Executive Summary Report prepared by the project proponent as per TORs.

After completing the process of public hearing / public consultation, the industry shall submit final EIA / EMP to the State Expert Appraisal Committee after incorporating all the issues raised during public hearing / public consultation for Appraisal of its project.

The matter is placed before the SEIAA for consideration.

**Item No.117.12: Application for environmental clearance under EIA notification dated 14.09.2006 for enhancement in storage capacity of petroleum product at Jalandhar petroleum terminal, Suchi Pind, Jalandhar, Punjab by M/s Indian Oil Corporation Ltd. (Proposal No. SIA/PB/IND2/11389/2016)**

The facts of the case are as under:-

M/s Indian Oil Corporation Ltd. has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for enhancement in storage capacity of petroleum product at Jalandhar petroleum terminal, Suchi Pind, Jalandhar, Punjab. The project is covered under category 6 (b) of the Schedule appended to the said notification.

The case was placed in the agenda of the 148th meeting of SEAC held on 19.07.2016, but no one from the project proponent attended the said meeting.

After deliberation, the SEAC decided to defer the case in light of Office Memorandum dated 25.02.2010 of MoEF, Govt. of India and ask the project proponent to attend the next meeting as and when called for.

The case was considered by the SEAC in its 149th meeting held on 29.08.2016, which was attended by the following:-

i) Sh. H.S. Minhas, Chief Terminal Manager, IOL POT Jalandhar, on behalf of project proponent.
ii) Sh. Rakesh Gupta, M/s Anacon Laboratories Pvt Ltd., Nagpur, Environmental Consultant of the promoter Company

The SEAC observed that:

i. The project proponent is required to provide compliance status of existing project with regard to provisions of EIA notification 1994, as amended in July 2004 & EIA notification 2006 with documentary evidence including start of operations at present installed capacity.
ii. The project proponent has not submitted complete layout plan citing the details of existing features & proposed expansion marked with different colors alongwith entry & exit points.

iii. The project proponent is required to submit layout plan in two different colors showing existing & proposed set up alongwith proposal to shift residential colony existing inside the premises & adjoining proposed expansion area.

After deliberations, the SEAC decided that to defer the case till the project proponent submits the reply to the observations.

Accordingly, the observations / decisions of the SEAC were conveyed to the project proponent vide letter no. 3344 dated 12.09.2016. The project proponent submitted reply online to the aforesaid observations on 28.09.2016 and the same was annexed with the agenda**.** The brief contents of the reply are reproduced as under:-

| **Sr. No.** | **Items of Query Raised** | **Reply** |
|---|---|---|
| 1 | The project proponent is required to provide compliance status of existing project with regard to provisions of EIA notification 1994, as amended in July 2004 & EIA notification 2006 with documentary evidence including start of operations at present installed capacity. | Pursuant to EIA notification 1994, Environmental Impact Assessment/EC was not required as mentioned in schedule-I,II nor it was fit into prescribed criterion. However consent from pollution control Board was the only criterion which was already in place. Further as per OM dated November 21,2006 (Annexed) for further change in activities it require Environmental Clearance as per EIA notification ,2006 and hence is the application for Environment Clearance/ ToR. EIA Notification guideline enclosed with the reply. |
| 2 | The project proponent has not submitted complete layout plan citing the details of existing features & proposed expansion marked with different colors along with entry & exit points. | Plant layout enclosed with the reply |
| 3 | The project proponent is required to submit layout plan in two different colors showing existing & proposed set up along with proposal to shift residential colony existing inside the premises & adjoining proposed expansion area. | IOCL Jalandhar purchase ready residential flats in Jalandhar. The minutes are enclosed with the reply. |

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following:-

i) Sh. H.S. Minhas, Chief Terminal Manager, IOL, POT Jalandhar on behalf of project proponent.
ii) Sh. Rakesh Gupta, M/s Anacon Laboratories Pvt Ltd., Nagpur, Environmental Consultant of the promoter Company.

The SEAC perused the reply and observed that the project proponent is still required to clarify its position with regard to year of establishment, subsequent expansions if any viz-a-viz applicability of provisions of EIA notification,1994 as amended in July 2004 as well as EIA notification dated 14.09.2006. To this observation, the project proponent clarified that the project was not covered under EIA notification, 1994 & 2004 as it was established in year 1983 with permission of PPCB. No expansions have been made thereafter. However, the unit is covered under EIA notification dated 14.09.2006 and hence the present application has been filed for proposed expansion. The project proponent made necessary corrections in this regard and submitted revised copy of presentation duly signed by him. The SEAC asked the project proponent to clarify as to whether no of trucks carrying oil for distribution will increase on the increase in storage capacity of plant. To this query of SEAC, the project proponent replied that the intake supply of oil will be through pipeline to the POT and capacity enhancement is meant only for increasing in number of days storage capacity & no additional daily distribution capacity increase is proposed. As such, there will be no increase in volume of loading & unloading vehicles. The SEAC observed that a residential colony exists in the premises and risks associated with this type of project as well as environmental impacts due to expansion needs to take care of residential area. To this query of SEAC, the project proponent clarified that residential colony will be demolished so that proposed expansion could be done at site. Thus, the project proponent will include the compliance of Construction & Demolition Waste Rules, 2016 in its EIA study report.

Sh. Rakesh Gupta, Environmental Consultant of the project proponent presented the salient features of the project as under:-

- The terminal is situated at distance of 4 kms from Jalandhar city.

- The existing storage capacity of petroleum product is 1,91,074 KL and it has been proposed to increase upto 3,19,874KL by constructing tanks of 4 x 1200 KL for ethanol, 4 x 25000KL for HSD and 2 x 12000 KL for MS and 10 additional TLF bays at Jalandhar petroleum terminal, Suchi Pind, Jalandhar, Punjab. The total cost of the project has been estimated as Rs.118.22 crores**.**
- The existing water requirement for the project is 50 KLD and is met through 3 nos. borewells. No additional water is required for the proposed expansion process.
- No additional power requirement for the proposed expansion process. Moreover, DG sets have already been installed at site.
- The project proponent has submitted the proposed Terms of Reference (TORs).

Sh. Rakesh Gupta, Environmental Consultant of the project proponent requested to issue standard terms of reference for the proposed expansion.

After detailed deliberations, it was decided to categorize the project into B-1 category and that the project proponent should submit an Environment Impact Assessment Study Report. After further deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the Committee approved the following Terms of Reference for Environmental Impact Assessment Study of the proposed project:-

**A. Construction stage**

1. The project falls under category **B-1** under item 6 (b) Isolated Storage & handling of hazardous chemicals (as per threshold planning) quantity indicated in Schedule 2 of MSIHC Rules, 1989 amended 2000 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).
2. The project proponent may use the baseline data if already done in semi zone i.e. buffer zone.
3. Examine and submit the details of the environmental impacts due to demolition of existing residential colony and will include the compliance of Construction & Demolition Waste Rules, 2016 in its EIA study report.

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. Examine and submit the details of the source and supply of water for construction activity.
14. Examine and submit the details of the source and quantity of power for construction activity.
15. 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.
16. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
17. 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.
18. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings ad pumps, water pumping stations, earth work and water treatment plant.
19. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings ad pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
20. 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.

21. 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.
22. Examine the impact of floating population & transportation.
23. Examine and suggest the preventive & damage control measures in case of onsite as well as offsite accidents.
24. Examine the details of activities falling under different risk zones should be given in ALARP diagram.

**B. General**

1. The study area will cover entire site area (core zone) and an area of 10 km radius around the proposed project site (buffer zone).
2. EIA procedure as given in the EIA Manual of MOEF will be followed.
3. Baseline environmental quality within 10 km radius of the project site will be assessed based on secondary data collected from various sources supplemented by data generated at site. Baseline data will be generated for post-monsoon season, for following environmental components:
    a) Land Environment: Information on ecologically sensitive locations within the study area will be collected through field visits (archaeological monuments, monuments of cultural and historical importance, drinking water sources, water bodies, places of scenic beauty, biosphere reserves, national park, wildlife sanctuaries, migratory corridors, defense installation and other ecologically sensitive areas). Reserve and protected forests that falls in the study area and its direction and distance from the project site will be noted. Land use pattern of the area / block to be collected from revenue records. Various physiographic landforms as per SOI map will be provided. Satellite Imagery of the area to establish latest landforms of the study area and core zone will be procured form Google Earth / Wikipedia.

b) Meteorology: Meteorological data for wind speed, wind direction, relative humidity and ambient temperature will be generated close to the site. Readings will be noted on hourly basis for one season. Historical met data from IMD will be obtained to assess the climatic trend.

c) Ambient Air: AAQ data of the study area will be generated by following the guidelines for ambient air quality monitoring published by CPCB (Guidelines for Ambient Air Quality Monitoring). Respirable particulate matter, sulphur dioxide and nitrogen dioxide and all other parameters / pollutants as prescribed in the National Ambient Air Quality Standard notified by MoEF vide notification dated 16.11.2009, will be monitored for one season. Carbon monoxide level in the ambient air will be checked using online monitor (grab sample). The monitoring locations will be selected based on historical wind speed and direction data obtained from IMD and screen modeling. Monitoring stations will be located in downwind direction where maximum / significant ground level concentrations from the project are anticipated. Monitoring location will be established inside the forest, in the adjacent village and in the upwind direction with respect to the proposed project.

d) Ambient Noise: Baseline noise levels will be generated at locations where AAQ monitoring will be conducted. Noise readings will be taken using sound level meter once during the study period as per CPCB procedure.

e) Water Quality: Surface and ground water sampling location within the study area will be identified based on drainage pattern, water utilization and location of bore wells / dug wells. Ground water quality of the dump yard and villages around the dump yard will be tested. Parameters recommended by CPCB / IS 10500 will be analyzed following the standard methods (APHA Procedure). Sampling will be done once during the study period.

f) Soil: Soil samples will be collected from agriculture fields that are likely to be impacted from the project related air emissions, land disposal of

wastewater and solid wastes. Soil quality analysis will be done for parameters like texture, moisture, organic matter, conductivity, pH, bulk density, water holding capacity and NPK values. Infiltration rate of soil samples collected from the dump yard site will be estimated. Sampling will be done once during the study period.

g) Flora and Fauna: The listing of flora and fauna will be carried out by referring to the published documents of Forest / Wildlife Department and observations recorded by the Scientists during the field visits.

h) Socio-economic Environment: Baseline information will be collected through secondary sources, mainly District Statistics Handbook / Tehsildaar's Office: date on population distribution, occupational pattern, agriculture and cropping pattern, educational facility, health care facilities, literacy rate, infrastructure facility, etc will be collected.

4) The project proponent should convert the ambient air data into wind rose diagram and wind rose diagram for remaining seasons of the year other than study period should be submitted using IMD data.
5) The project proponent should mention the compliance of hazardous chemicals in its preparations.
6) The project proponent should propose installation of STP for treatment of waste water instead of proposing domestic effluent.
7) The project proponent will clarify the total population per shift in its EIA report.
8) Topography of the project site will be given with contours drawn. Filling / earth excavation, if done will be quantified and source of filling materials and its transportation issues will be addressed in the report. Strategies will be suggested to reuse the excavated earth generated from the project site. The impact of the project on the existing drainage pattern will be addressed and mitigation measures will be suggested to counter the adverse impact on the existing drainage pattern.
9) Quantification of air pollution load from the proposed project will be done. ..Potential environmental impacts will be assessed qualitatively and quantitatively. The changes in the quality of the environment will be predicted

using Caline 4 Model. In case the ambient air quality of the surrounding area is predicted to be critical then additional strategies will be suggested as air pollution mitigation measures. The isopleths will be drawn on the location map clearly showing the sensitive targets and impact on it due to the proposed activity.

10) Availability of water and impact on other users on account of water drawl for the proposed plant will be assessed using historical flow data of stream. Strategies will be suggested to ensure that the wastewater does not contaminate the environment.

11) Greenery development plan will be prepared to enhance the aesthetic quality of the environment. The plan will also concentrate on measures that will be helpful in attenuating air and noise pollution levels from the project. CPCB guidelines will be followed to design the green belt. Indigenous species and those having long-term economic value will be considered for greenbelt development.

12) The existing traffic movement pattern and intensity on the main roads will be monitored for one / two days. The impact of additional traffic due to the proposed plant will be assessed.

13) Rainwater harvesting strategies within the project premises will be suggested as a measure to augment the available groundwater resources of the area / block.

14) Based on standard procedures prescribed by the National Safety Council and provisions mentioned in the Factories Act, occupational health and safety aspects of the project will be identified.

15) Environmental Management Plan will be drawn up to maintain and enhance the environmental quality in and around the project area. In case the quality of the environment is expected to deteriorate beyond acceptable limits, additional strategies will be suggested. Such strategies include wastewater treatment and reuse, more efficient air pollution control devices, noise reduction measures and additional thrust of ash utilization. The EMP will earmarked specific staff, instruments and finances for routine environmental management as well as collection, collation and examination of various

environmental data. A post-project monitoring plan will be suggested to monitor the changes in the environmental quality after implementation of the project. All necessary administrative measures will be incorporated in the EMP to achieve the following objectives:

a. Reduction of adverse environmental impacts
b. Improvement of environmental quality of the surrounding area
c. Waste minimization, reuse and resource recovery
d. Waste segregation to make the treatment and disposal cost-effective
e. Establish proper monitoring mechanism with adequate infrastructure
f. Risk assessment study will be undertaken and disaster management plan will be prepared to tackle any accident that may occur due to the proposed activity. Potential hazards that may arise out of storage / transportation of hazardous chemicals / materials or due to operation of various processes will be systematically identified using standard hazard identification procedures. Maximum credible accident scenarios will be considered for consequence analysis.

16) In the next step different possible consequence scenarios using Models such as PHAST and PHAST RISK will be worked out for the hazards identified to find out the end points in terms of radiation and over pressure. Subsequently a systematic evaluation of risks will be carried out using a Risk Assessment Matrix taking into account both consequences as well as likelihood. The Assessment will include the possible risks to onsite population (workforce within the premises of the plant) and the surrounding communities in the vicinity of the proposed power plant. Active and passive risk mitigation measures will be recommended to ensure that the risks are within the 'ALARP' level. Structural plant level Emergency / Disaster Management Plan will be prepared. The resources in terms of equipments and staffing required for acquiring control on a potential emergency situation will be addressed.

17) Social impact assessment will be carried out by assessing the various developmental potential of the proposed project in the field of employment generation, improvement in physical and social infrastructure base.

18) 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.
19) 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.
20) The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix 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.
21) 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.
22) 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.
23) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
24) 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.
25) 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.

26) 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.

27) 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.

28) 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 draft rapid EIA / EMP Report for its project based on above Terms of Reference and apply to the Member Secretary, Punjab Pollution Control Board for conducting public hearing as per the provisions of EIA Notification, 2006 as amended from time to time on submitting EIA / EMP / Executive Summary Report prepared by the project proponent as per TORs.

After completing the process of public hearing / public consultation, the industry shall submit final EIA / EMP to the State Expert Appraisal Committee after incorporating all the issues raised during public hearing / public consultation for Appraisal of its project.

The matter is placed before the SEIAA for consideration.

**Item No.117.13: Application for issuance of TOR under EIA notification dated14.09.2006 for area development project namely "Aerocity Amritsar" in the revenue estate of Village Heir, Meera Kot & Bal, Ajnala Road, Amritsar by M/s Amritsar Development Authority (ADA) u/s Land Owners Become Partners in Development (80:20) Scheme (Proposal No. SIA/PB/NCP/16820/2016)**

The facts of the case are as under:-

M/s Amritsar Development Authority (ADA), an authority constituted under Section 17 of the Punjab Regional and Town Planning and Development Act, 1995, having its office at PUDA Bhawan, Green Avenue, Amritsar, Punjab, who has entered into an agreement with M/s DSK Realtors Pvt Ltd., New Delhi for development of the scheme with land owner as per the Punjab Government Scheme "Land Owners Become Partners in Development" (80:20) policy, framed vide Notification no. 6/23/13-6HG1/1440 dated 19.06.2013. The Authority has applied for issuance of TOR under EIA notification dated 14.09.2006 for area development project namely "Aerocity Amritsar" at Village Heir, Meera Kot & Bal, Ajnala Road, Amritsar, Punjab. The project is covered under category 8 (b) of the Schedule appended to the said notification.

Environmental Engineer, PPCB, RO, Amritsar was requested vide email dated 24.08.2016 to send the latest construction status of the proposed site. Environmental Engineer, PPCB, RO, Amritsar vide its return email dated 24.08.2016 has reported that the site was visited by officer of this office on 24/08/2016 and the proposed site of the residential colony was shown by the representative of colony. The proposed site exists on right hand side of road going from Amritsar to Ajnala. During the visit it was observed that the partial demarcation of the boundary of the colony has been provided. At some places the boundary has been provided with cemented pillars and at some places with brick wall. During the visit it was observed that approximately 01 km long bitumen laid road has been provided inside the colony alongwith street lighting at the centre of this road. No residential plots were under construction during the visit and only old unfinished office of colonizer was observed at the site. As per the representative of the ADA, road was constructed inside the colony more than 7-8 years back, before the acquisition of additional land

for the project. There exist two red category industries within 500 mtr radius. One of the boundary of the project touches the Hudiara drain.

The case was placed in the agenda of the 149th meeting of SEAC held on 29.08.2016, but when matter came for consideration, the project proponent namely Sh. Jodha Singh, XEN( PH), ADA, Amritsar told that environmental consultant of the promoter company is not available and requested to pass on the item and take it up later on. The SEAC agreed to the request of the project proponent but in the end, the case could not be taken up due to paucity of time.

After deliberation, the SEAC decided to defer the case and be considered in the next meeting.

The case was considered by the SEAC in its 150th meeting held on 16.09.2016, which was attended by the following on behalf of project proponent:-

1. Sh. Jodha Singh, XEN (PH), ADA, Amritsar
2. Ms. Priyanka Anand, Manager-EIA, M/s EQMS India Pvt. Ltd., Environment Consultant of the project proponent.

Sh. Jodha Singh XEN, ADA submitted an authority letter dated 26.08.2016 wherein he has been authorized by Sh. Sandeep Rishi, PCS, Chief Administrator, ADA to sign all the documents related to environment clearance in the present meeting as well as future meetings of SEIAA/SEAC on behalf of CA, ADA. Further, Ms. Priyanka Anand submitted an authority letter wherein she has been authorized to present the case on behalf of EQMA India Pvt. Ltd, Environmental Consultant of ADA. The authority letters were taken on record by SEAC.

On perusal of visit report sent by EE, Regional Office, PPCB, Amritsar, the SEAC observed that a road has been provided inside the colony alongwith street lighting at the centre of this road which shows that construction work has been

carried out without getting environmental clearance. Therefore, it is a case of violation of the provisions of EIA notification. To this observation of SEAC, the project proponent submitted a written letter no. 19505 dated 16.09.2016 which reads as under:-

"It is clarified that the approach road to our project has already been constructed by earlier owners i.e.

a) Sardar Sukhbir Singh, S/o Charanjeet Singh, resident of Batala.
b) Sh. Kapil Mehra & Sh. Rajeev Bhalla, Partners, Heritage Projects, Amritsar.
c) In 2008, M/s DSK Realtors purchased the land bearing khasra nos. 24//1, 24//2, 24//3, 24//4, 25//5 vide three sale deeds. Copies of sale deeds have been submitted.
d) Part of road was 60 ft for which additional land was acquired & change of land use was done to make it 80 ft wide road i.e. 1 k-14 M. Change of land use has already been submitted alongwith application form.
e) Sajra Plan superimposing our project will be submitted during EIA report preparation. "

He further clarified that in the sale deeds, it has been mentioned that 3 kanal land will remain a road/ passage forever. The owners & subsequent buyers if any of the balance land measuring 11 kanal 17 marlas of Khasra nos. 24/1, 2 & 25/5 and adjoining land measuring 11 kanal 3 Marlas bearing khasra nos. 24//3, 24//4 & adjoining land 11 kanal 10 marlas bearing khasra nos. 17//23/1, 23/2, 24 & adjoining land 43 kanal 12 marlas bearing khasra nos 17//5/1, 15/2, 18//1/1, 11/2, 12/1, 12/2, 13/1, 13/2, 13/3, 19, 20/1 ,20/2, will also have right to use this road/passage ( 60 ft/80 ft wide) forever. They shall also have right to lay sewerage pipes under the berm of said road and to use these sewerage pipes. The purchaser of 3 kanal land will not make any boundary wall towards the balance 11 kanal 17 marlas land.

The SEAC observed that the documentary evidence i.e. copies of sale deed prove that it is not a case of violation of EIA notification dated 14.09.2006 as the construction of road was carried out by the earlier owners and not the present applicants. The copies of sale deeds were taken on record by the SEAC. The SEAC

further observed that the project proponent has not identified the activities to be carried out during various phases i.e. Pre-construction, construction phase and operation phase which are required to finalize the TOR's. The identified activities may also be used for identifying the environmental impacts & proposing TOR's. The project proponent sought time to submit reply to this observation.

After detailed deliberations, the SEAC decided that the case be deferred till the project proponent attends the aforesaid observation.

Accordingly, the decision of the SEAC was conveyed to the project proponent vide letter no. 3394 dated 26.09.2016. The project proponent submitted the reply online to the aforesaid observations on 04.10.2016 which was annexed with the agenda**.** The brief contents of the reply are reproduced as under:-

Project Activities along with its impacts and proposed TORs during various phases are as follows:

**I. Pre-construction Phase:**

| SI. No. | Project Activity | Environmental Impacts | Proposed TORs |
|---|---|---|---|
| i. | Prior approvals i.e. Consent to Establish from Punjab Pollution Control Board. | Water & Air Environment | Prior approvals i.e. Consent to Establish from Punjab Pollution Control Board are to be taken prior to construction. |
| ii. | Labour hutments | Land Environment | All required sanitary and hygienic measures should be in place before starting construction activities. |
| iii. | Providing first aid room at site | Land Environment | Provision of facilities to the labourers before the construction activity. |

**II. Construction Phase:**

| SI. No. | Project Activity | Environmental Impacts | Proposed TORs |
|---|---|---|---|
| i | Preparation of Site | May result in soil erosion, loss of nutrients and need for disposal of excavated soil. | Top soil management plan should be prepared. |

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|---|---|---|---|
| ii | Laying Building Foundation | Dust generation. | Air pollution mitigation measures to be proposed. |
| iii | Water Consumption | Use of water for construction purposes. | Water minimization measures to be identified & followed like use of treated water, spraying of water, admixtures, etc. Only treated sewage / wastewater to be used for construction activities. |
| iv. | Generation of Sewage from labour camps and construction site | Land and Water Environment | Sewage and wastewater management plan should be prepared for construction phase. |
| v. | Increase in Traffic for transportation of construction material | Existing Road Traffic & Increased Accident Risks | Traffic Management Plan should be prepared for construction phase. |
| vi. | Establishment of Labour camps | Impact on surrounding areas including residing population and sensitive locations like schools, temples and hospitals. | • Construction labour camp establishment and closure management plan should be prepared.<br>• Plan should include the sanitation, hygiene, basic facilities for workers and closure of the site. |
| vii. | Construction Waste generation | Land and Water Environment | Construction waste management plan should be prepared. |
| viii. | Municipal Waste Generation from labour camp and construction site | Land and Water Environment | Municipal waste management plan should be prepared. |
| ix. | Increased Noise level due to cutting, leveling and construction activities | Surrounding communities | Construction noise management plan should be prepared. |
| x. | • Construction Activities<br>• Operation of DG sets in case of power failure<br>• Generation of contaminated Run-off from construction site | Air quality degradation, surface water quality degradation, increased noise levels, soil quality degradation | • To carry out baseline monitoring study to assess the present condition of air quality, noise levels, soil quality, ground and surface water quality of the area (October-December, 2016).<br>• Land use profile of 10 km radius area should also be studied.<br>• Air Quality, Water Quality, Soil Quality and Noise level management plans should be |

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|---|---|---|---|
| | | | prepared for construction phase.<br>• Storm water management plan should be prepared for construction phase. |

**III. Operational Phase:**

| SI. No. | Project Activity | Environmental Impacts | Proposed TORs |
|---|---|---|---|
| i. | Water Consumption | Water Environment | Plan for water conservation and use minimization should be prepared. |
| ii | Wastewater generation and disposal | Water Environment | Management plan for sewage to achieve zero discharge should be prepared. |
| iii. | Rain water Harvesting | Water Environment | Storm water management and recharging plan should be prepared. |
| iv. | Solid Waste Generation | Land Environment | Solid waste management is to be prepared. |
| v. | Use of Electricity | Air Environment | Electricity minimizing measures are to be proposed. |
| vi. | Use of DG sets | Air & Noise Environment | Air Quality and Noise level management plans should be prepared. |
| vii. | • Vehicular movement.<br>• Increase in Traffic | Air, Noise Environment and existing Road Traffic. | • Air Quality and Noise level management plans should be prepared.<br>• Traffic Management Plan should be prepared for operation phase. |
| viii. | Green Area Development | Improved ecology, flora, fauna and habitat of avifauna. | Green Belt management plan including development, aftercare and monitoring should be prepared. |

The case was considered by the SEAC in its 151st meeting held on 28.10.2016, which was attended by the following on behalf of project proponent:-

1. Sh. Jodha Singh, XEN (PH), ADA, Amritsar

2. Ms. Priyanka Anand, Manager-EIA, M/s EQMS India Pvt. Ltd., Environment Consultant of the project proponent.

The Environment Consultant of the project proponent presented the salient features of the project as under:-

- The total area of the project will be 6, 12,876.17 sq.m. (151.445 acres) in the revenue estate of Village Heir, Meera Kot & Bal, Ajnala Road, Amritsar.
- The project consists of Residential Plots, Convenient Shopping, Commercial Area, Community Center, and Area for Education, Area under Health, etc and cost of the project will be Rs. 35, 879.89 lacs.
- The project has been approved by Department of Town & Country Planning, Punjab vide Drawing No. DTP (A) 05/2015 dated 12.11.2015.
- Total population including residing & floating will be 22,728 persons. The total water requirement will be 4,373 KLD which includes fresh water requirement as 3,382 KLD. The total waste water generation will be 3,498 KLD which will be treated in STP of capacity 3.7 MLD.
- In total 12 number of rain water harvesting pits have been proposed to recharge ground water.
- Total power requirement for the project will be 10386.53 KVA which will be provided by PSPCL.
- Solid waste generation from the project will be 8, 869 Kg/day.
- The project proponent submitted the project activities along with its impacts and proposed TORs during various phases as under:

**I. Pre-construction Phase:**

| SI. No. | Project Activity | Environmental Impacts | Proposed TORs |
|---|---|---|---|
| i. | Prior approvals i.e. Consent to Establish from Punjab Pollution Control Board. | Water & Air Environment | Prior approvals i.e. Consent to Establish from Punjab Pollution Control Board are to be taken prior to construction. |
| ii. | Labour sanitary measures | Land Environment | Required sanitary and hygienic measures should be in place before starting construction activities. |

| | | | |
|---|---|---|---|
| iii. | Labour hutments | Land Environment | Provision for construction labourers like housing, fuel, mobile toilets, mobile STP, disposal of solid waste etc |
| iV. | Providing first aid room at site | Land Environment | Provision of first aid facilities at the site before the commencement of construction activity. |

**II. Construction Phase:**

| SI. No. | Project Activity | Environmental Impacts | Proposed TORs |
|---|---|---|---|
| i | Preparation of Site | May result in soil erosion, loss of nutrients and need for disposal of excavated soil. | Top soil management plan should be prepared. |
| ii | Laying Building Foundation | Dust generation. | Air pollution mitigation measures to be proposed. |
| iii | Water Consumption | Use of water for construction purposes. | Water minimization measures to be identified & followed like use of treated water, spraying of water, admixtures, etc. Only treated sewage / wastewater to be used for construction activities. |
| iv. | Generation of Sewage from labour camps and construction site | Land and Water Environment | Sewage and wastewater management plan should be prepared for construction phase. |
| v. | Increase in Traffic for transportation of construction material | Existing Road Traffic & Increased Accident Risks | Traffic Management Plan should be prepared for construction phase. |
| vi. | Establishment of Labour camps | Impact on surrounding areas including residing population and sensitive locations like schools, temples and hospitals. | • Construction labour camp establishment and closure management plan should be prepared.<br>• Plan should include the sanitation, hygiene, basic facilities for workers and closure of the site. |
| vii. | Construction of boundary or fencing | Land and natural drainage | Drainage pattern to be studied. |
| viii. | Construction Waste generation | Land and Water Environment | Construction waste management plan should be prepared. |

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|---|---|---|---|
| ix. | Solid Waste Generation from labour camp and construction site | Land and Water Environment | Solid waste management plan should be prepared. |
| x. | Generation of Sewage from labour camps and construction site | Land and Water Environment | Sewage and waste water management plan should be prepared. |
| xi. | Increased Noise level due to cutting, leveling and construction activities | Surrounding communities | Construction noise management plan should be prepared. |
| xii. | • Construction Activities<br>• Operation of DG sets in case of power failure<br>• Generation of contaminated Run-off from construction site | Air quality degradation, surface water quality degradation, increased noise levels, soil quality degradation | • To carry out baseline monitoring study to assess the present condition of air quality, noise levels, soil quality, ground and surface water quality of the area (October-December, 2016).<br>• Land use profile of 10 km radius area should also be studied.<br>• Air Quality, Water Quality, Soil Quality and Noise level management plans should be prepared for construction phase.<br>• Storm water management plan should be prepared for construction phase. |

**III. Operational Phase:**

| SI. No. | Project Activity | Environmental Impacts | Proposed TORs |
|---|---|---|---|
| i. | Water Consumption | Water Environment | Plan for water conservation and use minimization should be prepared. |
| ii | Wastewater generation and disposal | Water Environment | Management plan for sewage to achieve zero discharge should be prepared. |
| iii. | Rain water Harvesting | Water Environment | Storm water management and recharging plan should be prepared. |
| iv. | Solid Waste Generation | Land Environment | Solid waste management is to be prepared. |

| | | | |
|---|---|---|---|
| v. | Use of Electricity | Air Environment | Electricity minimizing measures are to be proposed. |
| vi. | Use of DG sets | Air & Noise Environment | Air Quality and Noise level management plans should be prepared. |
| vii. | • Vehicular movement.<br>• Increase in Traffic | Air, Noise Environment and existing Road Traffic. | • Air Quality and Noise level management plans should be prepared.<br>• Traffic Management Plan should be prepared for operation phase. |
| viii. | Green Area Development | Improved ecology, flora, fauna and habitat of avifauna. | Green Belt management plan including development, aftercare and monitoring should be prepared. |
| ix. | Residential, Commercial, Institutional, Industrial, recreational, social, cultural & religious activities. | Air, Water, Soil and Land | Impacts due to such activities be identified. EMC to be prepared. |
| x. | Employment generation | Socio economic impact | Employment generation sources to be identified. |
| xi. | Usage of energy efficient devices like CFLs instead of bulb; solar street lights; etc. | Air, land, water & noise | Energy conservation measures to be identified. |

The SEAC observed that the project proponent has not proposed the TOR's according to the activities to be carried at the project site. To this query of SEAC, the project proponent requested to issue standard TOR's.

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:

**A. Construction stage**

1. The project falls under category **B-1** under item 8(b) Township and Area Development projects and 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).

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. Examine and submit the details of the source and supply of water for construction activity.
12. Examine and submit the details of the source and quantity of power for construction activity.
13. 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.
14. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
15. 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.
16. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings ad pumps, water pumping stations, earth work and water treatment plant.
17. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings ad pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
18. 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.

19. 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 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, and construction and demolition waste management. The proposal of MSW should include the bio-composting of the organic waste.
7. 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.

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 and submit the same to the SEIAA for its appraisal.

The matter is placed before the SEIAA for consideration.

**Item no.117.14: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of a Group Housing Project "City Of Dreams-I" located at Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar (Greater Mohali), Punjab by M/s. Credo Assets Private Limited (Proposal no SIA/PB/NCP/58466/2016)**

The facts of the case are as under:-

M/s Credo Assets Private Limited has applied for environmental clearance under EIA notification dated 14.09.2006 establishment of a Group Housing Project "City Of Dreams - I" located at Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar (Greater Mohali), Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

The Environmental Engineer, Punjab Pollution Control Board, RO, Mohali was requested vide email dated 14.09.2016 to send the latest construction status at project site. The RO, Mohali vide email dated 15.09.2016 has reported that proposed site of the project was visited by AEE of this office on 14.09.2016 and it was observed as under:-

1. The proposed site of the promoter company is located near the Kharar-Landran road and the promoter company has demarcated the project area with flags and steel angles. As per the boundaries of the proposed site shown by the representative of the promoter company, the project is adjoining to the site of M/s Parkwood developers on one side, M/s SDB Infrastructures on other two sides. Fourth side of the project is adjoining to the other project of the same promoter company, i.e. "City of Dreams-2".
2. No construction has yet been started at the site of the project.

The case was considered by the SEAC in its 150th meeting held on 16.09.2016, which was attended by the following on behalf of project proponent:

(i) Sh. Sahil Bansal, Director of the promoter company.

(ii) Ms. Priyanka Anand, Manager-EIA, M/s EQMS India Pvt. Ltd., Environment Consultant of the project proponent.

The SEAC observed that the names of directors mentioned in copy of Memorandum of Articles are different from the name of applicant. To this observation of SEAC, the project proponent told that Memorandum of Articles cannot be issued again if the directors get changed in the company as per guidelines issued

by Govt. of India, only form number 32 can be issued in that case. Then SEAC asked the project proponent to produce a copy of form no.32 wherein his name appears as Director of M/s. Credo Assets Private Limited. To this query, the project proponent told that he is having a copy of form no.32 in his office but he has not brought it in the meeting & will submit the same in the next meeting of SEAC.

The SEAC allowed the project proponent to present the salient features of the project and the Environmental Consultant presented the case before the SEAC. During presentation, the SEAC observed that following issues needs to be clarified by the project proponent:-

a. Separate water consumption chart be submitted for block-6 i.e. meeting hall.
b. Peak rain event calculations needs to be revised
c. Details of Storm Water Management Plan be submitted for the project
d. Solid Waste management plan be submitted as per MSW Rules, 2016
e. Traffic Circulation Plan & Traffic Management Plan be submitted
f. Energy saving calculations submitted are incorrect & needs revision
g. Area taken per KW generation of solar power energy for the available roof top area is on higher side & hence needs revision
h. Interpretation & Inferences of ground water / air /soil /ambient sampling analysis needs to be submitted
i. CSR activities proposed by the project proponent are not proper and needs to be revised
j. Details of cost to be incurred on implementation of EMP are required to be submitted for construction & operation phase separately

The SEAC further observed that in and around Mohali building construction, area development & township projects are coming up at a fast pace and various urban bodies such as GMADA, Municipal Corporation, Mohali, M.C. Kharar, M.C. Dera Bassi & M.C. Zirakpur are the development authorities for providing necessary infrastructure such as sewer, water supply, roads, street lights etc. The main thrust areas related to environment to be taken care in such type of projects are disposal of wastewater, management of solid waste, water supply, traffic management & storm water management.

Though the Master Plans of individual towns and a regional Master Plan of the entire area have been prepared by Department of Town & Country Planning, however, environmental clearance for various projects is being sought by the development authorities and private project proponents individually for smaller projects. In this case also, the project proponent has individually applied for obtaining environmental clearance, however GMADA has yet not obtained the environmental clearance for the said area development project.

After deliberations, the SEAC decided that:-

a. The case be deferred till the project proponent attends the aforesaid observations & submits the reply
b. SEIAA be recommended that GMADA be asked to apply for obtaining environmental clearance for complete area under the Master Plan
c. EO, MC, Kharar be asked to provide the details of Water supply plans, sewerage plans & storm water plans for area of M.C. Kharar

Accordingly, the decision of the SEAC was conveyed to the project proponent vide letter no. 3395 dated 26.09.2016. The project proponent submitted the reply online to the aforesaid observations on 04.10.2016 which was annexed with the agenda**.** The brief contents of the reply are reproduced as under:-

| **Sr. no.** | **Observations raised by SEAC** | **Reply submitted by the project proponent** |
|---|---|---|
| 1. | Separate water consumption chart be submitted for block-6 i.e. meeting hall. | The water calculation showing separate water consumption chart is enclosed as Annexure-I with reply. |
| 2. | Peak rain event calculations needs to be revised | Rainwater recharging will be done from Green area, Roof-top area and Paved Area i.e. 3,999.00 sq.m., 7,808.13 sq.m. and 13,006.87 sq.m. respectively with peak hourly rainfall of 45 mm and assuming run off coefficient of 0.2 for green area and 0.9 for the roof-top area and 0.7 for paved area, total runoff available will be 762 m3/hr. |
| 3. | Details of Storm Water Management Plan be submitted for the project | The detailed surface/ storm drainage plan has been developed for the project. Contour level of the site varies from 99.15 m to 98.799 m i.e. gently flat with slope towards SW direction. Contour Plan showing the levels of site is attached as Annexure II with reply. On the East side |

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| | | of the project is the "City of Dreams-2" and in West side is the Somdutt landmark. Also, the project site is having Parkwood Glade and Gold Homes in the South direction; and proposed 100 ft. wide Master plan road in the North direction which will accumulate all the storm water above the project site. Thus, considering the entire site area as catchment area, the drainage plan has ensured to capture maximum runoff within the site. However, storm water layout ensures that the balance run off, if any, is drained towards the Kharar-Landran Road which is having existing storm water network. This in turn is diverted to Patiala ki Rao. |
| 4. | Solid Waste management plan be submitted as per MSW Rules, 2016 | For population, about 1,124 kg/day (@ 0.40 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. Solid waste will be segregated in three separate streams namely bio-degradable or wet, non biodegradable or dry and domestic hazardous wastes. The biodegradable waste such as green waste, food waste, paper waste, and biodegradable plastics will be converted into Manure using Mechanical Composter**.** Non-biodegradable waste such as sanitary waste like diapers, sanitary pads etc. and Domestic hazardous waste such as discarded paint drums, pesticide cans, CFL bulbs, tube lights, expired medicines, broken mercury thermometers, used batteries and contaminated gauge, etc., generated at the household level will be handed over to authorized waste pickers or waste collectors as per Solid Waste Management Handling Rules, 2016. Approx. 506 kg/day of biodegradable waste will be composted in mechanical composters of size 500 kg/day. Approx. 596 kg/day of non-biodegradable waste & approx. 22 kg/day of hazardous waste will be generated. |
| 5. | Traffic Circulation Plan & Traffic Management Plan be submitted | The revised Traffic circulation Plan & Traffic Management Plan is enclosed as |

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| | | Annexure-III with reply. Entry / Exit gates have been proposed so as to ensure no traffic hindrance. Also, revenue rasta is passing in between City of Dreams-1 & 2 which will help in carrying the traffic to other places. Adequate parking facilities i.e. 393 ECS (surface parking 286 ECS and stilt parking 107 ECS) have been proposed within the project. |
| 6. | Energy saving calculations submitted are incorrect & needs revision | Revised energy saving calculations is attached as Annexure IV with reply. |
| 7. | Area taken per KW generation of solar power energy for the available roof top area is on higher side & hence needs revision | The revised calculations are shown below:<br>Total Roof top area = 7,808.13 sq.m.<br>Space proposed for Solar Panels (@ 35%) = 2,732.84 Sq. m.<br>Area required per KW = 12 Sq.m.<br>Solar Power generated = 228 KW<br>Cost approx. Rs. 80,000 per KW<br>Total cost approx. = Rs. 1.8 Crores |
| 8. | Interpretation & Inferences of ground water / air /soil /ambient sampling analysis needs to be submitted | The significance of the analysis is given below:<br>**i.** Air analysis indicates that all parameters as indicated in NAAQS 2009 are within prescribed standards except PM10 which is coming out to be 120.79 µg/m3. The major sources for higher PM10 value are interpreted as: fuel wood and biomass burning in the surrounding areas, fuel adulteration, vehicle emission and traffic congestion. Further large scale crop residue burning in agriculture fields is also a major source of smoke, smog and particulate pollution. Also the adjoining construction activities and heavy traffic movement on Kharar-Landran road further add to PM10 levels. After coming up of this project, 2 DG sets (500 kVA & 300 kVA) will be set up which will be used during power failure only & that too for 3-4 hours only. Also, green belt has been proposed all along with boundary which will help in mitigating the air pollution.<br>**ii.** Noise levels at project site are also marginal to the specified limits i.e. max. 54.3 dB(A) during Day time and max. |

| | | |
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| | | 44.1 dB(A) during night time which may be due to traffic movement as well as construction activities in the adjoining areas. DG sets will be placed in acoustic enclosure which will not result in noise pollution.<br>**iii.** Water analysis indicates that results are within the standards. Thus, water is portable for drinking purposes. The pH values ranges from 7.68 to 7.71. Chloride, nitrate & fluoride are the important parameters that are normally considered for evaluating the suitability of ground water for drinking uses and it is found that the ground water in the area is suitable for domestic use. Iron which is an essential plant and animal nutrient is found to be within permissible limit.<br>**iv.** Soil analysis indicates that soil is clay loam. As soil is rich in organic matter, thus, good for horticulture purposes. Also, bearing capacity of the soil is such that it is structurally good enough to sustain multistory construction. |
| 9. | CSR activities proposed by the project proponent are not proper and needs to be revised | Mr. Sahil Bansal of M/s. Credo Assets Pvt. Ltd. will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years and after that the welfare society of "City of Dreams-I" along with Environment Management Cell will be responsible for same. The project proponent will provide 1% of total project cost i.e. Rs. 80 Lakhs towards CSR activities.<br>Revised CSR activities are as follows:<br>1. Separate toilet for girls & boys, distribution of books, uniforms, shoes and other materials in the Govt Primary School, Village Sante Majra: Rs. 15 Lakhs.<br>2. Tree Plantation in the public parks and on the road side in the surroundings area: Rs. 5 Lakhs.<br>3. Dispensary in nearby Village Sante Majra: Rs. 15 Lakhs.<br>4. Provision of ambulance in the nearby hospital i.e. Civil Hospital, Kharar: Rs. 25 Lakhs.<br>5. Social Awareness Programmes, medical |

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| | | camps, sports camp, etc. through NGO: Rs. 10 Lakhs.<br>6. Provision of clothes, blankets to the families of labourers during construction period: Rs. 5 Lakhs.<br>7. Provision of food to the poor people in the surroundings of the project: Rs. 5 Lakhs. |
| 10. | Details of cost to be incurred on implementation of EMP are required to be submitted for construction & operation phase separately | The details of cost to be incurred on implementation of EMP required for construction & operation phase separately are enclosed as Annexure-V with reply. |
| 11. | Form number 32 to be submitted | The copy of Form-32 is attached along at Annexure-VI with reply. |

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following on behalf of project proponent:-

1. Sh. Sahil Bansal, Director of the promoter company.
2. Ms. Priyanka Anand, Manager-EIA, M/s EQMS India Pvt. Ltd., Environment Consultant of the project proponent.

The SEAC allowed the project proponent to present the reply of the queries. The Environment consultant presented the reply alonwith revised presentation as under:-

- The total plot area of the project is 26,304.5 sqm (6.50 acres) and the total built up area of the Project is 46703.01 sqm. The Project comprises of 6 Blocks, out of which 4 are Residential blocks (one is EWS), Block no-4 consists of Shops and Block No.-6 is Meeting Hall. The total cost of project is Rs. 80 Crores.
- The total water requirement of the project is 537 KLD including fresh water requirement 414 KLD. The green area available will be 3,999 sq mtr.
- The total wastewater generation from the project will be 430 KL/day, which will be treated in a STP of capacity 500 KLD including infiltration to be installed at project site. In summer season, the project proponent has proposed to utilize 123 KL/day of treated wastewater for flushing purpose, 22 KLD will be utilized for horticulture and remaining 270 KL/day will be discharged into M.C. sewer/ disposed off into 7.8 acres of land for irrigation purpose till the sewer is connected. In winter season, the project proponent has proposed to utilize 123

KL/day of treated wastewater for flushing purpose, 7 KLD will be utilized for horticulture and remaining 291 KL/day will be discharged into M.C. sewer/ disposed off into 7.8 acres of land for irrigation purpose till the sewer is connected. In rainy season, the project proponent has proposed to utilize 123 KL/day of treated wastewater for flushing purpose, 2 KLD will be utilized for horticulture and remaining 350 KL/day will be discharged into M.C. sewer/ disposed off into 7.8 acres of land for irrigation purpose till the sewer is connected. Infiltration rate@ 55 KLD has been considered during rainy season.

- Letter regarding non availability of water Supply from MC, Kharar has been submitted. However, bore well water will be used during operation phase for which application has been filed to CGWB, acknowledgement copy of the same has been submitted. NOC from Municipal Corporation regarding sewerage & solid waste has been submitted.
- The EO, MC, Kharar vide its letter no.1101 dated 08.09.2016 has reported that till now no sewerage has been laid in the area where said project is coming up. However, when the same will be laid, the project proponent will be allowed to discharge its waste water into sewer on its own cost.
- The total quantity of solid waste generation will be 1124 kg/day. Solid wastes generated will be segregated through Garbage chute system. The biodegradable organic wastes will be converted to manure by using eco composter. Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site. The EO, MC, Kharar vide its letter no.1102 dated 08.09.2016 has reported that the solid waste generated from the project site will be collected by MC, Kharar on payment. Solid waste will be segregated in three separate streams:-
    a) Bio-degradable or wet waste
    b) Non-biodegradable waste
    c) Domestic hazardous waste
    d) E-waste will be handled as per E-waste Management Rules,2011.
- The total load of electricity required for commercial project will be 2500 KW which will be taken from the PSPCL. There is a proposal to install two

numbers silent DG Sets of capacity 500 KVA & 300 KVA 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 project proponent has submitted a letter no. 1771 dated 13.07.2016 issued by Department of Forest & Wildlife, Chandigarh Administration wherein the distance of the project from Sukhna Wildlife Sanctuary and City Bird Sanctuary has been shown as 15.50KM and 11.25KM respectively.
- The project proponent has applied for CLU for an area of 52 kanals in MC office Kharar and the case of the project proponent has been sent to Deputy Director, Urban Local Bodies, Patiala by the EO, MC, Kharar vide no. 469 dated 8.07.2016 for further necessary action.
- Rainwater recharging will be done from Green area, Roof-top area and Paved Area i.e. 3,999.00 sq.m., 7,808.13 sq.m. and 13,006.87 sq.m. respectively with peak hourly rainfall of 45 mm and assuming run off coefficient of 0.2 for green area and 0.9 for the roof-top area and 0.7 for paved area, total runoff available will be 762 m3/hr. Total 8 nos rain water harvesting pits will be provided for recharging of rain water.
- The detailed surface/ storm drainage plan has been developed for the project. Contour level of the site varies from 99.15 m to 98.799 m i.e. gently flat with slope towards SW direction. Contour Plan showing the levels of site is attached as Annexure II with reply. On the East side of the project is the "City of Dreams-2" and in West side is the Somdutt landmark. Also, the project site is having Parkwood Glade and Gold Homes in the South direction; and proposed 100 ft. wide Master plan road in the North direction which will accumulate all the storm water above the project site. Thus, considering the entire site area as catchment area, the drainage plan has ensured to capture maximum runoff within the site. However, storm water layout ensures that the balance run off, if any, is drained towards the Kharar-Landran Road which is having existing storm water network. This in turn is diverted to Patiala ki Rao.

- The total ECS will be 300 including surface parking@286 ECS & Stilt Parking@107 ECS.
- LED's will be installed instead of CFL's & 37.5 KVA of energy will be saved by using LEDs. Also, in common areas, only LEDs will be installed. Solar panels will be installed on terrace for solar power generation and solar power generated will be 228 KW.
- The roof top area available is 7,808.13 sq mtr & space proposed for solar panels is 2,732.84 sq mtr i.e. @35% of total roof top area. The area required per KW will be 12 sq mtr.
- The interpretation of air/soil/ambient/water sampling analysis is as under:-
    a) The major sources for higher PM10 value are interpreted as: fuel wood and biomass burning in the surrounding areas, fuel adulteration, vehicle emission and traffic congestion. Further large scale crop residue burning in agriculture fields is also a major source of smoke, smog and particulate pollution.
    b) Noise levels at project site are also marginal to the specified limits which may be due to traffic movement as well as construction activities in the adjoining areas.
    c) Water analysis indicates that results are within the standards. Thus, water is portable for drinking purposes.
    d) Soil analysis indicates that soil is clay loam. As soil is rich in organic matter, thus, good for horticulture purposes. Also, bearing capacity of the soil is such that it is structurally good enough to sustain multistory construction.
- Mr. Sahil Bansal of M/s. Credo Assets Pvt. Ltd. will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years and after that the welfare society of "City of Dreams-I" along with Environment Management Cell will be responsible for same. The project proponent will provide 1% of total project cost i.e. Rs. 80 Lakhs towards CSR activities.
- Rs. 139.5 lacs will be incurred as capital cost & Rs.11.85 lacs will be incurred as recurring cost during construction phase & Rs. 20.1 lacs will be incurred as recurring cost during operation phase for implementation of EMP.

- The form no. 32 of Mr. Sahil Bansal is hereby submitted.

The SEAC observed that the project proponent has proposed to discharge treated waste water onto land for irrigation but has not submitted permission from the owner of the land for the same. Further, the project proponent is also required to clarify that why the disposal is not into MC sewer. To this query of SEAC, the project proponent submitted following documents which were taken on record by the SEAC:-

i. A copy of registry of 7.8 acres of land belonging to M/s Singla Builders & Promoters Limited.
ii. NOC from the Director of M/s Singla Builders & Promoter Limited to use the land for disposal of treated waste water generated from two group housing projects namely City of Dreams-1 & City of Dreams-2
iii. NOC from Municipal Council, Kharar to lay the pipeline in the revenue road for carrying the treated wastewater to be discharged onto 7.8 acres of land alongwith copy of map showing location of the said land
iv. NOC from MC Kharar vide letter no. 1267 dated 16.09.2016 to the effect that the project namely City of Dreams-1 is allowed to discharge 344 KLD of sewage at their own cost into sewer system of MC Kharar on the basis of undertaking given by project proponent
v. An undertaking from the project proponent to the effect that excess of treated waste water will be discharged into MC sewer once it is laid but till such time it will be disposed off onto 7.8 acres of land which will be developed as per Karnal technology and will not use this patch of land for any other purpose till the MC sewer is connected.

The SEAC further queried that results of ambient air analysis are on higher side, but mitigation measures have not been proposed. In ambient air as well as noise sampling & station wise analysis have not been mentioned. To this query of SEAC, the project proponent submitted a copy of clarification as under:-

a) Ambient air analysis indicates that all the parameters are within the prescribed standards except PM10 which is coming out to be 120.79 microgram/m3. The higher value of PM10 may be due to heavy traffic movement on Kharar-Landran Road as well as burning of fuel wood &

biomass. This value will be considered as baseline data for ambient air while studying the impact of air quality due to their project. During construction phase, the ambient air quality may further deteriorate due to excavation, construction vehicle movement as well as DG sets. Accordingly, mitigation measures like water sprinkling system at frequent intervals, high quality construction equipments alongwith compulsory PUC certificates for all the construction vehicles as well as acoustic chamber with proper stack of adequate height is proposed. During operation phase, green belt along the boundary has been proposed to mitigate the air as well as noise pollution. As the DG sets will only be used during power failure as power backup so there will be marginal increment in the air quality pollution load. DG sets will be provided with stack height of 3 m above the building as well as acoustic enclosure.

b) Noise analysis has been done at all the corners of the project site as well as centre of the project site. The results of all the sites are within the prescribed limit. The result shows that all the values are almost near to the acceptable limits. This may be due to lot of construction activities going on in the nearby areas as well as due to heavy traffic movement on Kharar-Landran Road. During all the construction activities, noise level may exceed the desired limits for which personal protective equipments will be provided to all the labour for mitigating the noise pollution. No construction will be done in night. During operation phase, green belt all along the boundary as well as herbs/ shrubs will be provided in parks which will help in reducing the noise pollution. DG sets will be ensured to be in acoustic enclosure.

