

Supplementary Agenda for the 149th meeting of State Expert Appraisal Committee to be held on 29.08.2016 at 10.00 AM in the Committee Room, Punjab Pollution Control Board, Nabha Road, Patiala.

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Supplementary Agenda of 149th meeting of SEAC to be held on 29.08.2016

Item No.149.19: Application for environmental clearance under EIA notification dated 14.09.2006 for the development of residential apartment complex project namely "Palace Enclave" at Village Agwar Gujran, Tehsil Jagraon, District Ludhiana, Punjab by M/s Palace Infratech Pvt. Ltd. (Proposal no. SIA/PB/NCP/56377/2016)

The facts of the case are as under:-

M/s Palace Infratech Pvt. Ltd. has applied for environmental clearance under EIA notification dated 14.09.2006 for the development of residential apartment complex project namely "Palace Enclave" at Village Agwar Gujran, Tehsil Jagraon, District Ludhiana, Punjab. The project is covered under category 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:

- The total plot area of the project is 17323 sqm (4.28 acres) and the total built up area of the Project is 31327 sqm. The Project comprises of Five Towers (244 units), shops and community centre.
- The total wastewater generation from the project will be 144 M³/day, which will be treated in a STP to be installed at project site. In summer season, the project proponent has proposed to utilize 68 M³/Day of treated wastewater for flushing purpose and 76 M³/Day will be utilized for plantation area. In winter season, the project proponent has proposed to utilize 58 M³/Day of treated wastewater for flushing purpose and 86 M³/Day will be utilized for plantation area. In winter season, the project proponent has proposed to utilize 55 M³/Day of treated wastewater for flushing purpose and 89 M³/Day will be utilized for plantation area.
- The total quantity of solid waste generation will be 500 kg/day. Solid wastes generated will be segregated into biodegradable (waste vegetables, foods etc.) and Recyclable (papers, cartons, thermacol, plastics, glass etc.) components and collected in separate bins. The biodegradable organic wastes will be sent to

dumping site of Municipal Council, Jagraon. Recyclable waste will be sold to authorized venders.

- The total load of electricity required for project will be 2000 KW which will be taken from the PSPCL. There is a proposal to install silent 2 DG Sets of capacity@ 1250 KVA as stand-by arrangement.
- The project proponent has also proposed to provide rain water harvesting through the ground water recharge (trench with recharge wells).
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.

The detail of the documents submitted with the application is as under:

1.	Properly filled Form 1 & 1A	Yes
2.	<p>(a) In case(s) where land has already been purchased/acquired: Proof of ownership of land</p> <p>(b) In case where land is yet to be purchased/acquired: Proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)</p>	Submitted
3.	Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of Master Plan of the area.	Copy of CLU submitted
4.	Layout plan duly approved by the Competent Authority/Conceptual plan of the project.	Approved plan of the project submitted.
5.	Topographical map of the area showing Contour Plan. In case of Area Development Projects, the Contour Plan should reflect the true existing physical features of the site and may be prepared by the project proponent w.r.t. some permanent reference marks.	Submitted
6.	Status of construction, if any, alongwith photographs from all the four sides.	Submitted
7.	500 meter radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.	Submitted
8.	Complete details of following by making it an integral part of the conceptual plan/drawing/layout map:- i) Location of STP ;	<p>i. Marked</p> <p>ii. Marked</p>

	ii) Solid waste storage area. iii) Green belt iv) Parking space v) RWH and water recharge pits vi) Fire fighting equipment layout vii) First aid room viii) Location of Tubewells ix) DG Sets and Transformers x) Any other utilities	iii. Marked iv. Marked v. Marked vi. Marked vii. Marked viii. Marked ix. Marked
9.	Permission of Competent Authority for; a) Water and Sewerage connection A letter from concerned Local Body/Authority giving details about existing status of sewer connectivity and availability of water supply in the area and acceptance of Local Body for taking the quantity of sewage to be generated by the proposed project and providing the water supply. Existing position of public sewer and water supply line duly marked on the lay out map/plan. b) Collection of Solid waste	Submitted
10.	Water balance chart for summer, rainy and winter seasons indicating critical requirements.	Submitted
11.	Availability of adequate land for use of treated sewage and plantation.	Submitted
12.	Analysis reports of ambient air, ground water and noise levels from NABL/MoEF Accredited laboratories as per detail below: (i) The monitoring of groundwater, ambient air quality, noise & soil can be carried out after at least 72 hours advance intimation to SEIAA, Punjab at the e-mail id: seac_pb@yahoo.com and concerned Regional Office of Punjab Pollution Control Board. (ii) The field data sheets as prescribed by SEIAA, Punjab which are available on the official website of SEIAA, Punjab alongwith exact location of sampling / monitoring point marked on the layout map should be filled at the time of sample collection/monitoring by the Lab and should be attached with the water, air, noise & soil monitoring reports. (iii) Water, air, noise & soil monitoring reports more than 6 months old or prior to date of signing of consent letters/agreement with the land owner shall not be accepted w.e.f. June, 1st 2015 onwards. (iv) At least one groundwater sample from the shallow / first aquifer and in case groundwater is to be abstracted for drinking purposes then atleast one groundwater sample from the said aquifer should be monitored and reports be attached accordingly. (v) The noise monitoring is to be carried out from all the	Submitted but more than six months old. Accordingly, EDS was raised and the project proponent has replied as under:- "Originally, the application was submitted in Oct. 2015 for which the environmental monitoring was done at that time. The application was found to be incomplete and some observations were raised therein. Now, a fresh application has been submitted after addressing those observations

	corners of the project site as well as from the centre of the project site and reports be attached accordingly.	suitably. Besides, there is not any change in local environmental conditions. Repeating the environmental monitoring will also involve some cost. Therefore, we have retained the monitoring reports. It is requested that those monitoring report may be allowed with the application."
13.	Quantification of energy saved and renewable energy devices used.	Submitted
14.	Drawing showing plumbing systems for use of fresh, treated and hot water	Submitted
15.	Construction schedule (PERT/CPM Chart)	Submitted
16.	Undertaking(s) for ; a) Constitution of Environment Monitoring Cell b) Use of ready mix concrete or use of fly ash during construction. c) To provide Fire Fighting System d) To provide wind breaking curtains and water sprinkling system to minimize dust emissions during construction phase. e) To provide adequate safety measures for the construction workers during the construction phase.	Submitted
17.	Environmental Management Plan indicating the following: a) All mitigation measures for each item-wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. b) Compliance of various environmental regulations c) Steps to be taken in case of emergency such as accidents at the site including fire. d) For how long period the project proponent will be responsible for implementation of EMP and the name of the person(s) responsible for implementation of EMP. e) Capital & recurring cost for the EMP per year and the details of funds for the same. f) Name of the individual persons / organization, who will be responsible for implementation of EMP after the lapse of the period for which the project proponent is	a) submitted b) submitted c) submitted d) Environment Management Cell will be responsible for implementation of EMP for five years. e) Rs. 100 lac will be incurred for implementation of

	responsible.	EMP on account of capital cost and Rs.54 lacs per annum will be incurred on account of recurring charges. f) Not submitted
18.	Corporate Social Responsibility indicating various activities to be undertaken, provisions of funds for the same, the period for which the same is to be implemented and the person(s) responsible for the implementation of the same.	The project proponent has mentioned that Rs. 5 lacs will be spent on CSR activities which are given as under:- a) Civil Amenities b) Public hygiene and sanitation c) Support for educational and /academic activities d) Medical camps e) Community Education & Empowerment f) Plantation
19.	Traffic Circulation System and connectivity with a view to ensure adequate parking, conflict free movements, Energy efficient Public Transport.	Submitted
20.	Disaster/Risk Assessment and Management Plan	Submitted
21.	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.	Submitted
22.	In case of expansion projects, compliance report of earlier granted environmental clearance conditions verified by Northern Regional Office of Ministry of Environment, Forests & Climate Change, Chandigarh.	Not applicable
22.	Copy of presentation to be made before the SEAC at the time of appraisal in PDF format having size less than 25 MB.	-
23.	The process of submitting an application for obtaining environmental clearance has been made completely online and after the acceptance of environmental clearance application by SEIAA, the system generates an automated acknowledgement asking project proponent to submit hard copy of the accepted	submitted