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 establishment of the Group Housing Project "City Of Dreams-I" having total plot area of the project as 26,304.5 sqm (6.50 acres) and built up area of the Project as 46703.01 sqm. located at Village Sante Majra, Sector-116, Kharar, District SAS Nagar (Greater 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 1$^{st}$ June and 1$^{st}$ 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.

**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 (for reuse) | : | Green |
| d. Treated wastewater (for discharge) | : | Yellow |
| 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.

(xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

(xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.

(xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

(xvii) 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 of the project is 537 KLD including fresh water requirement 414 KLD.

iii) a) The total wastewater generation from the project will be 430 KL/day, which will be treated in a STP of capacity 537 KLD (considering 55 KLD as 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 horticulture purpose (KLD) | Discharge onto sewer/ disposed off into 7.8 acres of land for karnal technology (KLD) |
|---|---|---|---|
| Summer | 123 | 22 | 276 |
| Winter | 123 | 7 | 291 |
| Rainy | 123 | 2 | 350 |

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 chute system provided for collection of solid waste. 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 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.

**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. 139.5 Lacs towards capital investment, Rs11.85 Lacs/annum towards recurring expenditure and Rs.80 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. 20.1 lacs/ annum 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.80 Lacs as proposed.

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 matter is placed before the SEIAA for consideration.

**Item no.117.15: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of a Group Housing Project "City Of Dreams - II" located at Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar (Greater Mohali), Punjab by M/s. Credo Assets Private Limited (Proposal no SIA/PB/NCP/ 58465/2016)**

The facts of the case are as under:-

M/s. Credo Assets Private Limited. has applied for environmental clearance under EIA notification dated 14.09.2006 establishment of a Group Housing Project "City Of Dreams - II" located at Village Sante Majra, Sector-116, Kharar, District SAS Nagar (Greater Mohali), Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

The Environmental Engineer, Punjab Pollution Control Board, RO, Mohali was requested vide email dated 14.09.2016 to send the latest construction status at project site. The RO, Mohali vide email dated 15.09.2016 has reported that proposed site of the project was visited by AEE of this office on 14.09.2016 and it was observed as under:-

1. The site of the promoter company is located near the Kharar - Landran road and the promoter company has demarcated the project area with flags and steel angles. As per the boundaries of the proposed site shown by the representative of the promoter company, the project is adjoining to the other project of the same promoter company, i.e. "City of Dreams-1" on one side and the site of M/s Ansal Lotus Melange Projects on the other side. There are open fields adjoining to the remaining two sides of the proposed site of the project.
2. No construction has yet been started at the site of the project.

The case was considered by the SEAC in its 150th meeting held on 16.09.2016, which was attended by the following on behalf of project proponent:

(i) Sh. Sahil Bansal, Director of the promoter company.

(ii) Ms. Priyanka Anand, Manager-EIA, M/s EQMS India Pvt. Ltd., Environment Consultant of the project proponent.

The SEAC allowed the project proponent to present the salient features of the project and the Environmental Consultant presented the case before the

SEAC. During presentation, the SEAC observed that following issues needs to be clarified by the project proponent:-

a. Separate water consumption chart for school is required to be submitted
b. Peak rain event calculations needs to be revised.
c. Details of Storm Water Management Plan be submitted for the project.
d. Solid Waste management plan be submitted as per MSW Rules, 2016
e. Traffic Circulation Plan & Traffic Management Plan be submitted.
f. Energy saving calculations submitted are incorrect & needs revision.
g. Area taken per KW generation of solar power energy for the available roof top area is on higher side & hence needs revision.
h. Interpretation & Inferences of ground water / air /soil /ambient sampling analysis needs to be submitted.
i. CSR activities proposed by the project proponent are not proper and needs to be revised
j. Details of cost to be incurred on implementation of EMP are required to be submitted for construction & operation phase separately.

After deliberations, the SEAC decided that:-

a. The case be deferred till the project proponent attends the aforesaid observations & submits the reply.
b. SEIAA be recommended that GMADA be asked to apply for obtaining environmental clearance for complete area under the Master Plan.
c. EO, MC, Kharar be asked to provide the details of Water supply plans, sewerage plans & storm water plans for area of M.C. Kharar

Accordingly, the decision of the SEAC was conveyed to the project proponent vide letter no. 3444 dated 27.09.2016. The project proponent submitted the reply online to the aforesaid observations on 04.10.2016 which was annexed with the agenda. The brief contents of the reply are reproduced as under:-

| **Sr.no.** | **Observations raised by SEAC** | **Reply submitted by the project proponent** |
|---|---|---|
| 1. | Separate water consumption chart for school is required to be submitted | The water calculations for school were already added in the water consumption chart. However, copy of population chart along with water demand calculations are |

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| | | enclosed as Annexure I with reply. |
| 2. | Peak rain event calculations needs to be revised | Rainwater recharging will be done from Green area, Roof-top area and Paved Area i.e. 4,367.89 sq.m., 9,027.05 sq.m. and 12,402.38 sq.m. respectively with peak hourly rainfall of 45 mm and assuming run off coefficient of 0.2 for green area and 0.9 for the roof-top area and 0.7 for paved area, total runoff available will be 796 m3/hr. |
| 3. | Details of Storm Water Management Plan be submitted for the project | The detailed surface/ storm drainage plan has been developed for the project. Contour level of the site varies from 99.461 m to 98.872 m i.e. gently flat with slope towards SW direction. Contour Plan showing the levels of site is attached as Annexure II with reply. On the East side of the project is vacant agriculture land and in West side is the City of Dreams-I. Also, the project site is having Ansal Township in the South direction; and proposed 100 ft. wide Master plan road in the North direction which will accumulate all the storm water above the project site. Thus, considering the entire site area as catchment area, the drainage plan has ensured to capture maximum runoff within the site. However, storm water layout ensures that the balance run off, if any, is drained towards the City of Dreams I and in turns towards the Kharar-Landran Road which is having existing storm water network. This in turn is diverted to Patiala ki Rao. |
| 4. | Solid Waste management plan be submitted as per MSW Rules, 2016 | For population, about 1,124 kg/day (@ 0.40 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. Solid waste will be segregated in three separate streams namely bio-degradable or wet, non biodegradable or dry and domestic hazardous wastes. The biodegradable waste such as green waste, food waste, paper waste, and biodegradable plastics will be converted into Manure using Mechanical Composter. Non-biodegradable waste such as sanitary waste like diapers, sanitary pads etc. and |

| | | |
|---|---|---|
| | | Domestic hazardous waste such as discarded paint drums, pesticide cans, CFL bulbs, tube lights, expired medicines, broken mercury thermometers, used batteries and contaminated gauge, etc., generated at the household level will be handed over to authorized waste pickers or waste collectors as per Solid Waste Management Handling Rules, 2016. Approx. 506 kg/day of biodegradable waste will be composted in mechanical composters of size 500 kg/day. Approx. 596 kg/day of non-biodegradable waste & approx. 22 kg/day of hazardous waste will be generated. |
| 5. | Traffic Circulation Plan & Traffic Management Plan be submitted | The revised Traffic circulation Plan & Traffic Management Plan is enclosed as Annexure-III with reply. Entry / Exit gates have been proposed so as to ensure no traffic hindrance. Also, revenue rasta is passing in between City of Dreams-1 & 2 which will help in carrying the traffic to other places. Adequate parking facilities i.e. 448 ECS (Surface parking 271 ECS and stilt parking 177 ECS) have been proposed within the project. |
| 6. | Energy saving calculations submitted are incorrect & needs revision | Revised energy saving calculations is attached as Annexure IV with reply. |
| 7. | Area taken per KW generation of solar power energy for the available roof top area is on higher side & hence needs revision | The revised calculations are shown below:<br>Total Roof top area = 9,027.05 sq.m.<br>Space proposed for Solar Panels (@ 39%) = 3,520.55 Sq. m.<br>Area required per KW = 12 Sq.m.<br>Solar Power generated = 293 KW<br>Cost approx. Rs. 80,000 per KW<br>Total cost approx. = Rs. 2.3 Crores |
| 8. | Interpretation & Inferences of ground water / air /soil /ambient sampling analysis needs to be submitted | The significance of the analysis is given below:<br>**i.** Air analysis indicates that all parameters as indicated in NAAQS 2009 are within prescribed standards except PM10 which is coming out to be 120.79 µg/m3. The major sources for higher PM10 value are interpreted as: fuel wood and biomass burning in the surrounding |

| | | |
|---|---|---|
| | | areas, fuel adulteration, vehicle emission and traffic congestion. Further large scale crop residue burning in agriculture fields is also a major source of smoke, smog and particulate pollution. Also the adjoining construction activities and heavy traffic movement on Khara-Landran road further add to PM10 levels. After coming up of this project, 2 DG sets (500 kVA & 500 kVA) will be set up which will be used during power failure only & that too for 3-4 hours only. Also, green belt has been proposed all along with boundary which will help in mitigating the air pollution.<br>**ii.** Noise levels at project site are also marginal to the specified limits i.e. max. 54.1 dB(A) during Day time and max. 43.9 dB(A) during night time which may be due to traffic movement as well as construction activities in the adjoining areas. DG sets will be placed in acoustic enclosure which will not result in noise pollution.<br>**iii.** Water analysis indicates that results are within the standards. Thus, water is portable for drinking purposes. The pH values ranges from 7.68 to 7.71. Chloride, nitrate & fluoride are the important parameters that are normally considered for evaluating the suitability of ground water for drinking uses and it is found that the ground water in the area is suitable for domestic use. Iron which is an essential plant and animal nutrient is found to be within permissible limit.<br>i**v.** Soil analysis indicates that soil is clay loam. As soil is rich in organic matter, thus, good for horticulture purposes. Also, bearing capacity of the soil is such that it is structurally good enough to sustain multistory construction. |
| 9. | CSR activities proposed by the project proponent are not proper and needs to be revised | Mr. Sahil Bansal of M/s. Credo Assets Pvt. Ltd. will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years and after that the welfare society of "City of Dreams-II" along with Environment Management Cell |

| | | |
|---|---|---|
| | | will be responsible for same. The project proponent will provide 1% of total project cost i.e. Rs. 90 Lakhs towards CSR activities.<br>Revised CSR activities are as follows:<br>1. Separate toilet for girls & boys, distribution of books, uniforms, shoes and other materials in the Govt Primary School, Village Sante Majra: Rs. 15 Lakhs.<br>2. Tree Plantation in the public parks and on the road side in the surroundings area: Rs. 5 Lakhs.<br>3. Dispensary in nearby Village Sante Majra: Rs. 15 Lakhs.<br>4. Provision of ambulance in the nearby hospital i.e. Civil Hospital, Kharar: Rs. 25 Lakhs.<br>5. Social Awareness Programmes, medical camps, sports camp, etc. through NGO: Rs. 15 Lakhs.<br>6. Provision of clothes, blankets to the families of laborers during construction period: Rs. 10 Lakhs.<br>7. Provision of food to the poor people in the surroundings of the project: Rs. 5 Lakhs. |
| 10. | Details of cost to be incurred on implementation of EMP are required to be submitted for construction & operation phase separately | The details of cost to be incurred on implementation of EMP required for construction & operation phase separately are enclosed as Annexure-V with reply. |

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following on behalf of project proponent:-

1. Sh. Sahil Bansal, Director of the promoter company.
2. Ms. Priyanka Anand, Manager-EIA, M/s EQMS India Pvt. Ltd., Environment Consultant of the project proponent.

The SEAC allowed the project proponent to present the reply of the queries. The Environment consultant presented the reply alongwith revised presentation as under:-

- The total plot area of the project is 31,565.48 sqm (7.80 acres) and the total built up area of the Project is 45,878.74 sqm. The Project comprises of 10

Blocks, out of which 8 are Residential blocks (one is EWS), Block no-9 is School and Block no-10 consists of Shops. The total cost of project is Rs. 95 Crores.

- The total water requirement of the project is 633 KLD including fresh water requirement 490 KLD. The green area available will be 4,367.89 sq mtr.
- The total wastewater generation from the project will be 496 KL/day, which will be treated in a STP of capacity 506 KLD including infiltration to be installed at project site. In summer season, the project proponent has proposed to utilize 143 KL/day of treated wastewater for flushing purpose, 24 KLD will be utilized for horticulture and remaining 329 KL/day will be discharged into M.C. sewer/ disposed off into 7.8 acres of land for irrigation purpose till the sewer is connected. In winter season, the project proponent has proposed to utilize 143 KL/day of treated wastewater for flushing purpose, 8 KLD will be utilized for horticulture and remaining 345 KL/day will be discharged into M.C. sewer/ disposed off into 7.8 acres of land for irrigation purpose till the sewer is connected. In rainy season, the project proponent has proposed to utilize 143 KL/day of treated wastewater for flushing purpose, 2 KLD will be utilized for horticulture and remaining 410 KL/day will be discharged into M.C. sewer/ disposed off into 7.8 acres of land for irrigation purpose till the sewer is connected. Infiltration rate@ 60 KLD has been considered during rainy season.
- The EO, MC, Kharar vide its letter no.1099 dated 08.08.2016 has reported that till now no sewerage has been laid in the area where said project is coming up. However, when the same will be laid, the project proponent will be allowed to discharge its waste water into sewer on its own cost.
- The total quantity of solid waste generation will be 1274 kg/day. Solid wastes generated will be segregated through Garbage chute system. The biodegradable organic wastes will be converted to manure by using eco composter. Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site. Solid waste will be segregated in three separate streams:-

a) Bio-degradable or wet waste

b) Non-biodegradable waste
c) Domestic hazardous waste
d) E-waste

- The EO, MC, Kharar vide its letter no.1098 dated 08.08.2016 has reported that the solid waste generated from the project site will be collected by MC, Kharar on payment.
- The total load of electricity required for commercial project will be 2500 KW which will be taken from the PSPCL. There is a proposal to install two number silent DG Sets each of capacity 500 KVA KVA 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 project proponent has submitted a map showing the distance of the project from Sukhna Wildlife Sanctuary and City Bird Sanctuary has been shown as 15.50KM and 11.25KM respectively duly signed by Deputy Conservator of Forest, Department of Forest & Wildlife, Chandigarh Administration.
- The project proponent has applied for CLU in MC office Kharar and the case of the project proponent has been sent to Deputy Director, Urban Local Bodies, Patiala by the EO, MC, Kharar vide no. 343 dated 23.06.2016 for further necessary action.
- Rainwater recharging will be done from Green area, Roof-top area and Paved Area i.e. 4,367.89 sq mtr, 9,027.05 sq mtr and 12,402.38 sq.m. respectively with peak hourly rainfall of 45 mm and assuming run off coefficient of 0.2 for green area and 0.9 for the roof-top area and 0.7 for paved area, total runoff available will be 796 m3/hr. Total 10 nos rain water harvesting pits will be provided for recharging of rain water.
- The detailed surface/ storm drainage plan has been developed for the project. Contour level of the site varies from 99.461 m to 98.872 m i.e. gently flat with slope towards SW direction. Contour Plan showing the levels of site is attached as Annexure II with reply. On the East side of the project is vacant agriculture land and in West side is the City of Dreams-I. Also, the project site is having Ansal Township in the South direction; and proposed 100 ft. wide

Master plan road in the North direction which will accumulate all the storm water above the project site. Thus, considering the entire site area as catchment area, the drainage plan has ensured to capture maximum runoff within the site. However, storm water layout ensures that the balance run off, if any, is drained towards the City of Dreams I and in turns towards the Kharar-Landran Road which is having existing storm water network. This in turn is diverted to Patiala ki Rao.

- The total ECS will be 448 including surface parking@271 ECS & Stilt Parking@177 ECS.
- LED's will be installed instead of CFL's & 50 KVA of energy will be saved by using LEDs. Also, in common areas, only LEDs will be installed. Solar panels will be installed on terrace for solar power generation and solar power generated will be 293 KW. The roof top area available is 9,027.05 sq mtr & space proposed for solar panels is 3,520.55 sq mtr i.e. @35% of total roof top area. The area required per KW will be 12 sq mtr.
- The interpretation of air/soil/ambient/water sampling analysis is as under:-
  a) The major sources for higher PM10 value are interpreted as: fuel wood and biomass burning in the surrounding areas, fuel adulteration, vehicle emission and traffic congestion. Further large scale crop residue burning in agriculture fields is also a major source of smoke, smog and particulate pollution.
  b) Noise levels at project site are also marginal to the specified limits which may be due to traffic movement as well as construction activities in the adjoining areas.
  c) Water analysis indicates that results are within the standards. Thus, water is portable for drinking purposes.
  d) Soil analysis indicates that soil is clay loam. As soil is rich in organic matter, thus good for horticulture purposes. Also, bearing capacity of the soil is such that it is structurally good enough to sustain multistory construction.
- Mr. Sahil Bansal of M/s. Credo Assets Pvt. Ltd. will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years and after

that the welfare society of "City of Dreams-II" along with Environment Management Cell will be responsible for same. The project proponent will provide 1% of total project cost i.e. Rs. 90 Lakhs towards CSR activities.

- Rs. 145.5 lacs will be incurred as capital cost & Rs.11.85 lacs will be incurred as recurring cost during construction phase & Rs. 22.1 lacs will be incurred as recurring cost during operation phase for implementation of EMP.
- The form no. 32 of Mr. Sahil Bansal is hereby submitted.

The SEAC observed that the project proponent has proposed to discharge treated waste water onto land for irrigation but has not submitted permission from the owner of the land for the same. Further, the project proponent is also required to clarify that why the disposal is not into MC sewer. To this query of SEAC, the project proponent submitted the copies of following documents:-

a) A copy of registry of 7.8 acres of land belonging to M/s Singla Builders & Promoters Limited
b) NOC from the Director of M/s Singla Builders & Promoter Limited to use the land for disposal of treated waste water generated from two group housing projects namely City of Dreams-1 & City of Dreams-2
c) NOC from Municipal Council, Kharar to lay the pipeline in the revenue road for carrying the treated waste water to be discharged onto 7.8 acres of land alongwith copy of map showing location of the said land
d) An undertaking from the project proponent to the effect that excess of treated waste water will be discharged into MC sewer once it is laid but till such time, it will be disposed off onto 7.8 acres of land which will be developed as per Karnal technology till sewer is connected and will not use this patch of land for any other purpose till the MC sewer is connected.

The SEAC further queried that results of ambient air analysis are on higher side but mitigation measures have not been proposed. In ambient air as well as noise sampling & station wise analysis have not been mentioned. To this query of SEAC, the project proponent submitted a copy of clarification as under:-

a) Ambient air analysis indicates that all the parameters are within the prescribed standards except PM10 which is coming out to be 120.79 microgram/m3. The higher value of PM10 may be due to heavy traffic

movement on Kharar-Landran Road as well as burning of fuel wood & biomass. This value will be considered as baseline data for ambient air while studying the impact of air quality due to their project. During construction phase, the ambient air quality may further deteriorate due to excavation, construction vehicle movement as well as DG sets. Accordingly, mitigation measures like water sprinkling system at frequent intervals, high quality construction equipments alongwith compulsory PUC certificates for all the construction vehicles as well as acoustic chamber with proper stack of adequate height is proposed. During operation phase, green belt along the boundary has been proposed to mitigate the air as well as noise pollution. As the DG sets will only be used during power failure as power backup so there will be marginal increment in the air quality pollution load. DG sets will be provided with stack height of 3 m above the building as well as acoustic enclosure.

b) Noise analysis has been done at all the corners of the project site as well as centre of the project site. The results of all the sites are within the prescribed limit. The result shows that all the values are almost near to the acceptable limits. This may be due to lot of construction activities going on in the nearby areas as well as due to heavy traffic movement on Kharar-Landran Road. During all the construction activities, noise level may exceed the desired limits for which personal protective equipments will be provided to all the labour for mitigating the noise pollution. No construction will be done in night. During operation phase, green belt all along the boundary as well as herbs/ shrubs will be provided in parks which will help in reducing the noise pollution. DG sets will be ensured to be in acoustic enclosure.

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 establishment of the Group Housing Project "City Of Dreams - II" having total plot area of the project as 31,565.48 sqm (7.80 acres) and having total built up area of the Project as 45,878.74 sqm located at Village Sante Majra, Sector-116, Kharar,

Distt. SAS Nagar (Greater 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.

**PART-B – Specific Conditions:**

## II. 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.

**III. 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:

| | | |
|---|---|---|
| e. Fresh water | : | Blue |
| f. Untreated wastewater | : | Black |
| g. Treated wastewater (for reuse) | : | Green |
| h. Treated wastewater (for discharge) | : | Yellow |
| 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.

(xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

(xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.

(xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

(xvii) 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.

## IV. 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 of the project is 633 KLD including fresh water requirement 409 KLD.

iii) a) The total wastewater generation from the project will be 506 KL/day, which will be treated in a STP of capacity 575 KLD (considering 60 KLD as 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 horticulture purpose (KLD) | Discharge onto sewer/ disposed off into 7.8 acres of land for karnal technology (KLD) |
|---|---|---|---|
| Summer | 143 | 24 | 329 |
| Winter | 143 | 8 | 345 |
| Rainy | 143 | 2 | 410 |

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 chute system provided for collection of solid waste. 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 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.

**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

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. 145.5 Lacs towards capital investment, Rs. 11.85 Lacs/annum towards recurring expenditure and Rs.90 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

iii) **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. 22.1 lacs/ annum 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.80 Lacs as proposed.

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 matter is placed before the SEIAA for consideration.

**Item No.117.16: Application for issuance of TOR under EIA notification dated 14.09.2006 for expansion of petroleum product storage capacity from 82,515 KL to 1, 99,725 KL at existing petroleum terminal in Sangrur i.e. at Jind Road Sangrur by M/s Indian Oil Corporation Ltd. (Proposal No. SIA/PB/IND2/11391/2016)**

The facts of the case are as under:-

M/s Indian Oil Corporation Ltd. has applied for issuance of TOR under EIA notification dated 14.09.2006 for expansion of petroleum product storage capacity from 82,515 KL to 1,99,725 KL at existing petroleum terminal in Sangrur i.e. at Jind Road Sangrur by M/s Indian Oil Corporation Ltd. The project is covered under category 6 (b) of the Schedule appended to the said notification.

Environmental Engineer, Regional office, Sangrur was requested vide email dated 23.09.2016 to send the latest construction status of proposed site. Accordingly, Environmental Engineer, Regional office, Sangrur vide return email dated 28.09.2016 has reported as under:

It is intimated that the subject cited industry was granted consent to operate under the Water Act, 1974 vide no. SGR/ETP/96-11/F-185 dated 30.04.1996 and the Air Act, 1981 vide no. SGR/APC/96-11/F-134 dated 30.04.1996, both valid upto 31.03.2018 for storage and dispatch of MS, HSD, SKO & Ethanol, subject to certain conditions mentioned therein.

The site of the industry was visited by AEE of this office on 23.09.2016 and Sh. SP Singh, Chief Terminal Manager, IOCL, Sangrur Terminal was contacted, who informed that presently the industry has provided storage tanks of mild steel to store MS @35560 KL, HSD @54310 KL, SKO @12030 KL and ethanol @270 KL within the premises of the industry. He also submitted details of storage tanks provided to store said petroleum products (copy attached). He further informed that the industry has proposed expansion of its unit, by constructing tanks of 2×600 KL for storage of ethanol, 4×25000 KL for storage of HSD, 1×12000 KL for storage of HSD and 1×4010 KL for storage of HSD. However, no work for the proposed expansion has been started as yet.

During visit, it was also observed that no fabrication/construction work for proposed expansion for storage of petroleum products has been started as yet.

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following:-

i) Sh. S.P. Singh, Chief Terminal Manager, IOL,POT, Sangrur on behalf of project proponent.
ii) Sh. Rakesh Gupta, M/s Anacon Laboratories Pvt Ltd., Nagpur, Environmental Consultant of the promoter Company.

The SEAC perused the reply and observed that the project proponent is still required to clarify its position with regard to year of establishment, subsequent expansions if any viz-a-viz applicability of provisions of EIA notification,1994 as amended in July 2004 as well as EIA notification dated 14.09.2006. To this observation, the project proponent clarified that the project was not covered under EIA notification, 1994 & 2004 as it was established in year 1996 with permission of PPCB. No expansions have been made thereafter. However, the unit is covered under EIA notification dated 14.09.2006 and hence the present application has been filed for proposed expansion. The project proponent made necessary corrections in this regard and submitted revised copy of presentation duly signed by him. The SEAC asked the project proponent to clarify as to whether no of trucks carrying oil for distribution will increase on the increase in storage capacity of plant. To this query of SEAC, the project proponent replied that the intake supply of oil will be through pipeline to the POT and capacity enhancement is meant for increased number of day's storage capacity & no additional daily distribution capacity increase is proposed. As such, there will be no increase in volume of loading & unloading vehicles.

Sh. Rakesh Gupta, Environmental Consultant of the project proponent presented the salient features of the project as under:-

- The POL Terminal of IOCL is located on Sangrur - jind highway and is at a distance of 4 kms from Sangrur city. The terminal is spread over 103.81 acres of land. There is a Bir namely Aishwan and agricultural land in the east side of the project and village Kammomajra Khurd in the north side of the project.
- At present, terminal is handling petroleum products such as MS, HSD, SKO and ethanol in total 13 numbers of tanks. The existing capacity of storage tanks is MS @35560 KL, HSD @54310 KL, and SKO @ 12030 KL and ethanol

@ 270 KL respectively. The petroleum products are received from pipeline and stored in respective tanks. At terminal, tank truck loading farm has 3 sheds with 25 bays each. MS, HSD, SKO and Ethanol are loaded from these bays. Dedicated pipeline is available for handling MS, HSD, SKO, and Ethanol. The petroleum products pumped by dedicated pump to tank truck loading and dispatched to consumers.

- IOCL has proposed to enhance the storage capacity of the plant by constructing 2 X 600 KL for ethanol, 4 X 25,000 KL for HSD, 1 X 12000 KL for HSD and 1 X 4010 KL for HSD. This will improve the storage capacity of POL at existing plant.
- The total cost of the proposed expansion of the existing project has been estimated as Rs.108 crores**.**
- The site of the project falls within the radius of 10 kms of the Wildlife Sanctuary namely Bir Aishwan and the project proponent has filed the online application for seeking clearance under Wildlife (Protection) Act, 1972. The project proponent has submitted a copy of acknowledgement along with set of application.
- The existing water requirement for the project is 5 KLD and is met through 4 nos. borewells. No additional water is required for the proposed expansion process.
- No additional power requirement for the proposed expansion process. Moreover, DG sets have already been installed at site.
- The project proponent has submitted the proposed Terms of Reference (TORs).