	application. If project proponent is asked to submit hardcopy prior to scrutiny of environmental clearance application online by SEIAA or after its acceptance by SEIAA, then the project proponent will submit a hard copy of the environmental clearance application alongwith other documents.	
24.	For expansion projects: i) All the columns in the application form may be got filled in three parallel columns i.e. Existing, Proposed and Total. ii) In case of increase in no. of storeys, Structural Safety/ Stability Certificate may be required from the Approved Engineer. iii) The existing building plan may be got super imposed with the proposed building plan and be marked in different colors. iv) Specify the adequacy of internal water supply system, sewer line and STP for the proposed expansion/revision.	Not Applicable
25.	Whether forest land involved or not?	Yes, 0.02374 ha is involved and the permission for getting NOC has been applied by the project proponent to the forest deptt.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana was requested vide e-mail dated 23.06.2016 to visit the project site and submit report regarding latest construction status.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana vide return email dated 29.06.2016 has intimated that the site was visited by the concerned AEE of this office on 29.06.2016 and observed as under:-

1. The said site is situated at Village Agwar Gujran on left side of Moga-Ludhiana road at Jagraon.
2. The area of site is about 6.25 acres and the project proponent has constructed boundary wall along the periphery of the site and has also constructed its office building at the site.
3. The project proponent has proposed construction of 05 nos. towers and has done excavation for foundation work for 02 towers. Also, the project

proponent has started reinforcement work for the foundation for these 02 towers.

4. The project proponent has installed 01 concrete mixing plant at the site. However, the same was not in operation during visit.
5. No other construction activity was observed during visit.

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. O.P. Garg, Head- Civil of the Promoter Company.
- ii) Sh. Vishal Duggal of M/s Shivalik Solid Waste Management Ltd. Environmental Consultant of the promoter company.

Sh. O.P. Garg submitted a copy of authorization letter wherein he has been authorized to attend the meeting of SEAC on behalf of Promoter Company on 30.06.2016 by the Director. Sh. Vishal Duggal, (FAE- Air Pollution) also submitted an authorization letter to present the project on behalf of Shivalik Solid Waste Management Ltd, the consulting company of the project proponent. The same were taken on record by the SEAC.

The SEAC observed that as per report of Regional Office, the construction has already been started at site. The SEAC asked the project proponent that why the construction status has not been mentioned in the application form. To this observation of SEAC, the project proponent replied that whatever little construction activity has been done at site was of earlier project which was not covered under EIA notification. But the project proponent could not produce any documentary evidence to prove his contention. He requested that he will submit the documentary evidence and sought some time to submit the same.

After detailed deliberations, the SEAC decided to defer the case and ask the project proponent to submit the documentary evidence in this regard before any further action in the matter can be taken.

Accordingly, the decision of the SEAC has been conveyed to the project proponent vide letter no. 2900 dated 14.07.2016. The project proponent has submitted the reply to the observation on 23.08.2016, which is annexed as **Annexure-E.**

The case is placed before SEAC for consideration.

Item No 149.20: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for development of a residential project namely 'Falcon View' at Sector-66 A, Distt. Mohali by M/s Janta Land Promoters Limited. (Proposal No. SIA/PB/NCP/10626/2013)

The facts of the case are as under:

1. M/s Janta Land Promoters Limited, vide letter dated 20.11.2013 (received on 22.11.2013) has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for development of residential project namely 'Falcon View' at Sector-66 A, Distt. Mohali. The project is covered under category B-2 Clause 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:
 - The total land area of the project is 1, 38,280 sqm in which 1602 flats having the total built up area of 4, 93,407.3 sqm, will be constructed.
 - The total cost of the project is Rs.759 crore.
 - The total estimated designed population of the project will be 8010 persons.
 - The total water requirement for the project will be 1202 KLD, out of which 882 KLD will be met through groundwater by installing tubewell and the remaining will be met through recycling of treated wastewater.
 - The total wastewater generation from the project will be 962 KLD, which will be treated in a common STP of JLPL, of capacity 2800 KLD. The water balance submitted by the project proponent is not in order.
 - Green belt will be developed in an area of 36,254.12 sqm
 - The total quantity of solid waste generation will be 3204 kg/day shall be collected separately as biodegradable and non-biodegradable waste as per Municipal Solid Waste (Management & Handling) Rules, 2000. The biodegradable waste will be used for compost. The non-biodegradable and recyclable waste would be sold to recyclers.
 - The total load of electricity required for the project will be 15000 KW, which

is to be provided by the PSPCL. The promoter company has provision to provide DG sets as standby arrangement of electricity.