Sh. Rakesh Gupta, Environmental Consultant of the project proponent requested to issue standard terms of reference for the proposed expansion.

After detailed deliberations, it was decided to categorize the project into B-1 category and that the project proponent should submit an Environment Impact Assessment Study Report. After further deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the Committee approved the following Terms of Reference for Environmental Impact Assessment Study of the proposed project:-

**A. Construction stage**

1. The project falls under category **B-1** under item 6 (b) Isolated Storage & handling of hazardous chemicals (as per threshold planning) quantity indicated in Schedule 2 of MSIHC Rules, 1989 amended 2000 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).
2. The project proponent may use the baseline data if already done in semi zone i.e. buffer zone.
3. Examine and submit the details of the environmental impacts due to demolition of existing residential colony and will include the compliance of Construction & Demolition Waste Rules, 2016 in its EIA study report.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. Examine and submit the details of the source and supply of water for construction activity.
14. Examine and submit the details of the source and quantity of power for construction activity.
15. 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.
16. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
17. 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.

18. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings ad pumps, water pumping stations, earth work and water treatment plant.
19. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings ad pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
20. 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.
21. 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.
22. Examine the impact of floating population & transportation.
23. Examine and suggest the preventive & damage control measures in case of onsite as well as offsite accidents.
24. Examine the details of activities falling under different risk zones should be given in ALARP diagram.

**B. General**

1. The study area will cover entire site area (core zone) and an area of 10 km radius around the proposed project site (buffer zone).
2. EIA procedure as given in the EIA Manual of MOEF will be followed.
3. Baseline environmental quality within 10 km radius of the project site will be assessed based on secondary data collected from various sources supplemented by data generated at site. Baseline data will be generated for post-monsoon season, for following environmental components:
   a) Land Environment: Information on ecologically sensitive locations within the study area will be collected through field visits

(archaeological monuments, monuments of cultural and historical importance, drinking water sources, water bodies, places of scenic beauty, biosphere reserves, national park, wildlife sanctuaries, migratory corridors, defense installation and other ecologically sensitive areas). Reserve and protected forests that falls in the study area and its direction and distance from the project site will be noted. Land use pattern of the area / block to be collected from revenue records. Various physiographic landforms as per SOI map will be provided. Satellite Imagery of the area to establish latest landforms of the study area and core zone will be procured form Google Earth / Wikipedia.

b) Meteorology: Meteorological data for wind speed, wind direction, relative humidity and ambient temperature will be generated close to the site. Readings will be noted on hourly basis for one season. Historical met data from IMD will be obtained to assess the climatic trend.

c) Ambient Air: AAQ data of the study area will be generated by following the guidelines for ambient air quality monitoring published by CPCB (Guidelines for Ambient Air Quality Monitoring). Respirable particulate matter, sulphur dioxide and nitrogen dioxide and all other parameters / pollutants as prescribed in the National Ambient Air Quality Standard notified by MoEF vide notification dated 16.11.2009, will be monitored for one season. Carbon monoxide level in the ambient air will be checked using online monitor (grab sample). The monitoring locations will be selected based on historical wind speed and direction data obtained from IMD and screen modeling. Monitoring stations will be located in downwind direction where maximum / significant ground level concentrations from the project are anticipated. Monitoring location will be established inside the forest, in the adjacent village and in the upwind direction with respect to the proposed project.

d) Ambient Noise: Baseline noise levels will be generated at locations where AAQ monitoring will be conducted. Noise readings will be taken

using sound level meter once during the study period as per CPCB procedure.

e) Water Quality: Surface and ground water sampling location within the study area will be identified based on drainage pattern, water utilization and location of bore wells / dug wells. Ground water quality of the dump yard and villages around the dump yard will be tested. Parameters recommended by CPCB / IS 10500 will be analyzed following the standard methods (APHA Procedure). Sampling will be done once during the study period.

f) Soil: Soil samples will be collected from agriculture fields that are likely to be impacted from the project related air emissions, land disposal of wastewater and solid wastes. Soil quality analysis will be done for parameters like texture, moisture, organic matter, conductivity, pH, bulk density, water holding capacity and NPK values. Infiltration rate of soil samples collected from the dump yard site will be estimated. Sampling will be done once during the study period.

g) Flora and Fauna: The listing of flora and fauna will be carried out by referring to the published documents of Forest / Wildlife Department and observations recorded by the Scientists during the field visits.

h) Socio-economic Environment: Baseline information will be collected through secondary sources, mainly District Statistics Handbook / Tehsildar's Office: date on population distribution, occupational pattern, agriculture and cropping pattern, educational facility, health care facilities, literacy rate, infrastructure facility, etc will be collected.

4) The project proponent should convert the ambient air data into wind rose diagram and wind rose diagram for remaining seasons of the year other than study period should be submitted using IMD data.
5) The project proponent should mention the compliance of hazardous chemicals in its preparations.
6) The project proponent should propose installation of STP for treatment of waste water instead of proposing domestic effluent.

7) The project proponent will clarify the total population per shift in its EIA report.
8) Topography of the project site will be given with contours drawn. Filling / earth excavation, if done will be quantified and source of filling materials and its transportation issues will be addressed in the report. Strategies will be suggested to reuse the excavated earth generated from the project site. The impact of the project on the existing drainage pattern will be addressed and mitigation measures will be suggested to counter the adverse impact on the existing drainage pattern.
9) Quantification of air pollution load from the proposed project will be done. ..Potential environmental impacts will be assessed qualitatively and quantitatively. The changes in the quality of the environment will be predicted using Caline 4 Model. In case the ambient air quality of the surrounding area is predicted to be critical then additional strategies will be suggested as air pollution mitigation measures. The isopleths will be drawn on the location map clearly showing the sensitive targets and impact on it due to the proposed activity.
10) Availability of water and impact on other users on account of water drawl for the proposed plant will be assessed using historical flow data of stream. Strategies will be suggested to ensure that the wastewater does not contaminate the environment.
11) Greenery development plan will be prepared to enhance the aesthetic quality of the environment. The plan will also concentrate on measures that will be helpful in attenuating air and noise pollution levels from the project. CPCB guidelines will be followed to design the green belt. Indigenous species and those having long-term economic value will be considered for greenbelt development.
12) The existing traffic movement pattern and intensity on the main roads will be monitored for one / two days. The impact of additional traffic due to the proposed plant will be assessed.

13) Rainwater harvesting strategies within the project premises will be suggested as a measure to augment the available groundwater resources of the area / block.

14) Based on standard procedures prescribed by the National Safety Council and provisions mentioned in the Factories Act, occupational health and safety aspects of the project will be identified.

15) Environmental Management Plan will be drawn up to maintain and enhance the environmental quality in and around the project area. In case the quality of the environment is expected to deteriorate beyond acceptable limits, additional strategies will be suggested. Such strategies include wastewater treatment and reuse, more efficient air pollution control devices, noise reduction measures and additional thrust of ash utilization. The EMP will earmarked specific staff, instruments and finances for routine environmental management as well as collection, collation and examination of various environmental data. A post-project monitoring plan will be suggested to monitor the changes in the environmental quality after implementation of the project. All necessary administrative measures will be incorporated in the EMP to achieve the following objectives:

    a. Reduction of adverse environmental impacts
    b. Improvement of environmental quality of the surrounding area
    c. Waste minimization, reuse and resource recovery
    d. Waste segregation to make the treatment and disposal cost-effective
    e. Establish proper monitoring mechanism with adequate infrastructure
    f. Risk assessment study will be undertaken and disaster management plan will be prepared to tackle any accident that may occur due to the proposed activity. Potential hazards that may arise out of storage / transportation of hazardous chemicals / materials or due to operation of various processes will be systematically identified using standard hazard identification procedures. Maximum credible accident scenarios will be considered for consequence analysis.

16) In the next step different possible consequence scenarios using Models such as PHAST and PHAST RISK will be worked out for the hazards identified to

find out the end points in terms of radiation and over pressure. Subsequently a systematic evaluation of risks will be carried out using a Risk Assessment Matrix taking into account both consequences as well as likelihood. The Assessment will include the possible risks to onsite population (workforce within the premises of the plant) and the surrounding communities in the vicinity of the proposed power plant. Active and passive risk mitigation measures will be recommended to ensure that the risks are within the 'ALARP' level. Structural plant level Emergency / Disaster Management Plan will be prepared. The resources in terms of equipments and staffing required for acquiring control on a potential emergency situation will be addressed.

17) Social impact assessment will be carried out by assessing the various developmental potential of the proposed project in the field of employment generation, improvement in physical and social infrastructure base.

18) 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.

19) 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.

20) The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix 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.

21) 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.

22) 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.
23) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
24) 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.
25) 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.
26) 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.
27) 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.
28) 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 draft rapid EIA / EMP Report for its project based on above Terms of Reference and apply to the Member Secretary, Punjab Pollution Control Board for conducting public hearing as per the provisions of EIA Notification, 2006 as amended from time to time on submitting EIA / EMP / Executive Summary Report prepared by the project proponent as per TORs.

After completing the process of public hearing / public consultation, the industry shall submit final EIA / EMP to the State Expert Appraisal Committee after incorporating all the issues raised during public hearing / public consultation for Appraisal of its project.

The matter is placed before the SEIAA for consideration.

**Item No.117.17: Application for environmental clearance granted under EIA notification dated 14.09.2006 for the "Integrated Paint Manufacturing Facility" in the plot A1, Phase 2, Goindwal Industrial Complex Goindwal Sahib, Tarntaran District, Punjab by M/s. Kansai Nerolac Paints Ltd. (Proposal no. SIA/PB/IND2/10477/2016)**

The facts of the case are as under:-

M/s. Kansai Nerolac Paints Ltd. has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for Integrated Paint Manufacturing Facility" in the plot A1, Phase 2, Goindwal Industrial Complex Goindwal Sahib, District Tarn Taran, Punjab allotted by PSIEC measuring an Area 35 acres. The project is covered under category 5 (h) of the Schedule appended to the said notification.

Regional Office, Punjab Pollution Control Board, Amritsar was requested vide e-mail dated 21.03.2016 to visit the project site and submit report regarding latest construction status.

Environmental Engineer, Regional office, Amritsar vide letter no. 2202 dated 22.03.2016 intimated that the site was visited by his office on 22.03.2016 to check the construction status at site and observed that the industry has not started any construction work at the project site.

The case was considered by the SEAC in its 143rd meeting held on 30.03.2016, which was attended by the following on behalf of project proponent:

(i) Sh. Indra Nath Chaterji, Chief Manager, EHS of the promoter company.

(ii) Ms. Parul Patel of M/s Kadam Environment Consultant, Environmental Consultant of the promoter company.

The Environment Consultant of the promoter company presented the salient feature of the project as under:

- The following products namely water based paints @ 38000TPA, powder coating paints @14400TPA and Emulsion @24000TPA will be manufactured at site. The integrated paint manufacturing facility will be set up in two phases with zero liquid discharge facility. In Phase-1, Water Based Paints manufacturing facility with capacity 38000 MTA & Emulsion as a intermediate with capacity 24000 MTA will be set up. In Phase -2, Powder coating paint

manufacturing with a total capacity of 14400 will be set up. The cost of the total project will be 180 crores which include 4.6 crores for environmental protection measures i.e. 1.5% of total project cost.

- The total land area of the project is 1,42,179 sqm, out of which approximately 7750 sqm. will be the processing zone. Out of the total plot area, 33 % will be developed as greenbelt with three layers of tree in the periphery of the proposed Plant.
- Wash water generated from cleaning of equipments will be re-used back into the process/product.
- The total water requirement for the project will be 370 KL/day, which will be met through own tubewells/ borewells.
- The total wastewater generation from the project will be 113 KL/day, out of which 88 KLD industrial effluent will be treated into ETP based upon UF/RO for treatment technology and treated water and permeate will be used for cooling tower and rejects will be sent to MEE for evaporation. Remaining 25 KLD domestic effluent will be treated into STP and treated domestic water will be used for gardening/toilet flushing.
- The total load of electricity required for the project will be 4200 KVA which will be taken from the PSPCL. The DG set of capacity 1 x 2000 KVA will be kept as stand-by arrangement.
- The solid waste management will be done separately for the process waste and non process waste. No solid waste will be generate during manufacturing process. However, ETP sludge will be generated from the treatment of the process waste water, which is considered as hazardous in nature. The hazardous waste will be disposed off through TSDF as a land filling. Solid waste in form of dust from dust collectors, empty barrels, bags, sweepings and other biodegradable waste from canteen will also be generated. Solid waste of organic nature such as canteen wastes, STP sludge, sweepings etc will be composted or vermin composted for use as manure in the greenbelt and lawns. Other non hazardous waste like empty container, bags, paper/cardboard, metal, wooden waste etc will be sold to external agencies. The detail regarding the quantity of waste to be generated (liquid and solid)

and scheme for the management /disposal has been mentioned in the prefeasibility report.

- The roof top rain water will be recharged through rainwater harvesting after passing it through filter media to avoid choking of recharge wells.
- The ToRs prescribed by Ministry of Environment, Forests & Climate Change for such type of projects may be considered as draft ToRs proposed by them.

The project proponent further requested as under:

i. The project may be exempted from the process of Public consultation as the site is located in a notified industrial zone i.e. Goindwal Industrial complex which was established prior to the issuance of EIA notification, 2006.

ii. He may be allowed to start the monitoring of ambient air quality, ground water quality, noise levels and soil sampling for preparing the baseline data for the purpose of preparation of EIA report.

With regard to 1st request, the SEAC observed that the project proponent has not submitted any documentary evidence to prove that the Goindwal Industrial Complex, Goindwal Sahib, District Tarn Taran, Punjab wherein the proposed site is located has been notified as industrial area prior to the issuance of EIA notification, 2006 so as to claim the exemption from public hearing as provided in OM dated 10.12.2014 issued by MoEF. To this query of SEAC, the project proponent submitted a copy of letter dated 29.03.2016 issued by PSIEC stating that land measuring 434 acre was acquired in the year 1989-90 for setting up of phase-II, Goindwal Industrial complex which had been developed by PSIEC in the year 1993-94. In view of the document submitted by the project proponent, the SEAC acceded to both the request of the project proponent but desired that monitoring should be started only after intimating the complete monitoring schedule at least 72 hours in advance.

After detailed deliberations, it was decided that Terms of Reference for Environmental Impact Assessment Study of the proposed project as mentioned in the extract of said item be issued to the project proponent.

The case was considered by the SEIAA in its 106$^{th}$ meeting held on 06.05.2016, which was attended by the following on behalf of the promoter

company:

i) Sh. Indranath Chatterjee, Chief Manager of the promoter company.

ii) Ms. Parul Patel of M/s Kadam Environment Consultant, 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 to the State Expert Appraisal Committee for Appraisal of its project.

Accordingly, the TOR were issued to the project proponent vide no. 2466 dated 25.05.2016.

Now, the project proponent has submitted EIA report online on 22.09.2016 based on the earlier issued TORs.

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following on behalf of project proponent:

(i) Sh. Indra Nath Chaterji, Chief Manager, EHS of the promoter company.

(ii) Ms. Parul Patel of M/s Kadam Environment Consultant, Senior Environmental Consultant of the promoter company.

The SEAC allowed the environmental consultant of the project proponent to present the EIA report. The SEAC observed that the presentation is merely compliance report of TORs and not an EIA report presentation. The SEAC further observed that project proponent has reported the power requirement values on hourly basis instead of monthly/annually basis. Moreover, the proposed capacity of boiler for MEE i.e. 300 kg/hr is not sufficient and needs to be rechecked.

After deliberations, the SEAC decided to defer the case and asked the project proponent to present the presentation of EIA report instead of TOR compliances only in the next meeting of SEAC.

The case was considered by the SEAC in its 152nd meeting held on 28.10.2016, which was attended by the following on behalf of project proponent:

(i) Sh. Indra Nath Chaterji, Chief Manager, EHS of the promoter company.

(ii) Ms. Parul Patel of M/s Kadam Environment Consultant, Senior Environmental Consultant of the promoter company.

The SEAC allowed the environmental consultant of the project proponent to present the EIA report based on earlier TOR's. The Environment consultant presented the EIA report as under:-

1. The project proponent listed out the summary of impacts due to construction & operation activities as under:

| Sr. No. | Environmental Components | Status | |
|---|---|---|---|
| | | **Construction Activities** | **Operational Activities** |
| 1. | Land Use/Land Cover | No change in landuse | No change in landuse |
| 2. | Air Quality | Vehicular movements & Construction activities | Operation of reactors, mills, etc. to manufacture paints & resins/ water based polymers |
| 3. | Noise Quality | Vehicle movements during site preparation, construction facility | • Operation of DG sets, pumps, boiler, chiller etc.<br>• Transportation of raw materials will lead to noise pollution |
| 4. | Surface Water Quality | Tanker Supply | Fresh Water supply from PSIEC |
| 5. | Ground Water Quality | --- | Withdrawal of ground water for industrial purposes after prior permission from CGWA |
| 6. | Soil Quality | • Transportation of soil removed during excavation<br>• Storage /stock piling of soil | Impact on soil due to leakage during chemicals transportation and storage |
| 7. | Ecology & Biodiversity | Sufficient greenbelt will be developed | Sufficient greenbelt will be developed |
| 8. | Socio-Economic | Positive impact due to creation of jobs & increase in income | Positive impact due to creation of jobs & increase in income |
| 9. | Occupational Heath, Community Health & Safety | • Dust emission during construction work<br>• Noise generation due to construction work | • Activities associated with construction of works<br>• Failure & leakage of chemicals |

2. The project proponent presented the impacts and their mitigation measures one by one as under :

a) The unit is to be established in industrial estate, hence there will not be any change in landuse. Clearance of vegetation, generation of debris /earth, conversion of scrub land is within industrial estate.

b) The air quality will be affected by flue gas emission which is due to the operation of boilers, use of DG sets of various capacities using HSD as fuel. Aermod view is the modeling system to know the ground level concentrations at various distances due to point sources. In total three parameters i.e. PM10, SO2 & NOX were measured at ten points starting from project site to 8 kms in different directions and concentration of all these parameters at all points were within the prescribed limits i.e. PM10< 100, SO2<80 & NOX<80 ug/m3. The mitigation measures to be taken for maintaining air quality during construction phase are covering of vehicles, regular water sprinkling twice a day, dust screens will be provided, engines & exhaust systems of all vehicles will be well maintained and vehicles having valid pollution under control certificates will be used. During operation phase, closed loop system will be proposed, green belt will be provided, APCD's will be installed and regular monitoring of pollutant concentration and DG sets will be operated during power failure only. Regarding fugitive emission & control, hoods will be in place, use of covered or enclosed conveyors & transfer points, implementation of LDAR technology etc, monitoring and reporting for emission control systems, materials will be handled with care and their movement will be done through pave yards & roads. The movement will be restricted to unnecessary roadways. The wind breaks will be installed to inhibit the transport of dust. Regarding liquid storage, vapours from loading or transferring high vapour pressure liquids shall be vented to abatement equipment or returned to the storage tank. The loading, unloading, handling & storage of liquid fuels and bulk chemicals shall be carried out so as to prevent leakage & spillage. The overall impact scoring on air environment was moderately severe.

c) The impact on noise environment was measures using software tool called as Sound Plan i.e. Sound Plan Essential 3.0 software. It predicts the noise map generated due to the sources present at project site and predicts the noise levels at various receiver points due to the sources present at the project site. At output, noise map generated with coloured pattern isopleths, which indicate whether or not the sound pressure level in that particular region is above the limits mentioned by CPCB or not. *If the Limit for Sound Pressure Level indicated by CPCB for that particular area is 75 dB during the day, and if the predicted SPL is below that, the Noise Map will show blue color for that area. But if the SPL is above the "user set" allowable limit, the same will be shown in other color depending upon the Difference between then Predicted SPL and the Allowable SPL, and the "Conflict" in SPL is mentioned in the table if any conflict is predicted*. The main source of noise pollution will be boiler, DG sets, air compressors, air blowers, pumps & vehicular movement. The mitigation measures will be acoustic enclosure around DG sets with canopy, Personal protection equipments to be used by workers, canopy around the air blower, an isolated room for operation of boilers,, silencers shall be used where high-pressure steam blow off and the sound pressure level for regular vehicle movement will be kept below 70 dB plus no horn/ silence zone within plant premises.
d) The overall impact will be low impact on quality of suface water. The mitigation measures for reducing impacts on surface water will be avoiding the leakage of raw water, reduction of fresh water demand by recycling & reuse of treated water, sprinkling system for greenbelt development, proper operation and maintenance of effluent & treatment plant, use of spill control measures & all chemical & fuel storage areas will be provided with proper bunds.
e) The overall impact will be low risk on quality of ground water. The mitigation measures for reducing impacts on ground water will be water conservation measures to reduce the fresh water demand,

supplemental water supply by storage of rain water from roof top, paved areas & greenbelt areas, measures for recharging groundwater aquifers as falls in over-exploited category and impermeable/impervious subsurface with foundation depth of a thin layer made up of bentonite, fly ash, fine sand & cement.

f) The overall impact on soil environment is moderate impact. The mitigation measures for reducing impacts on soil environment will be leveling the soil by cutting & filling after excavation, spillage of construction materials be taken care off to avoid soil contamination & deterioration on soil quality, spillage of paints, oil, diesel etc will be taken care to avoid soil contamination & gypsum, organic manures will be used if soil becomes saline/alkaline due to fall of construction materials, use of ETP waste water/ municipal solid waste etc.

g) The overall impact on biological environment is moderately severe. The mitigation measures for reducing the impacts on biological measures will be planting saplings, trees will be protected with mesh tree guards, thick green belt will be developed around the project site to avoid any such depositions and effect of noise, speed limit for vehicle will be 20-25 km/hr in the impact zone to avoid any disturbance to diversity, reclamation of site with recommended species & dense plantation along the fencing will be carried out to reduce the noise levels due to various activities at site.

h) The overall impact on solid & hazardous waste management is moderate. The mitigation measures for reducing the impacts on solid & waste management will be keeping hazardous waste in closed container & disposed off as per HWM Rules, 1989 as amended in year 2003, bund will be provided around the waste storage area for overflow of spillage, solid waste will be disposed off as per MSW Rules, 2000 and other solid waste will be handed over to authorized re-processor.

i) The overall impact on socio-economic environment is less severe. Although existing socio-economic environment will be affected, but

employment will be generated as local population will be considered for labour force.

j) The overall impact on occupational health, community health & safety will be there but fire protection system, standard designing, provision of dyke wall & proper material handling as per SOP will be taken as mitigation measures. The periodical medical check up will be carried out in two stages which requires clinical examination & laboratory test. The personal protective equipment which includes helmets, safety shoes, gumboots, gloves, safety goggles etc will be provided to site workers and staff members. Further, spill management plan in facilities to prevent the risk of spill in the plants and storage tank area.

3. The consequences analysis after hazards identification was carried out using DNV'S software PHAST ( Process Hazard Analysis Software Tool) and details of the same are given in brief:-

a) It examines the progress of a potential incident from the initial release to far field dispersion including modeling of pool spreading and evaporation & flammable & toxic effects.

b) The input data is solvent storage tank details & storage condition – temperature, pressure, weather condition (annual).

c) The materials considered for consequence analysis are Butyl Acrylate, HSD, Methyl Methacrylate & Styrene. All are flammable chemicals. The weather conditions considered are temperature of 40*C during day time, 34*C during night time and 30*C during monsoon period. Three scenarios have been considered i.e. 10mm leak, 25 mm leak & catastrophic rupture. The consequence is jet fire, pool fire in case of leak & explosion in case of catastrophic rupture. The effective distances in radiation level with contours of these four hazardous chemicals have been given in EIA report.

d) Thus to prevent these hazards, following measures will be taken:-

(i) Tanks construction shall be such as to prevent stagnation of monomer liquid which avoids polymerization.

(ii) The monomer stored in tank shall be prone to exothermic polymerization at certain conditions & this will cause increase in temperature & pressure. Inhibitors are added to the monomers to prevent such polymerization. To prevent exothermic polymerization in storage system, the sampling arrangement for monomers in storage tanks, provision for addition of inhibitor and circular arrangement to ensure proper mixing and cooling arrangement by cooling water & circulating water with heat exchanger will be provided.

(iii) Sprinkling system around tank for cooling, foam system for tank farm, bonding & grounding system for tanks, piping & road tankers and lightening protection system to cover tank farm will also be provided.

4. The responsibility of onsite emergency plans lies with the project proponent. However, the responsibility offsite emergency plans lies with the District Magistrate.
5. The green belt will be carried out by planting suitable local species over an area of 46920 m2 or 4.69 hectare. Total plantation of 7038 trees will be done by considering 1500 trees/hectare. Initially, the green belt will be provided around the project site in two years and simultaneously, plantation in the green belt, agricultural areas and village areas will be carried out upto four years. The total budget allocated for green belt is Rs. 7, 60, 000/- with recurring cost of Rs. 38,000/- per year.
6. Regarding rain water harvesting, storm water generated from admin buildings, paved area and green belt area can be used to recharge ground water. The area available at project site i.e. roof top@ 4,585 m2, paved area (roads)@16,495 m2 & greenbelt@ 46,920 m2 totaling it to 68,000 m2. The run off generated will be 14,164.48 m2. The estimated runoff water from roof top after subjected through simple filtration will be allowed to collect in underground water tank of size 22m x 22m x 4 m which is adequate to accommodate it. The

dimension of tank is the same in case of green belt area for accumulating runoff water but the tanks will be three in number. The estimated runoff water from paved area will be collected in constructed trenches/pits of varying dimension along both sides of the road.

7. A total of Rs. 4.5 crores will be spent on CSR activities over the ten years of span and the CSR activities are:-
    a. Educational activities
    b. Medical & health facilities
    c. Safe drinking water
    d. Infrastructure facilities
    e. Skill development programme
    f. Water harvesting/recharge
8. The implementation of EMP will be carried out by Environment Management Cell of the company. Rs. 462.6 lacs and Rs. 90.18 lacs/annum will be incurred towards capital costs and recurring cost respectively in implanting the environment management plan.

The SEAC asked the project proponent that whether domino effect has been considered in risk analysis or not. To this query of SEAC, the project proponent replied that it has been considered in risk analysis and the measures have been proposed to avoid domino effect. The project proponent also submitted a copy of the same which was taken on record by the SEAC. The SEAC further observed that the project proponent has proposed to recharge roof top, paved area and green belt area runoff in its EIA report but there is possibility of contamination of ground water with this type of recharge. To this query, the project proponent replied that firstly, the rain water will be bypassed & then only roof top run off will be recharged after treatment. The other than roof top run off will be stored in storm water tank and excess rain water will be discharged to common storm water drain of PSIEC Focal point. The project proponent made necessary corrections in the presentation and submitted a revised copy of the same. The SEAC also asked the project proponent to comply with the provisions as per ISO 14000 & OSHA 18000 for implementing EMP.

The Committee awarded **'Silver Grading'** to the project proposal. Therefore, the Authority decided to grant environmental clearance to the project proponent for Integrated Paint Manufacturing Facility" i.e. products namely water based paints @ 38000TPA, powder coating paints @14400TPA and Emulsion @24000TPA in the plot A1, Phase 2, Goindwal Industrial Complex Goindwal Sahib, District Tarn Taran, Punjab allotted by PSIEC measuring an Area 35 acres subject to the conditions as proposed by the SEAC, in addition to the proposed measures.

**Specific Conditions**

(i) The company shall install separate cyclone followed bag filters and fume extraction system etc. to control the particulate emissions below 50 mg/$Nm^3$ as proposed for the induction furnace to be installed.

(ii) The National Ambient Air Quality Standards issued by the Ministry vide G.S.R. No. 826(E) dated 16$^{th}$ November, 2009 as amended from time to time should be followed.

(iii) Gaseous emission levels including secondary fugitive emissions from all the sources shall be controlled within the latest permissible limits issued by the Ministry and regularly monitored. Guidelines / Code of Practice issued by the CPCB should be followed.

(iv) The waste sand generated from the process will be reclaimed and a reclamation plant will be set up for the purpose.

(v) Regular monitoring of influent and effluent surface, sub-surface and ground water should be ensured and treated wastewater should meet the norms prescribed by the Punjab Pollution Control Board or described under the Environment (Protection) Act, 1986 whichever are more stringent and report be submitted to the SEIAA, Punjab, Northern Regional Office of MoEF at Chandigarh ,CPCB and PPCB.

(vi) Risk and Disaster Management Plan along with the mitigation measures as proposed shall be implemented.

(vii) Green belt shall be developed as proposed. Selection of plant species shall be as per the CPCB guidelines in consultation with the DFO.

(viii) The project proponent shall spend an amount of Rs.4.5 crores for the activities to be undertaken under the Corporate Social Responsibility programme.

(ix) The company should provide housing for construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, 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.

(x) The project proponent shall adhere to the commitments made in the Environment Management Plan. The Environment Management Cell will be responsible for implementation of EMP. Rs. 462.6 lacs will be incurred on account of capital cost and and Rs. 90.18 lacs/annum will be incurred as recurring cost for implementation of EMP.

(xi) Seismic hazard & flood hazard history & management plan and trace element analysis for groundwater shall be submitted to the Ministry's Regional Office at Chandigarh, Punjab Pollution Control Board and CPCB within 3 months of issue of environmental clearance letter.

(xii) The wash water generated from cleaning of equipments will be re-used back into the process/product.

(xiii) The total water requirement for the project will be 370 KL/day, which will be met through PSIEC water supply. If the industry operates its own borewell then it has to take prior permission from CGWA.

(xiv) The total wastewater generation from the project shall not exceed 113 KL/day, out of which 88 KLD industrial effluent shall be treated into ETP based upon UF/RO for treatment technology and treated water and permeate shall be used for cooling tower and rejects shall be sent to MEE for evaporation. Remaining 25 KLD domestic effluents shall be treated into STP and treated domestic water shall be used for gardening/toilet flushing.

(xv) The provisions of Solid Waste (Management & Handling) Rules, 2016, Hazardous Waste (Management, Handling & Transboundary) Rules, 2003, Construction & Demolition) Waste Rules, 2016 shall be complied with strict adherence. The waste management shall be done separately for the process waste and non process waste as proposed. No solid waste shall be generated during manufacturing process. ETP sludge to be generated from the treatment of the process waste water, which is hazardous in nature shall be disposed off through TSDF. Hazardous waste should be put in closed container & disposed off as per HWM Rules, 1989 as amended in year 2003, bund will be provided around the waste storage area for overflow of spillage. Other solid waste to be generated in form of dust from dust collectors, empty barrels, bags, sweepings and other biodegradable waste from canteen shall be handled as below:-

a) Solid waste of organic nature such as canteen wastes, STP sludge, sweepings etc will be composted or vermin composted for use as manure in the greenbelt and lawns.
b) Other non hazardous waste like empty container, bags, paper/cardboard, metal, wooden waste etc shall be sold to external agencies as proposed.

xvii) The mitigation measures proposed to be taken for maintaining air quality during construction phase i.e. providing covering of vehicles, regular water sprinkling twice a day, dust screens well maintained, engines & exhaust

systems of all vehicles and use of vehicles having valid pollution under control certificates shall be strictly implemented.

xviii) During operation phase, closed loop system will be proposed, green belt will be provided, APCD's shall be installed and regular monitoring of pollutant concentration and DG sets will be operated during power failure only.

xix) Regarding fugitive emission & control, hoods shall be in place, use of covered or enclosed conveyors & transfer points, implementation of LDAR technology etc, monitoring and reporting for emission control systems, materials shall be handled with care and their movement shall be done through pave yards & roads. The movement shall be restricted to unnecessary roadways. The wind breaks shall be installed to inhibit the transport of dust.

xx) The main source of noise pollution will be boiler, DG sets, air compressors, air blowers, pumps & vehicular movement. The mitigation measures will be acoustic enclosure around DG sets with canopy, Personal protection equipments to be used by workers, canopy around the air blower, an isolated room for operation of boilers,, silencers shall be used where high-pressure steam blow off and the sound pressure level for regular vehicle movement will be kept below 70 dB plus no horn/ silence zone within plant premises.

xxi) The proposed mitigation measures for reducing impacts on surface water such as avoiding the leakage of raw water, reduction of fresh water demand by recycling & reuse of treated water, sprinkling system for greenbelt development, proper operation and maintenance of effluent & treatment plant, use of spill control measures & providing proper bunds in all chemical & fuel storage areas shall be implemented strictly.

xxii) The proposed mitigation measures for reducing impacts on ground water shall be water conservation measures to reduce the fresh water demand, supplemental water supply by storage of rain water from roof top, paved areas & greenbelt areas, measures for recharging groundwater aquifers as falls in over-exploited category and impermeable/impervious subsurface with foundation depth of a thin layer made up of bentonite, fly ash, fine sand & cement shall be strictly implemented.

xxiii) The proposed mitigation measures for reducing impacts on soil environment such as leveling the soil by cutting & filling after excavation, taking care of spillage of construction materials to avoid soil contamination & deterioration on soil quality, taking care of spillage of paints, oil, diesel etc to avoid soil contamination & gypsum, use of organic manures if soil becomes saline/alkaline due to fall of construction materials, use of ETP waste water/ municipal solid waste etc. shall be strictly implemented.

xxiv) The proposed mitigation measures for reducing the impacts on biological measures such as planting saplings, protecting trees with mesh tree guards developing thick green belt around the project site to avoid any such depositions and effect of noise, maintaining speed limit for vehicle @20-25 km/hr in the impact zone to avoid any disturbance to diversity, reclamation of site with recommended species & dense plantation along the fencing shall be carried out to reduce the noise levels due to various activities at site.

xxv)The fire protection system, standard designing, provision of dyke wall & proper material handling as per SOP shall be taken as mitigation measures. The periodical medical check up shall be carried out in two stages which

requires clinical examination & laboratory test. The personal protective equipment which includes helmets, safety shoes, gumboots, gloves, safety goggles etc shall be provided to site workers and staff members.

xxvi) The spill management plan shall be implemented in facilities to prevent the risk of spill in the plants and storage tank area.

xxvii) To prevent these hazards, following measures shall be taken:-

a) Tanks construction shall be such as to prevent stagnation of monomer liquid which avoids polymerization.

b) The monomer stored in tank shall be prone to exothermic polymerization at certain conditions & this will cause increase in temperature & pressure. Inhibitors are added to the monomers to prevent such polymerization. To prevent exothermic polymerization in storage system, the sampling arrangement for monomers in storage tanks, provision for addition of inhibitor and circular arrangement to ensure proper mixing and cooling arrangement by cooling water & circulating water with heat exchanger shall be provided.

c) Sprinkling system around tank for cooling, foam system for tank farm, bonding & grounding system for tanks, piping & road tankers and lightening protection system to cover tank farm shall also be provided.

xxiii) The responsibility of onsite emergency plans lies with the project proponent.

xxiv) The green belt shall be carried out by planting suitable local species over an area of 46920 m2 or 4.69 hectare.

xxv) The measures as proposed in EIA report should be taken to avoid domino effect.

xxvi) The first rain water shall be bypassed & only roof top run off shall be recharged after treatment. The other than roof top run off will be stored in storm water tank and excess rain water will be discharged to common storm water drain of PSIEC Focal point.

xxvii) The provisions for implementing EMP shall be complied as per ISO 14000 & OSHA 18000.

xxviii) Training shall be imparted to all employees on safety and health aspects of chemicals handling. Pre-employment and routine periodical medical examinations for all employees shall be undertaken on regular basis. Training to all employees on handling of chemicals shall be imparted.

xxix) The unit shall make arrangements for protection of possible fire hazards during manufacturing process in material handling. Fire fighting system shall as per the OISD117 norms.

**General Conditions :**

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 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.

iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB and the SEIAA/Punjab Pollution Control Board.

iv) 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 CCF, Regional Office of Ministry of Environment & Forests, Chandigarh/State Level Environment Impact Assessment Authority.

v) 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.

vi) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.

vii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.

viii) 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.

ix) These stipulations would be enforced among others under the provisions of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

x) 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.

xi) 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.

xii) 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, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; $PM_{2.5}$, $PM_{10}$, $SO_2$, $NO_x$, CO, Pb, Ozone (ambient air as well as stack emissions) and other parameters shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

xiii) The State Environment Impact Assessment Authority 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.

xiv) 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.

The case is placed before the SEIAA for consideration.

**Item No.117.18: Application for transfer of environmental clearance earlier granted under EIA notification dated 14.09.2006 to M/s Motia Township (P) Ltd. for the expansion of group housing project namely Motia Oasis at Zirakpur from Motia Oasis to Highland Park developed by M/s Highland Park Homes, Zirakpur(Proposal no.SIA/PB/NCP/17036/2015)**

The facts of the case are as under:-

M/s. Motia Township has applied for environmental clearance under EIA notification dated 14.09.2006 for the expansion of group housing project namely "Motia Oasis" at Zirakpur, Distt. SAS Nagar. The project is covered under category 8 (a) of the Schedule appended to the said notification.

The SEIAA in its 91st meeting which was held on 10.09.2015 granted environmental clearance to the project proponent for expansion of the housing project namely "Motia Oasis" in an area of 33,873.39 sqm having total built up area 79,586 sqm with total no. of flats as 627, in the revenue estate of Zirakpur, Tehsil Derabassi, Distt. S.A.S. Nagar, subject to the conditions as proposed by the SEAC in addition to the measures proposed therein. The environmental clearance was issued in the name of M/s Motia Township (P) Ltd., High Land Marg, Patiala Road, Zirakpur vide no. 5184 dated 01.10.2015.

Now, the project proponent has applied for transfer of said environmental clearance in the name of Highland Park developed by M/s Highland Park Homes, Zirakpur. The project proponent has mentioned in its covering letter that name in the approved plan & other permissions have been changed from Motia Oasis to Highland Park. The project proponent has also attached the following additional documents:-

a) Joint Development Agreement dated 07.04.2016 between M/s Motia Township Pvt. Ltd. & M/s Highland Park Homes.
b) Copy of partnership deed dated 15.03.2016 wherein there are five partners of M/s Highland Park Homes, Zirakpur
c) Copy of Authorization letter dated 05.04.2016 wherein Sh. Shubham Goyal& Sh. Harjinder Singh have been authorized to sign all the documents on behalf

of firm as they are partners in the firm namely M/s Highland Park Homes, Zirakpur.

d) Copy of letter no. 6464 dated 19.05.2016 issued EO, MC, Zirakpur regarding NOC for change of name from Motia Oasis to Highland Park subject to the condition that if there is any dispute of ownership in future then MC, Zirakpur will not be responsible & change of name in the approved building plan will be considered null & void.

e) Copy of set of application form alongwith acknowledgement filed online to Forest Department for obtaining NOC from NBWL as the site is falling within the radius of 9 kms from Khol Hi Raitan Wild Life sanctuary.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali was requested vide e-mail dated 24.08.2016 to visit the project site and submit report regarding latest construction status.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali vide return email dated 24.08.2016 has intimated that the site of the subject cited project was visited by AEE of this office on 16/06/2016 and Sh. Amarjit Singh, Chief Engineer and Sanjeev Kumar, Project Engineer of the project was contacted. The status of the construction as noticed during the said visit is given as under:

| **Sr. No.** | **Name of the Tower** | **Total No. of flats as per approved plan after expansion.** | **Total No. of flats as per approved layout plan before expansion** | **Construction Status** |
|---|---|---|---|---|
| 1) | Tower-1 | 44 (S + 11) | 42 (S + 11) | Civil construction work was in progress. |
| 2) | Tower-1 A | 44 (S + 11) | 42 (S + 11) | Civil construction work was in progress. |
| 3) | Tower-2 | 66 (S + 11) | 34 (S + 5) | All completed |
| 4) | Tower-3 | 88 (S + 11) | 10 (S + 1) | Only construction work of foundations has been completed. |
| 5) | Tower-4 | 88 (S + 11) | 88 (S + 11) | Almost completed and is ready for possession. |
| 6) | Tower-5 | 44 (S + 11) | 4 (S + 1) | Civil construction work was in progress. |
| 7) | Tower-6 | 44 (S + 11) | 4 (S + 1) | No construction work |

| | | | | |
|---|---|---|---|---|
| | | | | started. |
| 8) | Tower-7 | 44 (S + 11) | 4 (S + 1) | No construction work started. |
| 9) | Tower-7A | 36 (S + 9) | 4 (S + 1) | No construction work started. |
| 10) | Tower-8 | 72 (S + 9) | 64 (S + 8) | Almost completed and is ready for possession. |
| 11) | EWS | 57 (G+4) | 29 | No construction work started. |
| | **Total** | 627 | 325 | |

The case was again considered by the SEAC in its 149th meeting held on 29.08.2016, which was attended by Sh. AB Dixit, Administrative Manager of the promoter company on behalf of project proponent.

The SEAC observed that the representative who attended the meeting was not well conversant with the facts of the case and could not explain the legal entities in the joint development agreement dated 07.04.2016 between Motia Township Pvt. Ltd., M/s Motia Projects and M/s Highland Park Homes.

After deliberations, the SEAC decided to defer the case till the project proponent himself attends the meeting or sends sufficiently senior and responsible person who is well familiar with the project details and can explain legal entities in the agreement.

The case was considered by the SEAC in its 151stmeeting held on 24.10.2016, which was attended by the following on behalf of project proponent:-

i) Sh. Harjinder Singh, Partner of M/s Highland Park Homes, Zirakpur

ii) Sh. Pawan Bansal, Director of M/s Motia Township Pvt. Ltd., Zirakpur

Sh. Harjinder Singh submitted an undertaking to the effect that their firm M/s Highland Park Homes has made an agreement with M/s Motia Township Pvt. Ltd. for developing their project namely Motia Oasis & now the name of the project has been changed to Highland Park Homes. The firm namely M/s Highland Park Homes will be responsible for all the environmental issues. It will comply with all the conditions of environmental clearance. From the date of agreement, the firm namely M/s Highland Park Homes will be responsible for the same. The undertaking was taken on record by the SEAC.

After deliberations, the SEAC decided to recommend the case to SEIAA for transfer of environmental clearance from M/s Motia Township Pvt Ltd to M/s Highland Park Homes with same conditions as imposed in earlier granted EC in the name of M/s Motia Township Pvt Ltd. for expansion of group housing project namely Motia Oasis.

The matter is placed before the SEIAA for consideration.

**Item no.117.19: Application for environmental clearance under EIA notification dated 14.09.2006 for expansion of existing project namely "Estate One" comprising of residential colony, commercial buildings & group housing plots residential colony at Village Rajpura, Hussainpura and Bhattian, District Ludhiana being developed by M/s Eldeco Infrastructures & Properties Ltd. (Proposal no. SIA/PB/MIS/53933/2016)**

The facts of the case are as under:-

M/s Eldeco Infrastructures & Properties Ltd.has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for expansion of existing project namely "Estate One" comprising of residential colony, commercial buildings & group housing plots residential colony at Village Rajpura, Hussainpura and Bhattian, District Ludhiana, Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification. The details of the project as given in Form 1 and 1A and other documents are as under:

- Earlier, the project was accorded environmental clearance by the MoEF vide no. 349 dated 13.01.2011 for construction of residential colony on plot area of 1, 98,388.06 sqmtr having built up area 68,302.87 sqmtr. The breakup of plots which was proposed at that time was to develop 291 plots, group housing plots, EWS Houses and commercial complex. The total water requirement was 902 KLD including fresh water requirement of 631 KLD. The capacity of the STP proposed was 950 KLD. Treated waste water to be used for flushing was 271 KLD, Horticulture was 212 KLD, & HVAC + DG cooling 205 KLD. Total solid waste proposed to be generated at that time was 3442.85 KG/day. The Total power requirement was 2539 KVA. The total car parking spaces proposed were for 699 cars. The total cost of the project was Rs. 62.376 crore. Till now 200 residential units have been developed out of 369 plots after grant of environmental clearance on the proposed site and proposed expansion is to develop 209 residential units thereby totaling it to 578 units.
- Now, the project proponent has applied for expansion of residential colony and the details of proposed expansion project as per application form are

given below:

a) The total plot area of the project has been increased from 1, 98,388.06 sq mtr to 296128.25sqm and total built up area of the Project from 68,302.87 sq mtr to 84170.98 sqm.

b) The existing, proposed & total water balance for all the three seasons as per application form is given in tabulated form:-

**Existing Water Balance**

Total water requirement=1036 KLD which includes fresh water @600 KLD & treated waste water @436 KLD.

Waste water generation= 712 KLD

STP capacity 950 KLD

| Season | Reuse for flushing (KLD) | For horticulture purpose (KLD) | HVAC make up water (KLD) | Surplus treated water (KLD) |
|---|---|---|---|---|
| Summer | 312 | 84 | 40 | 276 |
| Winter | 312 | 28 | 40 | 332 |
| Rainy | 312 | 8 | 40 | 352 |

**Proposed Water Balance for expansion area**

Total water requirement=713 KLD which includes fresh water @327 KLD & treated waste water @386 KLD in summer season.

Total water requirement=705 KLD which includes fresh water @327 KLD & treated waste water @378 KLD in winter season.

Total water requirement=676 KLD which includes fresh water @327 KLD & treated waste water @349 KLD in winter season.

Waste water generation= 429 KLD

STP capacity 530 KLD

| Season | Reuse for flushing (KLD) | For horticulture purpose (KLD) | HVAC make up water (KLD) | Surplus treated water (KLD) |
|---|---|---|---|---|
| Summer | 168 | 121 | 97 | Nil |
| Winter | 168 | 40 | 170 | 8 |

| | | | | |
|---|---|---|---|---|
| Rainy | 168 | 11 | 170 | 37 |

**Total Water Balance for all three seasons**

Total water requirement=1823 KLD which includes fresh water @927 KLD & treated waste water @896 KLD in summer season.

Total water requirement=1685 KLD which includes fresh water @927 KLD & treated waste water @758 KLD in winter season.

Total water requirement=1636 KLD which includes fresh water @927 KLD & treated waste water @709 KLD in monsoon season.

Waste water generation= 1223 KLD

STP capacity 1470 KLD

| Season | Reuse for flushing (KLD) | For horticulture purpose (KLD) | HVAC make up water (KLD) | Surplus treated water (KLD) |
|---|---|---|---|---|
| Summer | 481 | 205 | 210 | 204 |
| Winter | 481 | 67 | 210 | 342 |
| Rainy | 481 | 18 | 210 | 391 |

It is mentioned here that the existing water balance does not match with the water balance given in the environmental clearance.

- The project proponent has mentioned that there is immediate necessity to provide intermediate holding cum oxidation tank to tackle surplus treated waste water after secondary clarifier tank when the biological treatment of sewage completed before the start of physical treatment through means of pressure sand filter and activated carbon filter. The appropriate dimension of oxidation tank will be 10 x 12 x 4 meter accumulating the capacity of oxidation tank 480 m3. The hydrogen peroxide may be added to the tank drop wise to remove trace organics. The aeration mechanism will be connected through existing blower so that treated waste water not remains stagnant. In normal intermittent rainy days, the said oxidation tank will be capable to hold treated water. However, in case of heavy rainy days, evapotranspiration mechanism may be added to the oxidation system to

vaporize the surplus treated water depending upon requirement.

- Earlier, the total quantity of solid waste generation was 3102 kg/day and from proposed expansion project is 1676 kg/day thereby totaling it to 4778 kg/day. Solid wastes generated will be segregated & collected through Garbage chute system. The biodegradable organic wastes will be converted to manure by using vermi composting. Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site. Non recyclable waste will be sent to dumping site already approved.
- The total load of electricity earlier required for the project was 3010 KW which will be taken from the PSPCL. Now proposed power requirement is 3301 KW thereby totaling it to 6311 KW. There is a proposal to install 7 number silent DG Sets (6 X 250 KVA & 1 x 380 KVA) for power back up of 1880 KW as stand-by arrangement
- The project proponent has also proposed to provide rain water harvesting pit to recharge the rain water.
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.

EE, PPCB, RO-3, Ludhiana was requested vide email dated 24.08.2016 to send the latest construction status of proposed site. Accordingly, EE, PPCB, RO-3, Ludhiana vide return email dated 31.08.2016 has reported as under:

The site was visited by the AEE of this office along with the representative of the project on 30.08.2016 and observed that as per the map of proposed project site submitted by the project proponent, there are 05 chunks of land exist within or adjoining with the existing project / colony (phase 1 & 2).During visit, the representative has shown all the site, out of 5 number proposed sites, there are 04 no. site are earmarked with boundary wall of bricks and 5$^{th}$no. site is earmarked with burji / pillars, which is situated backside / adjoining to the phase 1 of the existing project. No construction activity has been started by the project proponent in the proposed site. There is no air polluting unit within 500 mtrs . As per the approved building plan of the entire project, the representative informed that there is one more chunk of land site, which is not mentioned in the proposed project site map and area of this site approximately 0.275acres. The project proponents has

already installed STD of capacity 100 KLD for the treatment of waste water generated from the existing project , which was in operation . The industry has also started installation work of STP of capacity 1200KLD, which is under progress. Hence, the site is suitable. It has been further reported in the email dated 01.09.2016 that the entire project is being developed by M/s Eldeco Infrastructure Ltd. The installation work of STP of capacity 1200 KLD is being carried out near the existing STP of capacity @ 100 KLD, which is situated in the existing site. There is no construction activity is being carried out in an area of 0.275 acres site.

The case was considered by the SEAC in its 150th meeting held on 16.09.2016, which was attended by the following on behalf of project proponent:-

1. Sh. Amit Kumar, Authorized Signatory on behalf of Project Proponent
2. Sh.Aman Sharma, EIA Manager, M/s Vardaan Environet, Delhi, Environment Consultant of the promoter company.

Before allowing the project proponent to present his case, the SEAC observed that the project proponent is required to submit the following documents as mentioned in agenda note:-

a) Land Ownership title needs to be clarified as various copies of sale deeds attached with the application are in different names.
b) Latest site photographs from all the corners of the project site.
c) Solid waste storage area not marked on the plan and compliances to be made as per MSW Rules, 2016 have not been mentioned.
d) Availability of Adequate land for disposal of treated effluent has not been proposed
e) Cost to be incurred on implementation of EMP has not been mentioned.
f) Details of CSR activities to be carried out have not been mentioned
g) Traffic circulation plan has not been submitted
h) Existing & proposed layout plans are required to be superimposed being expansion case
i) Structural safety certificate be submitted in case expansion is to be made in vertical direction
j) Adequacy of existing sewer lines & water supply pipes be submitted
k) Storm water management plan be submitted

The SEAC further observed that neither Northern Regional Office of MoEF at Chandigarh in its compliance verification report nor EE, PPCB, RO-3, Ludhiana has reported the disposal arrangements available with project proponent for treated sewage in the already existing residential colony.

After deliberations, the SEAC decided that the case be deferred till the project proponent submits the reply to the aforesaid observations & also EE, PPCB, RO-3, Ludhiana be asked to verify the disposal of treated sewage in the already existing residential colony and also clarify the following:-

i) Disposal arrangements available with project proponent for treated sewage in the already existing residential colony.

ii) Whether 0.275 acres of area is part of existing project or it is part of proposed expansion? If it is part of expansion project then report the status of construction in 0.275 acres of area.