- The project proponent has proposed to provide rain water harvesting wells for ground water recharge.
- 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 other details of the project have been given in the Form 1 & 1-A submitted by the promoter and the details of the proposed project are as under:

1.	Properly filled Form 1 & 1A	Yes
2.	Proof of ownership of land	Submitted.
3.	CLU status	Permission for CLU for land area measuring 263.38 acres has been issued vide letter no. 4232 dated 17.08.2012 by the CTP, Punjab, which is in the name of M/s Janta Land Promoters Pvt. Ltd.
4.	Layout plan duly approved by the Competent Authority.	Submitted
5.	Topographical map of the area showing Contour Plan.	Submitted.
6.	Status of construction, if any, alongwith photographs from all the four sides.	Submitted, and it has been observed from the photographs that construction has been started at the project site. Further, the project proponent has submitted an undertaking to the effect that the construction activities of the project was started prior to the

		environmental clearance as the promoter company has the view that the project being an Industrial park does not require environmental clearance. This was not intentional violation of environment law and the violation of the Environment (Protection) Act will not be repeated.
7.	500 meter radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.	Submitted.
8.	<p>Site plan of the project showing the following</p> <ul style="list-style-type: none"> i) Location of STP ; ii) Solid waste storage area. iii) Green belt iv) Parking space v) RWH and water recharge pits vi) Fire fighting equipment layout vii) First aid room viii) Location of Tubewells 	<ul style="list-style-type: none"> i) Common with Super mega project ii) Common with Super mega project iii) Marked iv) Marked v) Marked vi) Marked vii) Common with Super mega project viii) Common with Super mega project
9.	<p>Permission of Competent Authority for;</p> <ul style="list-style-type: none"> a) Water and Sewerage connection 	<p>➤ The GMADA, S.A.S. Nagar, vide no. 1685 dated 16.04.2012 has issued certificate to the promoter company, wherein, it has been mentioned that the GMADA will account for sewage load to be generated from the Sector 66-A, 82 and 83, Mohali, while designing the trunk services, to be laid by the GMADA. The connection with</p>

	<p>b) Collection of Solid waste</p> <p>c) Use of Ground Water</p>	<p>these trunk services will be allowed after these services are laid and commissioned as per the approved services plan.</p> <p>➤ The MC, S.A.S. Nagar, vide no. 1797 dated 11.05.2013 has issued certificate to the promoter company, wherein, it has been mentioned that the solid waste to be generated from the Sector 66-A, 82 and 83 can be disposed off by the firm at the dumping site deposition of requisite charges.</p> <p>➤ The project proponent has submitted a copy of NOC issued by CGWA vide no. 637 dated 18.04.2013 for abstraction of groundwater to the tune of 2322 KLD.</p>
10.	Water balance chart for summer, rainy and winter seasons indicating critical requirements.	Submitted, but the same is not in order.
11.	Availability of adequate land for use of treated sewage and plantation.	Submitted
12.	Analysis reports of ambient air, ground water and noise levels from NABL/MoEF Accredited laboratories.	<p>The ambient air monitoring has been got done from Eco Laboratories & Consultants Pvt. Ltd, and the analysis results indicate that the concentration of various pollutants such as PM_{2.5}, PM₁₀, SO₂, NO₂, NH₃, O₃, Pb, BaP, As, Ni, C₆H₆ and CO have been measured. Also, ambient noise monitoring has been got done from the said firm and the analysis results indicate that the noise levels during day and night times, have been measured as 54.6 dB(A) leq and 42.5 dB(A) leq, respectively, against the prescribed standards of 55 and 45 dB(A) leq. The analysis report of</p>