Accordingly, the decision of SEAC was conveyed to the project proponent vide letter No.3397 dated 26.09.2016 and to EE, PPCB, RO-III, Ludhiana vide letter no. 3398 dated 26.09.2016. The project proponent submitted the reply to the observation on 05.10.2016 and the same was annexed with the agenda**.** Further**,** the reply is reproduced as under:-

| **Sr.No.** | **Observations raised by SEAC** | **Reply submitted by Project Proponent** |
|---|---|---|
| 1. | Land Ownership title needs to be clarified as various copies of sale deeds attached with the application are in different names. | Collaboration agreement of companies was annexed with the agenda. |
| 2. | Latest site photographs from all the corners of the project site. | Latest site photographs from all the corners of the project site were annexed with the agenda. |
| 3. | Solid waste storage area not marked on the plan and compliances to be made as per MSW Rules, 2016 have not been mentioned. | Solid waste storage area marked on the plan alongwith compliances to be made as per MSW Rules, 2016 was annexed with the agenda. |
| 4. | Availability of Adequate land for disposal of treated effluent has not | Details of availability of adequate land |

| | | |
|---|---|---|
| | been proposed | for disposal of treated effluent were annexed with the agenda. |
| 5. | Cost to be incurred on implementation of EMP has not been mentioned. | Cost to be incurred on implementation of EMP was annexed with the agenda. |
| 6. | Details of CSR activities to be carried out have not been mentioned | Details of CSR activities were annexed with the agenda. |
| 7. | Traffic circulation plan has not been submitted | Traffic circulation plan was annexed with the agenda. |
| 8. | Existing & proposed layout plans are required to be superimposed being expansion case | Plan showing existing & proposed area was annexed with the agenda. |
| 9. | Structural safety certificate be submitted in case expansion is to be made in vertical direction | Not required as the expansion is to be made in horizontal direction |
| 10. | Adequacy of existing sewer lines & water supply pipes be submitted | Details of same were annexed with the agenda. |
| 11. | Storm water management plan be submitted | Storm water management plan was annexed with the agenda. |

Further, EE, RO-II, Ludhiana vide its mail dated 03.10.2016 has submitted point wise reply of the queries as under:-

1. The project proponent has developed 09 nos. parks for the disposal of treated effluent (existing colony) in an area of 4.95 acres (under park) + additional plantation along the road side.
2. 0.275 acres area is part of the proposed expansion. The area is earmarked with boundary of brick wall. No construction activity has been started at the site.

The case was considered by the SEAC in its 151$^{st}$ meeting held on 24.10.2016, which was attended by the following on behalf of project proponent:-

1. Sh. Amit Kumar, Authorized Signatory on behalf of Project Proponent
2. Sh. Aman Sharma, EIA Manager, M/s Vardaan Environet, Delhi, Environment Consultant of the promoter company.

The Environment consultant of the project proponent presented the salient features alongwith the reply to the observations of the SEAC as under:

i. The existing project namely "Estate One" comprises of residential colony, commercial buildings & group housing plots having land area 1,98,388.06 sqm and built up area 68,302.87 sqm. The proposal is to increase the land area from 1,98,388.06 sqm to 296128.25 sqm and total built up area of the Project from 68,302.87 sqm to 84170.98 sqm located at Village Rajpura, Hussainpura and Bhattian of District Ludhiana, Punjab.

ii. The environmental clearance for the existing project has been obtained from MoEF vide No. 349 dated 13.01.2011.

iii. The project has got its layout plan approved by the CTP, Punjab vide letter no. 223 dated 13.01.2016.

iv. The project site is falling in residential area as per Master plan of Ludhiana.

v. The expansion areas are open area, reserved area, common facility centre, area under park and ESS.

vi. Earlier, the total quantity of solid waste generation was 3102 kg/day and from proposed expansion project is 1676 kg/day thereby totaling it to 4778 kg/day. Solid wastes generated will be segregated & collected through Garbage chute system. The biodegradable organic wastes will be converted to manure by using vermi composting. Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site. Non recyclable waste will be sent to dumping site already approved.

vii. The total load of electricity earlier required for the project was 3010 KW which will be taken from the PSPCL. Now proposed power requirement is 3301 KW thereby totaling it to 6311 KW. There is a proposal to install 7 number silent DG Sets (6 X 250 KVA & 1 x 380 KVA) for power back up of 1880 KW as stand-by arrangement

viii. The project proponent has also proposed to provide 21 no. of rain water harvesting pit to recharge the rain water.

ix. Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.

x. The Total Water Balance for all three seasons after expansion is as under:

Total water requirement=1823 KLD which includes fresh water @927 KLD & treated waste water @896 KLD in summer season.

Total water requirement=1685 KLD which includes fresh water @927 KLD & treated waste water @758 KLD in winter season.

Total water requirement=1636 KLD which includes fresh water @927 KLD & treated waste water @709 KLD in monsoon season.

Waste water generation= 1223 KLD

STP capacity 1470 KLD

| Season | Reuse for flushing (KLD) | For horticulture purpose (KLD) | HVAC make up water (KLD) | Surplus treated water (KLD) |
|---|---|---|---|---|
| Summer | 481 | 205 | 210 | 204 |
| Winter | 481 | 67 | 210 | 342 |
| Rainy | 481 | 18 | 210 | 391 |

xi. The surplus treated water will be discharged on 4 acre own land and twenty acre land of farmer near to the project site. The firm has already made an agreement with the farmers to utilize the treated water as per their needs.

xii. The Budget allocation for EMP is as under: During construction phase Rs. 74.250 Lac will be incurred as capital cost and Rs. 5.25 lacs per year will be incurred as recurring cost. During operation phase Rs. 20.0 Lac will be incurred as capital cost and Rs. 18.0 lacs per year will be incurred as recurring cost. EMC Cell will be responsible for the implementation of EMP.

xiii. A total of Rs. 27.0 lacs per annum will be utilized for CSR activities.

The SEAC queried the project proponent as to whether the internal water supply, sewer system is adequate to handle proposed load to be generated after expansion. The SEAC further queried about the storage arrangements of untreated water before its treatment. To these queries of SEAC, the project proponent submitted an undertakings to the effect that internal water supply, sewer system is adequate at present to handle the proposed load to be generated after

expansion. However, the existing STP will be upgraded to handle the additional waste water coming from the expansion phase. The project proponent also submitted another undertaking wherein it has been mentioned that they will construct a tank of three days storage capacity for treated waste water generated from STP and will also provide a tank of sufficient storage capacity for untreated wastewater & will not carry out any development activity on the approx 4 acre of land till the time sewerage connection is laid down. They will use karnal technology in the said land.

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 to the project for expansion of existing project namely "Estate One" comprising of residential colony, commercial buildings & group housing plots residential colony for increase in the land area from 1,98,388.06 sqm to 296128.25 sqm and total built up area of the Project from 68,302.87 sqm to 84170.98 sqm located at Village Rajpura, Hussainpura and Bhattian of District Ludhiana, 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) The grant of environmental clearance does not necessarily implies that forestry and wildlife clearance be granted to the project and that their proposals for forestry and wild life clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment and Forests shall not be responsible in this regard in any manner

(vii) 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.

(viii) 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.

(ix) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.

(x) 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 1$^{st}$ June and 1$^{st}$ December of each calendar year.

(xi) 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.

(xii) 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.

(xiii) 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.

(xiv) 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.

(xv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.

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

**PART-B – Specific Conditions:**

**III. 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.

**IV. 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:

| | | |
|---|---|---|
| i. Fresh water | : | Blue |
| j. Untreated wastewater | : | Black |
| k. Treated wastewater (for reuse) | : | Green |
| l. Treated wastewater (for discharge) | : | Yellow |
| 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.

(xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

(xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.

(xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

(xvii) 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.

## V. 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 of the project is 1823 KLD including fresh water requirement 927 KLD.

iii) a) The total wastewater generation from the project will be 1223 KL/day, which will be treated in a STP of capacity 1470 KLD. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

| Season | Reuse for flushing (KLD) | For horticulture purpose (KLD) | HVAC make up water (KLD) | Surplus Treated water |
|---|---|---|---|---|
| Summer | 481 | 205 | 210 | 204 |
| Winter | 481 | 67 | 210 | 342 |
| Rainy | 481 | 18 | 210 | 391 |

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 chute system provided for collection of solid waste. 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 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.

**PART C – General Conditions :**

**I. Pre-Construction Phase**

vi) 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.

vii) 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.

viii) 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.

ix) The project proponent shall obtain CLU from the competent authority.

x) 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. 74.250 Lacs towards capital investment, Rs. 5.25 Lacs/annum towards recurring expenditure and Rs.27 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**

v) **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. 20 lacs/annum as capital cost & Rs. 18 lacs/ annum 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.27 Lacs as proposed.

vi) 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 matter is placed before the SEIAA for consideration.

**Item No.117.20: Application for environmental clearance under EIA notification dated 14.09.2006 for construction of a Group Housing project in pocket GH-5 & 6 of Janta Township, Sector-91, Mohali by M/s Wembley's Co- Operative House Building Society Ltd.**

The facts of the case are as under:-

1. M/s Wembley's Co-Operative House Building Society Ltd. vide letter dated 21.10.2012 has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for the construction of a Group Housing project in pocket GH-5 &6 of Janta Township, Sector- 91, Mohali(Punjab).The project is covered under category 8 (a) of the Schedule appended to the said notification.
2. The case was considered by the SEAC in its 65th held on 07.12.2012 for screening. The Committee screened the application meticulously and noticed that the project proponent is required to submit certain information/data for appraisal of the project proposal. As such, it was decided by the SEAC to ask the project proponent to submit the reply to certain observations and to take up the case for appraisal only after submission of proper reply by the project proponent. The decision of the SEAC was conveyed to the project proponent vide letter no. 400 dated 03.01.2013.
3. The project proponent vide letter dated 05.03.2013 submitted the reply of the observations of the SEAC, the details of which are as follows:-

| Sr. no | Observations raised by the Committee | Reply of the observations |
|---|---|---|
| 1. | The project proponent has already started the construction activities of the project, which is a violation of the provisions of EIA notification dated 14.9.2006. Therefore, the project proponent is required to submit an undertaking to the effect that no | Submitted an undertaking to the effect that no further construction activities shall be carried out at project site till the environmental clearance under EIA notification dated 14.09.2006 is obtained. The project proponent has also submitted a resolution of the |

| | | |
|---|---|---|
| | further construction work will be carried till the environmental clearance under EIA notification dated 14.09.2006 is obtained. | managing committee to the effect that the housing project is being developed in GH 5 & 6 of Janta Township, which has already obtained environmental clearance. Therefore, the promoter company was not aware of the fact that it has to obtain environmental clearance for its project being part of the Janta Township. The promoter company further informed that in the said circumstances, there is no intentional violation of environmental clearance laws and violation will not be repeated in future. |
| 2. | The project proponent has calculated total water consumption by considering water consumption rate as 135 lpcd, but the project is located in Mohali, as such, as per the criteria fixed by SEIAA, the water consumption is required to be calculated by considering water consumption rate as 150 lpcd. Therefore, the project proponent is required to submit revised water balance. | Submitted and as per the revised water balance the total water requirement for the project will be 206 KLD, out of which 151 KLD of water will be taken from tubewell of Janta Township and remaining 55 KLD will be met from treated wastewater.<br>➢ The total wastewater generation from the project will be 165 KLD, which will be treated in a common STP of Janta Township having a capacity of 2500 KLD. Out of the total treated |

| | | |
|---|---|---|
| | | wastewater, the project proponent has proposed to use 55 KLD of treated wastewater for flushing purpose, 14 KLD will be used for irrigation of green area and remaining 96 KLD will be discharged into GMADA sewer during summer season.<br>➢ In winter season, 55 KLD of treated wastewater will be used for flushing purpose, 4.5 KLD will be used for irrigation of green area and remaining 105.5 KLD will be discharged into GMADA sewer.<br>➢ In rainy season, 55 KLD of treated wastewater will be used for flushing purpose, 1.3 KLD will be used for irrigation of green area and remaining 108.7 KLD will be discharged into GMADA sewer. |
| 3. | Construction schedule (PERT/CPM Chart) | Submitted but the same is not proper. |
| 4. | Whether the height of building tower is more than 15m or not, if yes?<br>a) Submit the NOC of Fire Department. | a) Submitted a copy of the provisional NOC issued vide letter no. 674 dated 21.11.2012 by the Asst. Divisional Fire Officer, Fire |

| | | |
|---|---|---|
| | b) At how far distance the fire station is located from the project site.<br>c) What is minimum width of the approach road? | Station, S.A.S. Nagar to project proponent.<br>b) The fire station is located at a distance of 8 km from the project site.<br>c) The height of the building tower will be 50 m and the minimum width of the approach road will be 80 feet. |
| 5. | Environmental Management Plan indicating the compliance of various environmental regulations. | Submitted |
| 6. | The solid waste storage area has been partly earmarked in Park 4 and partly in Park-B, therefore, the site of the solid waste storage area is not appropriate, as such, the project proponent is required to earmark the same at appropriate location. | Submitted a layout plan showing the location of solid waste storage area in Park- B. |
| 7. | NOC of the Airports Authority of India regarding permissible height of the building | Submitted a copy of NOC issued by the Govt. of India, Ministry of Defence vide the letter dated 20.07.2011 to the effect that the height of the building block shall not exceed 50 m above ground level |

The case was again considered by the SEAC in its 69th meeting held on 18.04.2013, which was attended by the following on behalf of the project proponent

(i) Sh. Victer Singh, Secretary of the promoter company.

(ii) Sh. Sandeep Garg of M/s Eco Laboratories and Consultants, Mohali, Environmental Consultant of the project proponent

Sh. Sandeep Garg informed that about 25% of the total construction work of the project has already been completed at site. He informed that the site of the proposed project is a part of 'Janta Township' and the project proponent started the construction of the project in anticipation that 'Janta Township' has obtained the environmental clearance under EIA notification. However, as and when it came in the notice of the promoter company that as per clarification issued by the Ministry of Environment and Forests the promoter company is required to obtain environmental clearance due to the effect that the built-up area of the project is more than 20,000 sqm, the project proponent applied for obtaining environmental clearance under EIA notification.

The Committee brought in the notice of the environmental consultant of the project promoter company that a clarification from the Northern Regional Office of Ministry of Environment and Forests was sought by it to the affect to whether environmental clearance is required for the project having built-up area more than 20,000 sqm, in case, the site of such project is located in the site of the project which has already obtained the environmental clearance under EIA notification. The said office of the Ministry of Environment and Forests vide letter dated 31.03.2011 has clarified that if the built-up area of such project is more than 20,000 sqm, then the project proponent of such project is required to obtain environmental clearance. It was also brought in notice of the environmental consultant that the promoter has applied for obtaining environmental clearance on 21.10.2012 i.e much after the clarification by the Ministry of Environment and Forests, thus, the plea of the environmental consultant is not tenable as regards to start of the construction work of the project.

The Committee noted that starting of construction work of the project

without obtaining environmental clearance EIA notification dated 14.09.2006 is violation of the said EIA notification, since as per this notification the project proponent cannot carry out any construction work at site except securing of land without obtaining environmental clearance under the said notification. Therefore, this case is required to be dealt in accordance with Office Memorandum dated 12.12.2012 of the Ministry of Environment & Forests.

After detailed deliberations, the SEAC decided as under:

(i) To recommend to SEIAA to send the case to the Govt. of Punjab, Department of Science, Technology & Environment for simultaneously initiating credible action against project proponent /responsible persons /promoter company under the Environment (Protection) Act, 1986 due to start of construction activities of group housing project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

(ii) The project proponent be informed that the promoter company is required to submit the proper construction schedule (PERT/CPM chart).

The decision of SEAC as at point no. (ii) above was conveyed to the project proponent vide letter no. 20257 dated 06.05.2013.

Then, the case was considered by the SEIAA in its 47$^{th}$ meeting held on 15.05.2013, wherein, after detailed discussions and deliberations, the SEIAA decided as under:

(i) To send the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action under the Environment (Protection) Act, 1986 against the project promoter/responsible persons of the promoter company for starting the construction of the project without obtaining environmental clearance under EIA notification dated 14.09.2006.

(ii) To inform the project proponent that the application for environmental clearance under EIA Notification dated 14.09.2006 will be considered only after the action is initiated by the Govt. of Punjab, Department of Science,

Technology & Environment for violating the provisions of the said notification due to start of construction work of the project without obtaining environmental clearance.

Thereafter, the case of M/s Wembley's Co- Operative House Building Society Ltd of the projects among 4 other cases were sent to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action against the project proponent/responsible persons under the provisions of the Environment (Protection) Act, 1986 for starting the construction work of the project without obtaining environmental clearance from State Level Environment Impact Assessment Authority as required under the EIA notification no. 1533 (E) dated 14.9.2006.

After that, the Govt. of Punjab, Department of Science, Technology & Environment, Chandigarh vide letter no. 403790/1 dated 30.01.2015 has informed that the Govt. of India, Ministry of Environment, Forests & Climate Change, New Delhi vide notification No. S.O. 638 (E) dated 28.02.2014 has empowered the SEIAA to initiate action u/s 19 (a) of the Environment (Protection) Act, 1986 at its own wherever any of the conditions have been violated by the project proponent. The Govt. has directed the SEIAA, Punjab to initiate action at its own level for which the violations have been committed by the project proponent earlier for not obtaining environmental clearance as per above mentioned notification dated 28.02.2014.

The SEIAA, Punjab had already written to the Punjab Pollution Control Board to launch prosecution u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponent and its responsible persons of the following two projects as the earlier applications were delisted due to non-submission of certain documents/information and the decision were taken on the fresh application submitted by the project proponent:

1. M/s Emerging India Housing Corp (P) Ltd., (Emerging Heights-III, Vill. Santemajra, Kharar-Landran Road, Sector-115, Tehsil Kharar, Distt SAS Nagar)
2. M/s Singla Builders & Promoters Ltd (Development of Housing Project namely SBP Housing Park, Village Mouja Rouni, Tehsil DeraBassi, District Mohali)

The action against the following projects for violation of the provisions of EIA notification dated 14.09.2006 is yet to be initiated:

1. M/s Wembley's Co- Operative House Building Society Ltd.- Group Housing project in pocket GH-5 & 6 of Janta Township, Sector-91, Mohali
2. M/s G.S. Promoters & developers (Commercial Complex namely Tricity Trade Centre).
3. M/s Janta Land Promoters Ltd (Falcon View, Sector 66-A, District Mohali).

Thereafter, the matter was considered by the SEIAA in its 80th meeting held on 28.02.2015 and after deliberations, SEIAA decided as under:

i. To take the following actions in the above mentioned three cases:

   a) To ask the project proponent to submit, within 60 days, a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, mentioning that violations in respect of starting construction activities without obtaining environmental clearance under EIA notification dated 14.09.2006, are un-intentional and will not be repeated in future. In the meantime, the project be delisted. In case, the project proponent fails to submit the said resolution within a period of 60 days, it will be presumed that the project proponent is no longer interested in pursuing the project further and the project file will be closed and the project proponent will have to initiate the procedure *de novo* for obtaining environmental clearance.

   b) To ask the project proponent to submit copy of Memorandum of Article Association / partnership deed / list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.

   c) To initiate credible action against project proponent(s), responsible person(s) &Promoter Company on receipt of information as at (b) above, by invoking powers u/s 19 of the Environment (Protection) Act, 1986 as delegated by Ministry of Environment & Forests vide notification No. S.O. 638 (E) dated 28.02.2014 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006. Punjab Pollution

Control Board be written in this regard for taking necessary legal action u/s 15 of the Environment (Protection) Act,1986 for the period for which the violation has taken place.

(d) To issue directions under section 5 of the Environment (Protection) Act, 1986 as delegated by Ministry of Environment & Forests vide notification No. S.O. 637 (E) dated 28.02.2014 to restrain the promoter company from carrying out any further construction or operation activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

(e) To inform the project proponent that the application for environmental clearance under EIA Notification dated 14.09.2006 will be considered only after the compliance of decision (a) above and action is initiated for violating the provisions of the EIA notification dated 14.09.2006 due to start of construction work of the project without obtaining environmental clearance.

ii. In future, in all the cases at the time of receiving environmental clearance / ToRs application, a copy of Memorandum of Article &Association / partnership deed / undertaking of sole proprietorship / list of Directors and names of other persons responsible for managing the day-to-day affairs of the project, shall be obtained and check lists of documents to be attached with the environmental clearance applications/ToRs of various projects be amended accordingly.

Accordingly, Directions u/s 5 of the Environmental (Protection) Act, 1986 were issued vide letter no 1385-86 dated 05.03.2015 to M/s Wembley's Co-Operative House Building Society Ltd. for construction of a Group Housing project in the revenue estate of the GH-5 &6, Janta Township, Sector- 91, Mohali. A copy of the above was also forwarded to the Member Secretary, Punjab Pollution Control Board in light of STE Pb Memo No. 302633/1 dated 08.09.2014 for ensuring compliance of the directions and was requested that compliance status may be reported to SEIAA.

In compliance to the letter no 1386 dated 05.03.2015, the Environmental Engineer, Regional office, Mohali vide letter no 509 dated 06.04.2015 sent the status of construction of the Project.

M/s Wembley's Co- Operative House Building Society Ltd was, requested vide letter no 1384 dated 05.03.2015 to comply with the decision taken by the SEIAA as mentioned at Para (a) & (b) above and submit the reply of the same at the earliest. The decision of SEIAA as mentioned at Para (e) above has also conveyed for information.

In compliance to the letter no 1384 dated 05.03.2015, M/s Wembley's Co- Operative House Building Society Ltd vide letter no 007 dated 25.03.2015 submitted the compliance of decision taken by the SEIAA as mentioned at Para (a) i.e. & (b) above.

Thereafter, the Member Secretary, Punjab Pollution Control Board, Head Office, Patiala vide letter no 3603 dated 19.06.2015 was directed to launch prosecution u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponents and its responsible persons, under intimation to this office.

The Member Secretary, Punjab Pollution Control Board, Head Office, Patiala vide letter no 4296 dated 04.08.2015 requested to clarify whether prosecution is to be launched against all members of the society, if not, then specify the names of the responsible persons/members of the society against whom prosecution is to be launched by the Board.

The Member Secretary, Punjab Pollution Control Board, Head Office, Patiala has been clarified vide letter no 4433 dated 17.08.2015 that the credible action has to be initiated against all the responsible persons and the person may prove before the Court of Law that the offence was committed without his knowledge or that he exercised all due diligence to prevent the commission of such offence.

The Member Secretary, Punjab Pollution Control Board, Head Office,

Patiala vide letter no 4901 dated 07.09.2015 requested again to intimate the names of the responsible person/member of Society against whom prosecution is to be launched by the Board to enable it to file the case in the court of law.

Accordingly, copy of page no 01, 11 and 12 of the Bye Laws of the Society where in name and address of the managing committee members of the society are mentioned have been sent vide letter no 5331 dated 21.10.2015 to Member Secretary, Punjab Pollution Control Board, Head Office, Patiala, so that credible action be initiated against the project proponent and all the managing committee members and the person may prove before the Court of Law that the offence was committed without his knowledge or that he exercised all due diligence to prevent the commission of such offence.

After that, M/s Wembley's Co- Operative House Building Society Ltd sent a copy of legal notice dated 21.10.2015.

The matter was discussed by the SEIAA in its 96$^{th}$ meeting held on 13.11.2015 and observed that the contentions made by the project proponent in the legal notice are not in consonance with the case presented by them before the SEIAA/SEAC in various meetings. They have not presented the case before SEIAA and SEAC on the lines that the project was an on-going project started before issuance of EIA notification dated 14.09.2006 and is not covered by the provisions of the said EIA notification. Rather, the Society through its President and Secretary have submitted a copy of resolution passed in its meeting dated 07.02.2013 wherein it has been stated that earlier they had an opinion that M/s Janta Township has obtained environmental clearance for the area development project, so group housing project being part of it does not require prior environmental clearance. But as they came to know that they need to obtain environmental clearance for group housing project, they are submitting the application with SEIAA, Punjab for consideration. Hence, due to the said circumstances there is no intentional violation of any environmental law, however, they ensure that violations of the Environment (Protection) Act etc. will not be repeated.

After deliberations, the SEIAA decided that legal opinion in the matter

be taken from Law Officer of Punjab Pollution Control Board.

The Senior Law Officer, Punjab Pollution Control Board has given the following legal opinion:

"I have examined the case. Seadus Legal Services, Litigators & Corporate Consultants, Chandigarh on behalf of their client namely the Wembley's Co-operative House Building Society Ltd., Plot no. 5 & 6, Janta Township, Sector-91, District S.A.S Nagar, Mohali, Punjab has served a legal notice dated 21.10.2015 upon the Member Secretary, State Expert Appraisal Committee, Punjab on the subject matter of Environmental Clearance. Two contentions have been raised in the legal notice, which is summarized below:

a. It is mentioned in para no. 5 of the legal notice that clause 2 of notification dated 14.9.2006 makes it abundantly clear that the project or activities require prior Environmental Clearance from the concerned regulatory authority in the following conditions :

i) Before any construction work or
ii) Preparation of land by the project management except for securing the land is started on the project or activity.

By citing the above provision, the Law firm has arrived at the conclusion that only those projects or activities are covered by the above notification where in no construction work or preparation of land had been undertaken by the project management. It is further mentioned in para no. 6 of the notice that their clients in the month of March 2006, got the survey of the site done though a surveyor. Then immediately after taking possession of the land, made the necessary preparation of land as detailed above in order to construct a group housing project. Further the drawing of the Society were approved by the CTP vide no. 4861CTP(PB)/MPR-1, dated 14.8.2006. Still further, as a consequence of the same, the said notification is not applicable to our clients. It is further mentioned in para no. 11 of the notice that their clients had started preparation of land for construction of the group housing project before the issuance of the notification dated 14.9.2006. It proves beyond

doubt that our clients are not covered by the provisions of the notification dated 14.9.2006.

b. Second contention raised in the legal notice by the Law firm is that their client had taken the land from M/s Janta Land Promoters Ltd. The said company, applied for a grant of Environmental Clearance from the State level Environment Impact Assessment Authority, Punjab. Environmental Clearance was granted to them by the State level Environment Impact Assessment Authority (SEIAA for brevity) Punjab vide letter no. SEIAA/MS/2011/26070-79 dated 24.6.2011. Under the bonafide impression that since the main township had been granted Environmental Clearance by the concerned regulatory authority, our client, by way of abundant caution, vide application dated 21.10.2012, submitted Form 1/1-A for grant of Environmental Clearance under category (B), Clause 8(a).

2) Upon examination of the legal notice and the provisions of the EIA notification dated 14.9.2006 issued by the Ministry of Environment and Forests, Government of India under the provisions of Environment (Protection) Act, 1986, it is observed that the Law firm is not interpreting the provisions contained in the EIA notification dated 14.9.2006 in the right perspective. The Law firm is only reading a specific line in isolation as per its convenience, without reading the paragraph 2 of the notification dated 14.9.2006 in unison. The interpretation of paragraph 2 of the notification dated 14.9.2006 is very clear, which says that the following projects or activities shall require prior environmental clearance from the concerned regulatory authority, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity :

i. All new projects or activities listed in the Schedule to this notification;
ii. Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization.
iii. Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range.