		groundwater has also been submitted.
13.	Quantification of energy saved and renewable energy devices used.	Submitted.
14.	Drawing showing plumbing systems for use of fresh, treated and hot water	Submitted
15.	Construction schedule (PERT/CPM Chart)	Submitted.
16.	<p>Affidavits for ;</p> <p>a) Constitution of Environment Monitoring Cell</p> <p>b) Use of ready mix concrete or use of fly ash during construction.</p> <p>c) To provide Fire Fighting System</p> <p>d) To provide wind breaking curtains and water sprinkling system to minimize dust emissions during construction phase.</p> <p>e) To provide adequate safety measures for the construction workers during the construction phase.</p>	Submitted.
17.	<p>Environmental Management Plan indicating the following:</p> <p>a) All mitigation measures for each item-wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project.</p> <p>b) Compliance of various environmental</p>	<p>(a) Submitted</p> <p>(b) Submitted</p> <p>(c) Submitted</p>

	<p>regulations</p> <p>c) Steps to be taken in case of emergency such as accidents at the site including fire.</p> <p>d) For how long period the project proponent will be responsible for implementation of EMP and the name of the person(s) responsible for implementation of EMP.</p> <p>e) Capital & recurring cost for the EMP per year and the details of funds for the same.</p> <p>f) Name of the individual persons / organization, who will be responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.</p>	<p>(d) Sh. Hardeep Singh, Authorized Signatory of M/s JLPL, will be responsible for implementation of EMP.</p> <p>(e) Rs. 36 lacs will be incurred for implementation of EMP and Rs. 5 lacs/annum will be incurred as recurring cost.</p> <p>(f) The welfare association of residents along with the Environment Management Cell will be responsible for implementation of EMP.</p>
18.	<p>Corporate Social Responsibility indicating various activities to be undertaken, provisions of funds for the same, the period for which the same is to be implemented and the person(s) responsible for the implementation of the same.</p>	<p>Rs. 7.5 crore will be utilized for following activities under Corporate Social Responsibility:</p> <p>(i) Providing school upto middle class</p> <p>(ii) Creche for children of labour.</p> <p>(iii) Dispensary for welfare of villagers at the space offered by the villagers.</p> <p>Sh. Hardeep Singh, Authorized Signatory of M/s JLPL, will be responsible for implementation of CSR.</p>
19.	<p>NOC of the nearest Air Port issued by its Authority.</p>	<p>The NOC issued by Airports Authority of India vide the no. 17726 dated 31.05.2012 submitted and as per this NOC the height of the building shall</p>

		not exceed 80m above ground level.
20.	Traffic Circulation System and connectivity with a view to ensuring adequate parking, conflict free movements, Energy efficient Public Transport.	Submitted
21.	Disaster/Risk Assessment and Management Plan	Submitted

2. The project proponent was requested by the SEAC vide letter no. 3393 dated 24.12.2013, to attend its 85th meeting on 26.12.2013 and following were present in the said meeting on behalf of the project proponent:

- (i) Sh. Hardeep Singh, Deputy Chief Engineer of the promoter company.
- (ii) Ms. Simranjit Kaur of M/s Eco Labs, Mohali, Environmental Consultant of the promoter company.

Sh. Hardeep Singh, Deputy Chief Engineer of the promoter company informed the Committee that the construction work has just been started at site.

The SEAC observed that the case is required to be dealt as per the procedure mentioned in the Office Memorandum dated 12.12.2012 of the Ministry of Environment & Forests as amended on 27.06.2013 since the promoter company has violated the provisions of EIA notification dated 14.09.2006 by starting construction of the project without obtaining environmental clearance under the said notification.

After detailed deliberations, the SEAC decided as under:

- (i) To forward the case to SEIAA with the recommendation 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.

(ii) To recommend to SEIAA to send the case to the Govt. of Punjab, Department of Science, Technology & Environment:

- 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.
- 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.

Further, the project proponent would submit revised water balance chart.

The case was considered by the SEIAA in its 57th meeting held on 10.01.2014, wherein, after detailed deliberations, the SEIAA decided as under:

a) To send the case to the Govt. of Punjab, Department of Science, Technology & Environment:

- 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.
- 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.

- b) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or 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
- c) 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 & resolution as at (b) above is received within the stipulated period.

The case was 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.

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

1. 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 (a) 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.
2. 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, the decisions of SEIAA was conveyed to the project proponent vide letter No. 1388 dated 05.03.2015 and directions were issued 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 vide letter No.1390 dated 05.03.2015.

Further, it is submitted that the project proponent vide letter dated 12.05.2015 has submitted:

- i. 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.

- ii. A 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.

The case was sent to the Punjab Pollution Control Board 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 Punjab Pollution Control Board, Regional Office, Mohali vide letter No. 5524 dated 18.12.2015 informed that prosecution u/s 15, 16 of the Environment (Protection) Act, 1986 has been launched against the promoter company and its responsible persons in the Court of JMFC, SAS Nagar on 17.12.2015. The case has been fixed for next hearing on 12.02.2016.

The case was considered by the SEAC in its 139th meeting held on 05.01.2016. The Committee noted that the case pertains to category 8 (b) of the Schedule appended to the EIA Notification dated 14.9.2006 and such type of projects are to be appraised as category B-1 as per the said notification. Thus, the project proponent is required to be issued '**Terms of Reference**' for preparation of draft Rapid EIA study report.

The project proponent requested that being a part of the Super Mega Mixed Use integrated industrial park project, they may be allowed to use the baseline data from EIA studies already conducted for the said project during Oct-2014 to Dec-2014. The Project Proponent further submitted that they will however generate baseline data for one more month.

The SEAC observed that the OM dated 22.08.2014 issued by the MoEF allows use of maximum 3 year old baseline data. As such, the SEAC accepted the request of the Project Proponent and decided to allow the use of baseline data from the

EIA study report of the Super Mega Mixed use integrated industrial park project, Sector-82,83 and 60A Mohali for the period of Oct-2014 to Dec-2014. However, the project proponent shall generate baseline data for one more month as proposed by him.

After detailed deliberations in the matter, it was decided to finalize **"Terms of Reference"** and to convey the same to the project proponent for preparation of detailed draft Rapid EIA report.

A detailed draft EIA/EMP report should be prepared as per the above TOR's and shall be submitted to the SEAC as per the provisions of the EIA Notification dated 14.9.2006. The project proponent may use baseline data from EIA study of M/s Super Mega Mixed Use Integrated Industrial Park Project, Sector-82, 83 and 60-A Mohali, carried for the period of Oct-2014 to Dec-2014. However, one month baseline data will be generated by him for carrying out the EIA study. The aforesaid 'Terms of Reference' will be valid for a period of two years from its issuance.

Accordingly, TOR's have been conveyed vide letter no 411 dated 18.01.2016 to the project proponent. Now, the project proponent has submitted the EIA report and requested to grant environmental clearance to the project.

The case was considered by the SEAC in its 142nd meeting held on 11.03.2016, which was attended by the following on behalf of the promoter company:

1. Sh. M.L. Mittal , Deputy Chief Engineer from the Promoter Company.
2. Sh. Sandeep Garg, Environmental Consultant of the promoter company.

The SEAC queried as to whether construction work has been stopped at the project site or not. In reply to this query, the project proponent stated that they had stopped the construction work on the project site after issuance of the directions by the SEIAA. The SEAC observed that the project proponent submitted resolution on 08.03.2014 to the effect that violation was unintentional and will not be repeated. Direction to the project proponent for stopping the construction activity were issued u/s 5 of EPA by SEIAA on 05.03.2015. The above statement of the project proponent viz-a-viz the material facts on record indicate that the construction activity continued even after submission of the resolution. The SEAC was of the view that the

construction should have been stopped after filing the application/presentation before SEAC wherein project proponent was informed about the violations and action being recommended against him to SEIAA. Any construction activity done at site after that should be viewed as an intentional violation.