3) For further clarification of the matter, paragraph 2 of the notification dated 14.9.2006, is reproduced below for kind perusal : Requirements of prior Environmental Clearance (EC):- The following projects or activities shall require prior environmental clearance from the concerned regulatory authority, which shall hereinafter referred to be as the Central Government in the Ministry of Environment and Forests for matters falling under Category 'A' in the Schedule and at State level the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the said Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity :

i. All new projects or activities listed in the Schedule to this notification;

ii. Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization.

iii. Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range.

4) The interpretation of paragraph 2 of the notification dated 14.9.2006 as explained by the Law firm in the legal notice is wrong and is not sustainable. The project requires Environmental Clearance from the State level Environment Impact Assessment Authority under category 'B' as listed in the scheduled appended to the said notification in item no. 8 mentioned at 8 (a). It is also mentioned and admitted in the legal notice that by way of abundant caution, our client vide application dated 21.10.2012 submitted form 1/ 1-A for grant of Environmental Clearance under category (B), clause 8(a).

5) As far as second contention is concerned, upon examination of record, it is observed that M/s Janta Land Promoters Ltd. at Sector 90-91, Mohali was granted Environmental Clearance by State level Environment Impact

Assessment Authority vide letter no. SEIAA/MS/2011/26070-79 dated 24.6.2011 for the development of a residential project namely 'Janta Township' in accordance with the provisions of item 8(b) Townships & Area Development Projects of the scheduled appended to the EIA notification dated 14.9.2006. The entire project was shown to be developed into 614 plots, 10 group housing, 1 no. shopping mall, 1 no. Multiplex, 1 no. Motel, 223 shops, 3 schools, a dispensary and a community centre. The total area of the site was mentioned as 138.35 acres with total built up area as 72030.6 sqm. Wembley's Co-operative House Building Society Ltd. is one of the group housing scheme wherein 275 flats are being constructed and the total area of construction involved is 32889.81 sq.m, which is more than 20,000 sq. meter. Hence the project requires separate Environmental Clearance from the State level Environment Impact Assessment Authority as per item 8(a) i.e. Building & Construction Projects as mentioned in the schedule appended to the notification dated 14.9.2006.

6) In view of the above explained position, reply be sent to the law firm with a request to advise their client to withdraw the notice under reference. Opinion is hereby submitted without any prejudice."

The matter was considered by the SEIAA in its 104th meeting held on 12.03.2016 and observed that as confirmed by the legal opinion received from the Punjab Pollution Control Board, the decision as already taken by the SEIAA in its 80th meeting held on 28.02.2016 is in order.

After detailed discussions, the SEIAA decided to request the Punjab Pollution Control Board to initiate credible action as already written vide letter No. 3603 dated 19.06.2015 and clarified vide letter No. 4433 dated 17.08.2015 against all the responsible persons and report compliance.

The Environmental Engineer, PPCB, RO, Mohali vide its office endst.no. 4510 dated 08.08.2016 has informed that a complaint has been filed against the promoter company and its responsible persons u/s 15, 16 of Environmental (Protection) Act, 1986 in the court of Judicial Magistrate Ist Class, SAS Nagar on 08.08.2016. The case has been fixed for next hearing on 15.10.2016.

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following on behalf of project proponent:-

(i) Sh. Navjit Singh Aulakh, President of the promoter company.

(ii) Sh. Sandeep Garg, Environmental Consultant, M/s Eco Labs, Mohali, on behalf of the promoter company.

The project proponent submitted a copy of New society membership formation resolution which was taken on record by the SEAC. The SEAC allowed the project proponent to present the salient features of the project. While presenting the salient features by the environmental consultant of the promoter company, the SEAC observed that presentation is not in consonance with form 1A and needs to be revised and presented accordingly. The SEAC further observed that in the presentation following additional issues are also required to be addressed:-

a. Revised water balance by taking water consumption @ 200 lpcd is required to be submitted.
b. Chute system should be proposed to be made for collection of solid waste.
c. Activity wise break up of cost to be incurred on CSR is required to be submitted

After deliberations, the SEAC decided to defer the case and ask the project proponent to attend the aforesaid observations so that further action in the matter can be taken.

The case was considered by the SEAC in its 152nd meeting held on 28.10.2016, which was attended by the following on behalf of project proponent:-

(i) Sh. Navjit Singh Aulakh, President of the promoter company.

(ii) Sh. Sandeep Garg, Environmental Consultant, M/s Eco Labs, Mohali, on behalf of the promoter company.

The SEAC allowed the project proponent to present the salient features of the project and the Environmental Consultant of the promoter company presented the same as under:-

- The project "Wembley's Co-operative House Building Society Ltd." is a part of Janta Township, Sector- 90-91 project of M/s Janta Land Promoters Ltd, which has been granted environmental clearance by State level

Environment Impact Assessment Authority, Punjab vide letter no. SEIAA/M.S./2011/26070-79 dated 24.6.2011.

- The total land area of the project is 16483.67 sqm (4.07 acres) and the project proponent has proposed to construct 275 flats having total built up area of 32889.81 sqmtr.
- The cost of the project is 69.62 crores.
- The total design population of the residential complex is 1375 persons.
- The project site falls under residential area as per master plan of Mohali. There will be positive impact as the land has been developed as per the master plan.
- Total water requirement for the project will be 275 KLD out of which fresh water requirement will be 213 KLD.
- The total wastewater generation from the project will be 220 KLD, which will be treated in a common STP of Janta Township having a capacity of 2500 KLD. Out of the total treated wastewater, the project proponent has proposed to use 62 KLD of treated wastewater for flushing purpose, 14 KLD will be used for irrigation of green area and remaining 140 KLD will be discharged into GMADA sewer during summer season. In winter season, 62 KLD of treated wastewater will be used for flushing purpose, 4.5 KLD will be used for irrigation of green area and remaining 149.5 KLD will be discharged into GMADA sewer. In rainy season, 62 KLD of treated wastewater will be used for flushing purpose, 1.0 KLD will be used for irrigation of green area and remaining 172 KLD will be discharged into GMADA sewer.
- The treated waste water from JLPL STP will be used for construction purposes.
- The green area reserved within the project site is 0.61 acres.
- The project proponent has proposed to provide 4 no. of rain water harvesting wells for recharging of rain water.

- The total quantity of solid waste generated from the proposed project has been estimated as 550 kg/day, which will be managed in line with the MSW Rules, 2016Solid waste will be segregated in three separate streams:-

e) Bio-degradable or wet waste

f) Non-biodegradable waste

g) Domestic hazardous waste

h) E-waste will be handled as per E-waste Management Rules,2011.

The biodegradable organic wastes will be converted to manure by using eco composter. Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site.

- The project proponent has provision to provide parking for 527 ECS i.e. 1.5 ECS per flat.
- The total load of electricity required for proposed project, will be 2700 KW which will be supplied by PSPCL. The project proponent has proposed to provide 3 no. DG sets of 40 KVA capacity each and 1 no. DG sets of 62 KVA for backup power. Green belt over 0.61 acres of green area will be provided to act as curtains against noise.
- The total roof top area at the project site is 3400.80 sq mtr and space available for solar panel is 1,054.25 sq mtr (@31% of total). The total solar power generated will be 87 KW by taking 12 sq mtr of area per KW.
- Use of LED lamps instead of GLS lamps in flats & in common areas. 21 KW of energy will be saved by using LED's.
- The society will be responsible for implementation of EMP. In construction phase, Rs. 55 lacs & Rs. 7 lacs will be incurred towards capital cost & recurring cost respectively. In operation phase, Rs. 8 lacs will be incurred towards recurring cost.
- Rs. 34 lacs i.e. 0.5 % of the total cost will be spent on implementation of following CSR activities:-

  a) Social awareness programmes like saving & upbringing of girl child, discouraging of alcohol, promoting tree plantations, rain water harvesting, solar street lightening in and around the area etc.

  b) Heath i.e. medical facilities, periodical heath check up, vaccination of children in villages, organizing health camps in villages adjoining the site

c) Education i.e. scholarships to meritorious students in and around the area, programmes for primary education specially for girl child in and around the area, organizing blood donation camps & health check up camps in villages falling within 10 km of the project site.

The SEAC observed that the project proponent has not submitted the reply of second point of the observation i.e. whether chute system will be provided for segregation of waste or not. To this query of SEAC, the project proponent submitted an undertaking that they will provide chute system for collection of solid waste at project site.

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 establishment of a Group Housing Project namely M/s Wembley's Co-Operative House Building Society Ltd. having total plot area as 16483.67 sqm (4.07 acres) and having total built up area of 32889.81 sq mtr in pocket GH-5 & 6 of Janta Township, Sector- 91, 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 1$^{st}$ June and 1$^{st}$ 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.

**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:

| | | |
|---|---|---|
| m. Fresh water | : | Blue |
| n. Untreated wastewater | : | Black |
| o. Treated wastewater (for reuse) | : | Green |
| p. Treated wastewater (for discharge) | : | Yellow |
| 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.

(xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

(xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.

(xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

(xvii) 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.

## VI. 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 of the project is 275 KLD including fresh water requirement 213 KLD.

iii) a) The total wastewater generation from the project will be 220 KL/day,

which will be treated in a common STP of capacity 2500 KLD (considering 20 KLD as 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 horticulture purpose (KLD) | Discharge onto sewer/ disposed off into 7.8 acres of land for karnal technology (KLD) |
|---|---|---|---|
| Summer | 62 | 14 | 140 |
| Winter | 62 | 4.5 | 149.5 |
| Rainy | 62 | 1 | 172 |

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 chute system provided for collection of solid waste. 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 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.

**PART C – General Conditions :**

**I. Pre-Construction Phase**

vi) 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.

vii) 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.

viii) 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.

ix) The project proponent shall obtain CLU from the competent authority.

x) 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. 55 Lacs towards capital investment, Rs. 7 Lacs towards recurring expenditure and Rs. 34 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. 8.00 lacs/ annum 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.34.00 Lacs as proposed.

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 matter is placed before the SEIAA for consideration.

**Item No.117.21: Application for issuance of TOR under EIA notification dated 14.09.2006 for establishment of Educational Institutional Complex i.e. Expansion of the Existing Instituteat Village Sarmastpur, Jalandhar- Pathankot Highway, Jalandhar developed by M/s DAV College Trust & Management Society, New Delhi(Proposal no SIA/PB/NCP/17259/2016)**

The facts of the case are as under:-

Earlier, M/s DAV College Trust & Management Society, New Delhihad applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of Educational Institutional Complex "Expansion of the Existing Institute " at Village Sarmastpur, Jalandhar- Pathankot Highway, Jalandhar i.e. having total plot area of the project as 2, 19,580.70 sqm in which the construction will be made having total built up area of 2, 19,359.922 sqm.

The case was considered by the SEAC in its 126th meeting held on 21.08.2015, which was attended by Sh. H.R. Gandhar, Advisor of the University. He informed that their consultant is out of station, hence they are unable to present their case and requested for another opportunity for the same. He also submitted a letter wherein it has been mentioned that the environmental clearance be granted to them after excluding the khasra nos. 193 and 432, which was taken on record. He further informed that they have applied to the Forest Department for obtaining necessary permission for using forest land as approach to the project under (Forest Conservation) Act, 1980.

The SEAC while acceding to the request of the project proponent for deferment of the case observed that the project proponent is also required to submit NOC from concerned DFO or copy of acknowledgement along with copy of complete application submitted online to DFO for obtaining forest clearance under Forest (Conservation) Act, 1980. The observations were conveyed to the project proponent vide letter number 2713 dated 28.06.2016.

Thereafter, the case was considered by the SEAC in its 145th meeting held on 11.05.2016 wherein the project proponent submitted written request for withdrawal of its existing application for obtaining environmental clearance. The contents of request letter are as under:

1. The University had applied for obtaining Environmental clearance in which the proposed built up area was approx. 2, 21,000 sqm.
2. Due to changes in the Planning of the University, the total built up area would now be approx. 1, 68,000 sqm, out of which, construction has been done on apx. 99,000 sqm and remaining area is purely undisputed area. Thus, they want to withdraw the previous application, and want to apply afresh at the earliest for obtaining the Environmental clearance.

After deliberation, the SEAC decided to recommend to SEIAA to allow the project proponent to withdraw his present application.

Thereafter, the case was considered by the SEIAA in its 108th meeting held on 03.06.2016 wherein, the SEIAA decided to accept the recommendations of SEAC and allowed the project proponent to withdraw its existing application for obtaining environmental clearance under EIA notification, 2006 for developing DAV University in the revenue estate of village Sarmastpur, Jalandha-Pathankot Highway, Jalandhar subject to a special condition that the project proponent shall submit revised Environmental Clearance application online.

Now, the project proponent has filed a fresh application for issuance of TOR under EIA notification, 2006.The project is covered under category 8 (b) of the Schedule appended to the said notification.

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, but no one attended the meeting from the promoter company. The SEAC observed that Sh. Gautam Bhalla, Estate Officer, DAV university, Jalandhar vide its letter dated 24.10.2016 received through email dated 24.10.2016 has informed that their consultant who is supposed to present the case before the SEAC members is not well and requested for deferment of the case.

In light of Office Memorandum dated 25.02.2010 of the Ministry of Environment & Forests, Govt. of India, the SEAC decided to defer the case and to ask the project proponent to attend the meeting as and when held.

The Environmental Engineer, PPCB, RO, Jalandhar was requested vide email dated 14.10.2016 to visit the site & send the latest construction status of the proposed expansion site. The Environmental Engineer vide its letter no.1003 dated 20.10.2016 has reported that the site was visited by the AEE on 20.10.2016 and observed as under:-

(a) The site of the institute falls on right hand side of Jalandhar to Pathankot Road at Village Sarmastpur, Jalandhar.

(b) The institute has obtained CLU vide letter no. 432 dated 14.07.2010 from CTP, Punjab & hence site is suitable.

(c) The institute is having existing built-up area of 86360.86 m2 & proposed built up area of 67180.176 m2 as per project report submitted by the institute.

(d) The proposed construction has not been started at site as yet. At present, no construction activity is in process except construction of stage at ground floor (uncovered) for holding functions.

(e) The institute has installed STP to treat domestic effluent generated within premises which was in operation during visit.

(f) The effluent sample from final outlet of STP was collected by this office on 20.09.2016 and as per sample analysis report, pH 7.3, COD 218 mg/l, BOD 52 mg/l, TSS 154 mg/l, TDS 724 mg/l & Oil & grease 6 mg/l. As per analysis results, all the parameters area within the prescribed limits of the Board.

(g) The treated water is discharged onto land for plantation (3.5 acres) provided inside the premises.

The case was considered by SEAC in its 152nd meeting held on 28.10.2016, which was attended by the following on behalf of project proponent:

(i) Sh. Gautam Bhalla, Estate Officer of the promoter University.

(ii) Ms. Ramanpreet Kaur, Environmental Consultant of M/s Yes Enviro Solutions, Noida on behalf of the promoter company

Before allowing the project proponent to present the case, the SEAC was apprised that the project proponent has carried out construction in violation of EIA notification

2006 which is part of present application. However, credible action has already been initiated and the complaint u/s 15, 16 read with section 19 of Environment (Protection) Act, 1986 against the project proponent and its responsible persons has been filed through Senior Law Officer of the Board in the Hon'ble Court of CJM, Jalandhar on 18.06.2015.

The SEAC allowed the Environmental Consultant to present the salient features of the project. The Environmental Consultant presented the case as under:-

- The total land area of the project is 219,582.43sqm and the total built up area will be 153541.036 sqm after expansion i.e. {86360.86 sqm (existing) +67180.176sqm (proposed)}.The total cost of the project is 140.05 crores.
- The project comprises of Academic Block, Administration Block, Administration Block-01, Administration Block-02, Auditorium Block, Girl's Hostel & Boy's Hostel and total population will be 9000 persons including visitors. The expansion is to be done in auditorium block, girl's hostel & boy's hostel.
- The project is expansion of existing institute at Village Sarmastpur,Jalandhar-Pathankot Highway, Jalandhar.
- The institute has been granted permission for change of land use for an area measuring 54.26 acres in Village Sarmastpur, Sub-Tehsil Kartarpur, District Jalandhar vide memo no. 5363 dated 14.07.2010 by the CTP,Punjab.
- This piece of land is just 3 K.M. away from the Municipal limit on Jalandhar-Pathankot Road As per Master Plan & Zoning Position of this land, the land can be used for establishing educational institutes.
- The total population estimated in the institute will be 2500 as residential & 5500 as floating.
- Adequate parking provision (600 ECS - open, stilt, basement) will be kept for parking of vehicle but the parking required is 322 ECS.
- The total water requirements for the project will be 800 KL/day including total fresh water requirement of 400 KLD which will be met through borewell.
- The total waste water generation will be 420 m3/day and the reuse potential will be 480 m3/day.

- The total quantity of solid waste to be generated from the proposed project has been estimated as 1500 Kg/Day.
- Total power requirement for the project will be 2000 KW which will be provided by PSPCL.
- The project activities & significant environmental concerns are as under:-

| **Activities of concern** | **Significant environmental interaction /attributes** |
|---|---|
| **Land alteration/ regime modification** | |
| • Land already acquired(existing facility)<br>• No additional land required<br>• Land use in conformation of Master Plan<br>• Secondary development in surroundings | Change in Land use pattern<br>Alteration in natural drainage pattern<br>Geological alterations<br>Secondary Development<br>Existing ecology & habitat |
| **Land Transformation & construction** | |
| • Site Preparation<br>• On site construction activities- in sub structure & super structure<br>• Machinery & equipment deployment<br>• Handling of construction material | • Pollution due to operation of machinery/equipment<br>• Pollution due to maintenance of machinery & equipment<br>• Pollution due to on site/off site construction activities<br>• Top soil management<br>• Management of existing green area<br>• Effect of construction activities on existing setup & its day to day activities<br>• Haulage of construction material & on-site vehicular movement |
| **Resource extraction and consumption/renewal** | |
| • Material and energy sourcing during construction phase<br>• Material and energy sourcing during operation phase<br>• Water required during construction and operation phase | • Resource requirement during construction phase- renewable/non-renewable and natural/man-made<br>• Resource requirement during operation phase - renewable/non- |

| | |
|---|---|
| | renewable and natural/man-made<br>• Resource optimization<br>• Minimizing embodies energy content |
| **Resource extraction and consumption/renewal** | |
| • Material and energy sourcing during construction phase<br>• Material and energy sourcing during operation phase<br>• Water required during construction and operation phase | • Resource requirement during construction phase- renewable/non-renewable and natural/man-made<br>• Resource requirement during operation phase - renewable/non-renewable and natural/man-made<br>• Resource optimization<br>• Minimizing embodies energy content |
| **Demographic changes** | |
| • Temporary/permanent movement of population during construction phase<br>• Temporary/permanent movement of population during operation phase<br>• Transportation requirements<br>• Requirements of public/civic amenities | • Alteration in settlement patterns<br>• Alteration in traffic movement<br>• Socio-economic activities due to the proposed project |
| **Waste treatment and emplacement** | |
| • Waste generation during construction phase<br>• Waste generation during operation phase | • Waste minimization<br>• Construction/demolition waste management<br>• Treatment and disposal of wastes |

- The project proponent has submitted the proposed Terms of Reference (TORs).

The SEAC observed that activities identified by the project proponent during various stages are not complete and some issues are required to be included in EIA report:-

a. The study area of 10 kms & the core area of 1 km /500 mtrs should be taken from the periphery of the site & not from the centre of the site.

b. Water requirement / supply, energy requirements/ supply, waste generation/ management of the same are the activities which are required to be incorporated in EIA report.

c. In EMP, all the impacts due to activities will be taken care off.

d. EIA should include all the activities, impacts & mitigation measures.

e. E-waste management should be included in activity.

The project proponent agreed to the observations of the SEAC and requested for issuance of TOR.

After detailed deliberations in the matter, it was decided to categorize this project as category **B-1** and to finalize and issue the following "Terms of Reference" to the project proponent for preparation of the draft Rapid EIA report:

**A. Construction stage**

1. The project falls under category **B-1** under item 8(b) Township and Area Development projects and 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).
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Examine and submit the details of the source and supply of water for construction activity.
12. Examine and submit the details of the source and quantity of power for construction activity.
13. 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.
14. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
15. 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.

16. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings ad pumps, water pumping stations, earth work and water treatment plant.
17. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings ad pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
18. 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.
19. 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 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, and construction and demolition waste management. The proposal of MSW should include the bio-composting of the organic waste.
7. 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.

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 and submit the same to the SEIAA for its appraisal.

The matter is placed before the SEIAA for consideration.

**Item No.117.22: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely "Multi-Storey Residential Complex" in revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana by M/s Hero Realty Ltd., Ludhiana (Proposal no. SIA/PB/NCP/4973/2015**)

The facts of the case are as under:

M/s Hero Realty Ltd., Ludhiana has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely "Multi-Storey Residential Complex" in the revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana. The project is covered under category 8 (b) of the Schedule appended to the said notification.

Regional Office-3, Punjab Pollution Control Board, Ludhiana was requested vide e-mail dated 08.06.2015 to visit the project site and submit report regarding latest construction status.

Environmental Engineer, Zonal Office-2, Ludhiana vide letter no. 4662 dated 16.07.2015 has intimated that the site was visited by the concerned AEE of this office on 08.06.2015 and observed that:

1. The construction of the temporary site office/sale office (pre fab) was going on.
2. Fencing wire has been provided along the boundary of the site.
3. Project display board on the front side of the project has been provided.
4. The site is surrounded by school namely Tagore Public School, vacant land for approved township project of Janpath Estates, Iskon Temple and agriculture land.

The case was considered by the SEAC in its 124$^{th}$ meeting held on 28.07.2015, which was attended by the following on behalf of the project proponent:-

i) Sh. Dilprit Singh, Manager of the Promoter Company.
ii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company.

Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company informed that the project falls within the municipal limits of Ludhiana.

The SEAC observed that the forest land is involved for approach to the project premises for which prior permission under Forest (Conservation) Act, 1980 is required, therefore, the project proponent is required to apply to the Forest Department for obtaining the said permission and is also required to submit an acknowledgement in this regard to the SEAC before allowing him to present its project proposal.

After discussions, the SEAC decided to ask the project proponent to apply to the Forest Department for obtaining the said permission and to submit an acknowledgement along with copy of the application in this regard. Till such time, the case be deferred.

The project proponent has submitted the acknowledgement slip vide letter dated 18/08/2015 to the effect that it has applied to the Forest Department for obtaining the permission under Forest (Conservation) Act, 1980 on 01.08.2015.

The case was placed before the SEAC in its 126$^{th}$ meeting held on 21.08.2015. During the meeting, the SEAC was apprised that the project proponent has sent an email dated 21.08.2015 wherein, it has been mentioned that due to some unavoidable circumstances they will not be able to attend the meeting and their presentation be rescheduled to next meeting of SEAC.

The SEAC accepted the request of the project proponent and decided to defer the case till the next meeting of SEAC.

The case was considered by the SEAC in its 129$^{st}$ meeting held on 11.09.2015, which was attended by the following on behalf of project proponent:

i) Sh. Dilprit Singh, Manager of the Promoter Company.

ii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company

Sh. Mayank Kumar Environmental Consultant of the project proponent presented the salient features of the project.

- The total land area of the project is 63131.22 sq mtr and the total built up area will be 2, 10,051.22 sq mtr.

- The Project Proponent submitted copy of the Letter of Intent (LOI) issued by Competent Authority, GLADA, Ludhiana under PAPR Act, 1995 for setting up of the group housing colony.
- The total water requirement for the project will be 650 KL/day, out of which 110 KL/day will be met through MC supply and remaining 540 KL/day will be met through recycling of treated wastewater.
- The total wastewater generation from the project will be 540 KL/day, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 207 KL/day of treated wastewater for flushing purpose, 27 KL/day will be used for DG cooling tower and 252 KL/day will be used for irrigation of green area in summer season. In winter season, 207 KL/day of treated wastewater will be used for flushing purpose, 27 KL/day will be used for DG cooling tower, 112 KL/day will be used for irrigation of green area and remaining 140 KL/day will be available for sale. In rainy season, 207 KL/day of treated wastewater will be used for flushing purpose, 27 KLD will be used for DG cooling tower and remaining 252 KL/day will be available for sale.
- The total load of electricity required for group housing will be 4400 KW which will be taken from the PSPCL. There is a proposal to install DG sets for stand-by arrangement.
- The e-waste generated will be stored in an isolated room and will be sold to the manufacturers.
- Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling &Transboundary Movement) Rules, 2008.
- The project proponent has submitted the "Terms of Reference" for conducting the EIA study.

The project proponent proposed that standard 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 on the presentation by the Members, it was decided to categorize the project into B1 category and that the project proponent

should submit an Environment Impact Assessment Study Report. After further deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the Committee approved the Terms of Reference for Environmental Impact Assessment Study of the proposed project. It was also decided to allow the project proponent to use the monitoring reports and the baseline data, thus prepared, to finalize EIA report after incorporating the TOR's to be issued by the SEAC. The 'Terms of Reference' will be valid for a period of two years from its issuance. A detailed draft EIA/EMP report should be prepared as per the above noted TOR.

Accordingly, TOR's were conveyed vide letter no 5267 dated 03.10.2015 to the project proponent. The project proponent vide letter dated 27.01.2016 submitted the EIA report.

The case was placed in the agenda of the 141$^{th}$ meeting of SEAC held on 27.02.2016, but no one from the project proponent attended the said meeting.

After deliberation, the SEAC decided to defer the case in light of Office Memorandum dated 25.02.2010 of MoEF, Govt. of India and ask the project proponent to attend the next meeting as and when called for.

The case was considered by the SEAC in its 142$^{nd}$ meeting held on 11.03.2016, which was attended by the following on behalf of project proponent:

i) Sh. Dilprit Singh, Manager of the Promoter Company.

ii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company

Sh. Mayank Kumar Environmental Consultant of the project proponent presented the salient features of the project.

- The total land area of the project is 63131.22 sq m and the total built up area will be 2, 10,051.22 sqm. The Project Proponent submitted copy of the Letter of Intent (LOI) issued by Competent Authority, GLADA, Ludhiana under PAPR Act, 1995 for setting up of the group housing colony.
- The total water requirement for the project will be 610 KL/day, out of which 436 KL/day will be met through the ground water supply and remaining 152 KL/day will be met through recycling of treated wastewater.
- The total wastewater generation from the project will be 415 KL/day, which

will be treated in a STP of total capacity 550 KLD (STP-1 for phase-II @339 KLD & STP-2 for phase-I @211 KLD) to be installed within the project premises. The project proponent has proposed to use 152 KL/day of treated wastewater for flushing purpose, 27 KL/day will be used for DG cooling tower, 120 KL/day will be used landscaping and remaining 114 KLD available for the other purposes.

- The total load of electricity required for group housing will be 5400 KVA (4400 KW) which will be taken from the PSPCL at 11 KVA line. There is a proposal to install 05 DG sets (2 x 750 KVA, 1 x 650 KVA, 1 x 500 KVA) for stand-by arrangement. The project proponent submitted that there is also a proposal for the construction of new transmission lines & control rooms.
- The project proponent submitted that 22 no. (tentative) rain water harvesting pits shall be provided to recharge to aquifer.
- The total municipal solid waste generation should be about 2400 KG per day and two sets of bins shall be provided to each house hold. Biodegradable waste shall be utilized for composting within the site with the help of OWC. Non-biodegradable waste shall be disposed to a collection point from where approved vendor shall load the waste.

After presentation, SEAC observed that the project proponent is required to submit reply and make the presentation after attending to the following observations:

1) Copy of application for depositing EWS fund with State Govt. is required to be submitted.
2) Presentation is required to be corrected as requirement of Forest Clearance under FCA, 1980 and mention of submission of application for obtaining the same has not been made.
3) North direction to be marked on the project layout map so as to check the orientation of the buildings.
4) Shallow groundwater quality at project site is required to be monitored.
5) Drinking water standards to be corrected as per IS: 10500 in place of IS:2286 as mentioned in the presentation.

6) The groundwater quality has been shown as conforming to "Class A" standards which is otherwise applicable to surface water and not the groundwater. Presentation needs to be corrected accordingly.

7) Notations to the colours marked to show impact of different project activities in the Environmental Impacts slide needs to be given.

8) Impact of Electrical Sub Station (ESS) to be included in the EIA project if, ESS is part of a project or otherwise revised layout plan excluding ESS is required to be submitted.

9) Details of the proposed solar power plant needs to be included in the presentation.

10) Wet weather flow has not been accounted for in the water balance statement. Thus, water balance for the rainy season is required to be re-submitted.

11) Details of the treatment to be provided to the storm water from paved area before recharging needs to be submitted.

12) Chute system should be provided for collection of solid waste and a proposal in this regard is required to be submitted by the project proponent.

13) Mechanical composter should be provided for treatment of organic solid waste at site and a proposal in this regard needs to be submitted.

14) Quantification of the impacts and the action plan for mitigation measures to reduce the impact needs to be incorporated in the EMP.

15) Water requirement and source there-of for the construction phase needs to be worked out and included in the water balance statement.

After detailed deliberations, the SEAC decided to defer the case till the project proponent submits reply to the above mentioned observations.

The project proponent was requested vide letter no. 2212 dated 21.03.2016 to submit the reply to the above mentioned observations. The project proponent vide email dated 22.03.2016 submitted the reply to the observations, which was annexed with the Agenda of the SEAC.

The case was considered in 143$^{rd}$ meeting of SEAC held on 30.03.2016,

which was attended by the following on behalf of the promoter company:

1. Sh. Dilpreet Singh, Manager from the promoter company.
2. Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company.

The SEAC was apprised that a complaint has been received through email on 28.03.2016 wherein it has been alleged that construction activity has already started at site by the promoter company. The complainant has also attached some photographs of the project site as evidence to his statement. The SEAC queried to the project proponent as to whether construction shown in the photographs sent by the complainant, has been done or not. In reply, the project proponent stated that there is only pre-fabricated office at site. However, then specifically asked about the other construction activity as mentioned in the complaint, he also agreed that construction shown in the photographs sent by the complainant has been carried out at the project site.

The SEAC decided that a team of two SEAC members namely Sh. N.S. Kahlon and Dr. S.S Virdi be sent for verification of contents of the complaint and latest status (with photographs) at site including construction activities going-on at the project site, if any.

After discussion, SEAC decided to defer the case till the verification report from the SEAC members is received.

Accordingly, SEAC members (Sh. Nirmal Singh Kahlon and Dr. Sandeep Singh Virdi) requested vide email dated 08.04.2016 for verification of contents of the complaint and latest status (with photographs) at site including construction activities going-on at the project site, if any.

The project site was visited by Sh. Nirmal Singh Kahlon and Dr. Sandeep Singh Virdi, Member (SEAC) on 23.04.2016 and the visit report received vide mail 25.04.2016 which was annexed with the agenda of SEAC.

The case was considered in 145$^{th}$ meeting of SEAC held on 11.05.2016, which was attended by the following on behalf of the promoter company:

1. Sh. Dilpreet Singh, Manager from the promoter company.
2. Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company.

The visiting members of SEAC informed as under:-

- A structure housing a site / sales office on the ground floor and a sample flat on the first floor has been constructed. The construction of office/ sample flat has been done with frame structure of steel girders, outer walls of blocks with plaster and internal walls/ partition walls with board / ply & Plaster of Paris and glass. This structure according to the project proponent has been erected temporarily.
- The project proponent further told that this temporarily office structure has been erected at site which is earmarked for clubhouse in the approved plan. So this structure will be dismantled as and when the work of clubhouse will start.
- Wire fencing has been done along the boundary of the site.
- Another structure was spotted on the premise which according to the project proponent is a guard room cum store.
- The entrance/ gateway to the premises also have been erected.
- The Project proponent has done landscaping on the premises, alongwith with roads and paved paths on the lawns.
- The project proponent has started work on one of the towers and raft foundation had been casted. The project proponent claimed that work was stopped on 30.03.2016 and at time of visit, no work was going on at site. The construction did seem some days old, as there were no sign of any fresh construction on site.
- Some pre-construction structures such as temporary site office and material store have been constructed by the construction agency at the site.

The SEAC observed that the project proponent has started the construction work and also constructed office at the site without getting Environmental clearance and it is a clear cut case of violation of the EIA notification, 2006.

In view of Office Memorandums dated 12.12.2012 and 27.06.2013, the SEAC decided to forward the case to SEIAA with the following recommendations:

- To ask the project proponent to submit a formal resolution passed by

the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.

- For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006. The names of all the Directors as mentioned in the Memorandum & Article of Association submitted by the project proponent alongwith applicant be sent to Punjab Pollution Control Board as project proponent(s)/persons responsible.
- Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.
- For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subject to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

The case was considered by the SEIAA in its 108$^{th}$ meeting held on 03.06.2016, which was attended by the following on behalf of project proponent:

i) Sh. Subrouto Chowdhary, President of the promoter company

ii) Sh. Dilpreet Singh, Manager of the Promoter Company.

iii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company

Environmental Consultant of the promoter company presented the salient features of the project before the SEIAA and he requested for grant of environmental clearance.

The SEIAA observed that the case is required to be dealt as per provisions of OMs dated 12.12.2012 and 27.06.2013.

After detailed deliberations, the SEIAA decided to accept the recommendations of SEAC and took the following decisions:

a) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.

b) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.

d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subject to the

final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

The SEIAA in its 109th meeting held on 15.06.2016 while taking up item no. 109.05 regarding confirmation of the proceedings i.e. confirmation of the proceedings of the 108th meeting of SEIAA held on 03.06.2016 observed that a written representation has been received from M/s Hero Realty Pvt. Ltd. against the proceedings of the item no. 108.06 of 108th meeting of SEIAA held on 03.06.2016. The representation addressed to the Chairman (SEIAA), Member Secretary (SEIAA) and Member (SEIAA) has been received through email as well as courier. Another representation was delivered by the project proponent on the day of meeting.

The SEIAA without going into details of the representation decided that representation be sent to SEAC for recommendations.

After deliberations, SEIAA decided to confirm the proceedings of 108th meeting of SEIAA held on 03.06.2016 except item no. 108.06 which be kept in abeyance till the recommendations are received from the SEAC.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of the project proponent:

i) Sh. Sandeep Seghal, Vice President of the promoter company
ii) Sh. Dilprit Singh, Manager of the Promoter Company.

The written representations made by the project proponent to the SEIAA and to the SEAC (Annexure-I & Annexure-II) were placed before the SEAC members.

Sh. Sandeep Seghal also made a verbal presentation before the SEAC submitting that due to pressure of State Govt. for investment, they had started the construction at the site but shortly thereafter on 30.03.2016, after the meeting of SEAC for environmental clearance, all the construction activities were stopped. Though they have violated the provisions of EIA notification dated 2006, however, no damage to environment has been caused by this insignificant violation. They have proposed all environmental safeguards and are ready to accommodate any other suggestion made by the SEAC including the CSR activities. The project

proponent referred to the draft notification dated 10.05.2016 which envisages that action for alleged violation would be independent and separate proceeding and therefore, consideration of proposal for environmental clearance could not await initiation of action against the project proponent. In light of this, the project proponent has submitted three options for the course of action to be taken by the SEAC as enumerated in its written representation. In addition, the project proponent also suggested that the company may be allowed to amend the application to the extent that the portion where construction has been started may be excluded & application may be considered only for the remaining part of the project.

The SEAC observed that none of the options submitted by project proponent are legally tenable as under:-

a. Regarding first option, from the perusal of OM's dated 12.12.12 and 27.06.2013 issued by MoEF, it was observed that there is no provision for ignoring the violations committed by the project proponent and recommending the grant of environmental clearance without initiating credible action against the project proponent.
b. Regarding second option, there is no provision in Environment (Protection) Act, 1986 conferring powers upon SEIAA/SEAC for imposing financial penalty in case of violations committed by the project proponent. The jurisdiction of imposing financial penalty or punishment or both lies with the judicial court only. Further, the decision taken by SEIAA, Kerala in cases falling under the jurisdiction of State of Kerala cannot be taken as reference by SEIAA, Punjab for deciding the case in the State of Punjab until any notification / OM is issued by the MoEF in this regard.
c. Regarding third option, it was observed by the SEAC that there is no provision in OM dated 12.12.12 issued by MoEF to consider the application of environmental clearance unless credible action has been initiated against the project proponent in case of violation. It is clearly mentioned therein that the environmental clearance application will be considered only once the credible action against the project proponent has been taken. The reference made to the notification dated

10.05.2016 by the project proponent is not tenable because it is a draft notification and no action can be taken unless and until final notification is issued. Also, as per this draft notification, the cases in which the construction work has been started before obtaining prior environmental clearance shall be dealt according to the final publication of this notification only.

d. Regarding fourth option suggested verbally during the meeting, the SEAC observed that the violations which have come to the notice of SEAC cannot be overlooked and ignored. Action has to be initiated against the project proponent as per the provisions of OM dated 12.12.12 & 27.06.2013 issued by MoEF for the violations done, even if the project proponent amends the application and excludes the area where construction was started without obtaining environmental clearance.

In view of the above and the provisions of the Office Memorandums dated 12.12.2012 and 27.06.2013, the SEAC decided to forward the case to SEIAA with the same recommendations as recommended during 145$^{th}$ meeting of SEAC held on 11.05.2016 which are as under:

a) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.

b) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006. The names of all the Directors as mentioned in the Memorandum & Article of Association submitted by the project proponent alongwith applicant be sent to Punjab Pollution Control

Board as project proponent(s)/persons responsible.

c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.

d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subjected to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

The case was considered by the SEIAA in its 112th meeting held on 27.07.2016, which was attended by the following on behalf of project proponent:

i) Sh. Sandeep Sehgal, Vice President of the promoter company

ii) Sh. YogeshVerma, CEO of the Hero Realty.

iii) Sh. Dilpreet Singh, Manager of the Promoter Company.

Sh. Sandeep Sehgal, Vice president of the promoter company submitted a legal opinion obtained from Sh. Soli J. Sorabjee, Senior Advocate, Supreme Court of India, Former Attorney General for India, which was taken on record by the SEIAA.

Sh. Sandeep Seghal also made a verbal presentation on the legal opinion before the SEIAA. He presented the three options for the course of action to be taken by the SEIAA as enumerated in its legal opinion, which are as under:

i) SEIAA may take credible action/prosecution and grant Environmental Clearance on merit simultaneously as Hon'ble High Court of Jharkhand in the W.P.(C) No. 2364 of 2014, held that regardless of the fact that an alleged violation has been committed for which an independent action can be initiated, the projects which

have been treated as "violation cases" must be considered on their respective merit and the proposal of Environmental Clearance must be processed.

ii) Office Memorandum dated 12.12.2012 and 24.06.2013 has also been quashed by the Hon'ble NGT in the judgement dated 07.07.2015 in original application 37 of 2015 as the OMs adopt the untenable approach, hence illegal and unconstitional. Therefore SEIAA may grant the Environmental Clearance on its merits.

iii) SEIAA may impose a penalty upto the maximum of Rs. 1.0 Lakh as prescribed under the Environmental Protection Act, 1986 (Section 15) while condoning the credible action, and simultaneously grant Environmental Clearance to the project as the same methodology has been adopted by the SEIAA, Kerala.

The SEIAA observed that in view of the legal opinion given by Sh. Soli J. Sorabjee, Senior Advocate, Supreme Court of India, Former Attorney General for India, the matter is required to be deliberated in detail and more time is required. Therefore, the SEIAA due to paucity of time decided to defer the case.

The case was considered by the SEIAA in its 113$^{th}$ meeting held on 10.08.2016, which was attended by Sh. Sandeep Sehgal, Vice President of the promoter company. During meeting, representative of project proponent submitted fresh written representation requesting to refer the matter to Advocate General, Punjab for guidance on dealing with the matter quoting the legal opinion given by Sh. Soli J. Sorabjee, Senior Advocate, Supreme Court of India, Former Attorney General for India, judgment of Hon'ble High Court of Jharkhand passed in the W.P.(C) No. 2364 of 2014 and proceedings of 46$^{th}$ meeting of SEIAA Kerala.

The SEIAA observed that it is supposed to follow the procedure laid down by Ministry of Environment, Forests & Climate Change in deciding the environmental clearance applications. In case any High Court Judgment is applicable to the entire country, the Ministry of Environment, Forests & Climate Change is required to issue fresh OM/Circular/notification revising the earlier procedure/rules. At present, only option available with SEIAA to process the environmental clearance of violation cases seems to be as per procedure laid down by Ministry of Environment, Forests & Climate Change as provided in OMs dated 12.12.2012 and 27.06.2013, which have though been quashed by the Hon'ble National Green

Tribunal, but the operation of NGT orders has been stayed by the Hon'ble Supreme Court of India. Moreover, cognizance of offences committed under Environment (Protection) Act, 1986 due to violations of EIA Notification, 2006 can only be taken by Judicial Court of Law and punishment as prescribed u/s 15 of the said Act can only be decided by the Judicial Courts. SEIAA can only file a complaint before the Court of competent law by invoking powers u/s 19 of Environment (Protection) Act, 1986 as delegated by the Ministry of Environment, Forests & Climate Change to SEIAA vide notification dated 28.02.2014.

After detailed deliberations, the SEIAA decided that in light of the legal opinion given by Sh. Soli J. Sorabjee, Senior Advocate, Supreme Court of India, Former Attorney General for India in the matter be referred to Secretary to Govt. of Punjab, Deptt. of Science, Technology & Environment, Chandigarh for obtaining legal opinion from competent legal authority of State Govt. such as Legal Remembrance or Advocate General, Punjab by giving complete details of the relevant sections of Environment (Protection) Act, 1986, EIA notifications, 2006 and various OMs issued by the Ministry of Environment, Forests & Climate Change from time to time, before taking any further necessary action in the case. The SEIAA also finalized the draft letter to be sent to Secretary to Govt. of Punjab, Deptt. of Science, Technology & Environment, Chandigarh**.**

Accordingly, the Secretary to Govt. of Punjab, Deptt. of Science, Technology & Environment, Chandigarh vide office SEIAA letter no. 3123 dated 17.08.2016 was requested by SEIAA that view of the Competent Legal Authority of the State Govt. such as Legal Remembrancer or Advocate General, Punjab be obtained on the following points:

1. Whether SEIAA, Punjab is competent to invoke the provisions of section 15 of Environment (Protection) Act, 1986 to decide the quantum of punishment by imposing a penalty of Rs. One lac as suggested in the legal opinion and this action of SEIAA will hold the sanctity of law.
2. Whether environmental clearance application of the project proponent can be processed and credible action initiated simultaneously though the procedure laid down by the Ministry of Environment, Forests & Climate Change vide OMs dated 12.12.2012 and 27.06.2013 requires that credible action has to be

initiated first and environmental clearance application is to be considered afterwards.

3. Any further advice based on the facts and legal points mentioned at Sr.no.1 & 2.

The Secretary to Govt. of Punjab, Deptt. of Science, Technology & Environment, Chandigarh vide memo no. 10/129/2016-STE(5)/841590/1 dated 16.09.2016 has forwarded the legal opinion given by Advocate General, Punjab in reference to the SEIAA letter no. 3123 dated 17.08.2016, which was placed before SEIAA for consideration.

The case was considered by the SEIAA in its 115th meeting held on 23.09.2016 and the SEIAA deliberated upon the legal opinion received from the Advocate General, Punjab through the Secretary to Govt. of Punjab, Deptt. of Science, Technology & Environment, Chandigarh vide memo no. 10/129/2016-STE(5)/841590/1 dated 16.09.2016. After detailed deliberations, the SEIAA decided that the proceedings of the 108th meeting of SEIAA held on 03.06.2016, which were withheld from confirmation in 109th meeting held on 15.06.2016 be confirmed without any amendment.

The decision of SEIAA taken in its 108th meeting held on 03.06.2016,is reproduced as under:

a) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.

b) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed

procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.

d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subject to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

In compliance to the above said decisions, the following action have been taken:

a) & c) The decision of SEIAA has been conveyed vide letter No. 3449-50 dated 29.09.2016to Project Proponent

b) The Member Secretary, Punjab Pollution Control board has been informed vide letter No. 3447-48 dated 29.09.2016.

c) The directions of SEIAA have been issued vide letter No. 3444-46 dated 29.09.2016to the project proponent.

The project proponent in reply to ADS raised on 30.09.2016,has submitted affidavit and a certified copy of the resolution passed by the Directors of the Company through online, which was annexed with the agenda**.** The project proponent in the affidavit informed that the work at project has been stopped since 30.03.2016.He further undertake not to commence the work before grant of environment clearance and any condition as mentioned in such environment clearance shall be complied with.

Further, the Senior Environmental Engineer, Zonal office-II, Punjab Pollution Control Board, Ludhiana vide email 20.10.2016 in reply to letter no. SEIAA/2016/3447-48 dated 29-09-2016 submitted that Environmental Engineer, Regional Office-3, Ludhiana vide letter no. 2827 dated 18-10-2016 has informed that the complaint u/s 15, 16 read with section 19 of Environment (Protection) Act, 1986 against the project proponent and its responsible persons has been filed through

Senior Law Officer of the Board in the Hon'ble Court of CJM, Ludhiana on 18-06-2016. The next date of said case has been fixed on 09-01-2017.

The case was considered by the SEAC in its 152nd meeting held on 28.10.2016, which was attended by the following on behalf of project proponent:

i) Sh. Sandeep Sehgal, Vice President of the promoter company
ii) Sh. Dilpreet Singh, Manager of the Promoter Company.
iii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company

The SEAC allowed the project proponent to present the point wise reply to the observations raised during the appraisal of the case in its 142nd meeting dated 11.03.2016. The project proponent presented the case as under:

a) Submitted a copy of letter dated 27.07.2015 addressed to Chief Administrator, GLADA Complex, Ferozpur Road, Ludhiana regarding deposition of funds to the Development authority against the houses of EWS in group housing project. The project proponent has made a request to CA, GLADA to provide an estimate of amount to be deposited in installments in reference to EWS fund.
b) Submitted a copy of acknowledgement alongwith set of application filed to Forest Department, Govt. of Punjab for obtaining permission to use forest land for their project.
c) Submitted a copy of master layout plan showing north direction legend so as to check the orientation of the building.
d) Submitted a copy of the analysis report dated 15.09.2016 showing the monitoring results of shallow ground water quality at project site & concentration of parameters tested were well within prescribed limits.
e) The project proponent has made necessary correction in drinking water standards as per IS: 10500 in place of IS: 2286 i.e. the ground water quality has been compared with desirable and permissible limit of IS: 10500 guidelines. The ground water shall be adequately treated and made potable as per IS: 10500 specifications drinking water before being provided to the residents.
f) The project proponent has removed the statement i.e. the ground water quality is conforming to Class 'A' standards. The project proponent submitted that ground water results have been compared to the drinking water standards for the study. They were tested for parameters which are given in IS:10500, 2012 format.

g) The notations to mark to show impacts of different project activities in the environment impact slide has been given i.e. positive impact- green colour, nominal impact- orange colour, less than significant with mitigation incorporation- yellow colour, & potentially significant impact- red colour.

h) Submitted that ESS i.e. Electrical Sub-Station is part of project. The features of the substation:-

1. Placed at basement
2. 10 x 500 KVA each of dry type transformer
3. Adequate ventilation, fire extinguisher and sand buckets for fire emergency
4. Adequate access

Safety features of ESS were also submitted.

i) Submitted details of solar power plant as under:-

1. Each tower shall have 30 solar panels of 1 KW each and total 360 solar panels will be installed in 12 towers with total solar power of 360KW.
2. Area of roof top utilized for solar panels is 74% and minimum 30% of the total power requirement for the project will be met through Solar Power Energy.
3. Area required for 1KW solar power is 10 sq mtr.

j) Submitted a copy of terrace plan showing solar panels.

Submitted that the excess water during monsoon season shall be sold after due treatment i.e.111 KLD from one STP of capacity@211 KLD design & 180 KLD from STP of capacity@339 KLD design. The STP's (two in number with totaling capacity@550KLD) have been designed with a capacity of 10% excess over the normal outflow. The Total Fresh Water demand=610 KLD including fresh water demand of 467 KLD & Fire Water tank of 143 KLD & Waste Water generated will be 499 KLD. The water balance for all the three seasons is as under:-

STP-1 (399 KLD) & waste water generated will be 288 KLD

| Season | Reuse for flushing (KLD) | For irrigation & landscaping purpose (KLD) | Available for sale |
|---|---|---|---|
| Summer | 97 | 31 | 161 |
| Winter | 97 | 11 | 180 |
| Rainy | 97 | 3 | 188 |

STP-2 (211 KLD) & waste water generated will be 179 KLD

| Season | Reuse for flushing (KLD) | For irrigation & landscaping purpose (KLD) | Available for sale |
|---|---|---|---|
| Summer | 67 | 21 | 92 |
| Winter | 67 | 7 | 105 |
| Rainy | 67 | 2 | 111 |

k) Submitted that storm water from paved surface shall be routed through desilting chamber where oil & grease shall be separated.

l) Submitted that chute system will be provided in towers for collection of solid waste i.e. suitable for mixed food use (both well & dry). Sanitation system and exhaust system will be provided to clean & keep the odour free chute system.

m) Submitted that mechanical composter will be provided for treatment of organic solid waste at site. The composter is fitted with curing and fogging system for summer. It will be designed to manage wet waste and fitted with shredder for bones & stems of vegetables. The daily waste generation will be around 2400 kg/day. The compostable quantity will be 1200 kg/day considering 50% organics. The composting will be complete in one day and curing will be complete in 10 days. The capacity of composting machine will be 500 kg/batch and each batch is of 60 minutes with 5 hours operation/day.

n) Submitted that quantification of the impacts and the action plan for mitigation measures to reduce the impact needs have been incorporated in EMP like regular spraying of water for maintaining air quality, heavy equipment will be operated during night hours, DG sets with exhaust pipe will be provided etc during construction phase. The project proponent has submitted that Rs. 10 lacs will be incurred towards non recurring cost and Rs. 3.25 lacs /month towards recurring cost during construction phase and during occupation phase, Rs. 295 lacs will be incurred towards non-recurring costs and Rs. 4.60 lacs/month will be incurred towards recurring cost.

o) Submitted that water requirement during construction phase will be 30 KLD and an underground tank of capacity @200 KLD will be constructed for storing underground water. Water shall be sourced from tankers. Around 20 officers & 150 laborers will be present during

construction phase and estimated drinking water requirement is 2 KLD which shall be sourced from deep tube well as per CGWA approval.

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 an area development project namely "Multi-Storey Residential Complex" having total land area of the project as 63131.22 sq m and having total built up area as 2, 10,051.22 sqm in the revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana, 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.

**PART-B – Specific Conditions:**

## IV. 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.

## V. 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 (for reuse) | : | Green |
| d. Treated wastewater (for discharge) | : | Yellow |
| 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 74% of the open roof top area and minimum 30% of the total power requirement for the project will be met through Solar Power Energy as committed by the project proponent during the presentation. 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) Chute system, separate wet & dry bins at ground level and for common areas

for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.

(xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

(xvii) 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.

## VII. 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 Fresh Water demand=610 KLD including fresh water demand of 467 KLD & Fire Water tank of 143 KLD & Waste Water generated will be 499 KLD.

iii) The STP's (two in number with totaling capacity@550KLD) will be designed with a capacity of 10% excess over the normal outflow. The water balance for all the three seasons is as under:-

STP-1 (399 KLD) & waste water generated will be 288 KLD

| Season | Reuse for flushing (KLD) | For irrigation & landscaping purpose (KLD) | Available for sale |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Summer | 97 | 31 | 161 |
| Winter | 97 | 11 | 180 |
| Rainy | 97 | 3 | 188 |

STP-2 (211 KLD) & waste water generated will be 179 KLD

| Season | Reuse for flushing (KLD) | For irrigation & landscaping purpose (KLD) | Available for sale |
|---|---|---|---|
| Summer | 67 | 21 | 92 |
| Winter | 67 | 7 | 105 |
| Rainy | 67 | 2 | 111 |

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/ will be sold 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 chute system provided for collection of solid waste. 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 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.

**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 Lacs towards non recurring cost, Rs.3.25 Lacs/month towards recurring expenditure and will spend proposed amount 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. 295 Lacs towards non recurring cost & Rs. 4.60 lacs/month 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 as proposed.

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 matter is placed before the SEIAA for consideration.

Any other item with the approval of chair.

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