After detailed deliberations, SEAC decided to ask the Regional office, Punjab Pollution Control Board, Mohali to send the report of the latest construction status of the project along with photographs and to defer the case till the verification report from the Regional office, Punjab Pollution Control Board, Mohali is received.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali was requested vide e-mails 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 18.08.2016 has intimated that out of total No 25 towers, which is under proposal, substantial construction / structural work of 13 No of towers up to G+16 levels have been completed. Further, the structure work of 3 no of towers have been completed up to G+15 levels, 2 no of towers up to G+13 levels and 1 tower up to G+5 level. The Deputy Chief Engineer informed during visit that the structural activities of approximately 700 no of flats have been completed.



The case is placed before SEAC for consideration.

Date: Aug. 22, 2016

The Member Secretary

State Environmental Impact Assessment Authority,
C/o Punjab Pollution Control Board,
Vatavaran Bhawan,
PATIALA.

SIR,

Sub.: Response to ADS

Ref.: Application for *Environmental Clearance*

In response to our application submitted for EC, the case was considered, for appraisal, by the SEAC, Punjab, in its 147th meeting held on 30.06.2016.

The SEAC has raised some observations. In this regard, it is, respectfully, submitted as under;

1. As per the present planning, the project involves construction of residential apartments in an area of $\sim 17323 \text{ m}^2$ (~ 4.28 acres), consisting of 5 towers, with total built-up area being $\sim 31327 \text{ m}^2$.
2. Prior to that, it was planned to build only two towers (in a part of the land), having 88 apartments, with total built-up area (including FAR and non-FAR) being $\sim 10758 \text{ m}^2$.
3. We had submitted the planning to GLADA for requisite sanction/approval for construction of the two towers (vide letter received by the GLADA on 31.12.2014 – copy of the letter along with the plans is attached).
4. In anticipation of getting approval, we mobilized the requisite machinery and equipment and initiated construction at the site.
5. Subsequently, it was decided to expand the project scope to five towers – the present planning.
6. The proposed extension (with total built-up area being 31327 m^2) qualified for requirement of obtaining “Environmental Clearance” besides other statutory permissions.
7. We immediately stopped construction work at the site and proceeded for obtaining the applicable statutory permissions.
8. Significantly, it is emphasized that;
 - a) When we started construction at the site, the project did not require “Environmental Clearance”.
 - b) The construction carried out at the site involved excavation and partial concreting for foundation (raft) of the two towers which were initially planned.
 - c) There has been no construction at the site for more than 18 months (which is evident from the status of construction at the site).

9. Further, we undertake that there shall be no construction activity at the site till we are granted “Environmental Clearance”.

Hope to receive due consideration on merit.

With regards

For Palace Infratech Pvt. Ltd.

(Authorised signatory)



Palace Villas

Palace Infratech Pvt. Ltd.

Lifestyle Fit For Royals

To,

C.A

GLADA

Ludhiana

PA/Chief Administrator	
GLADA, Ludhiana	
Dairy No: 10679	Date: 31/12/14
ACA _____	Other _____
EO _____	
CA	

Sub : Approval of building plan of " PALACE ENCLAVE" land situated at village Agwar Gujran-2, Tehsil Jagraon, Distt. Ludhiana.

We are developing group housing project (in continuation to revised CLU vide STP memo no 3642 STP (L) TW – 12 A dated 25 – 11 – 2014)

The project will comprise of two towers with 88 flats at present.

Building plans required are also submitted for approval.

Kindly do the needful.

Thanking You,

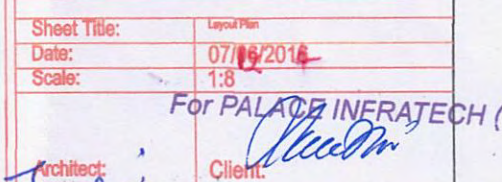
Yours Faithfully

For Palace Infratech Pvt Ltd

Authorized Signatory

Enclose – 4 sets of building plans

Promoters:
M/s Palace Infratech Pvt. Ltd.
546/1 Govt. College Road
Distt. Ludhiana.



Architect: **Ar. Rajan Tangri** Client: _____

AR. RAJAN TANGRI
B.A.R.C.H., M.C.A.,
A.I.I.A., FIV
CA-2000/26639
A.I.I.A. - 16031
Partner
W's Regd. Off.

Architects and Interior Designers,
45- H Sarabha Nagar, Ludhiana.

0161-5016667

Project:
Group Housing at village
Agwar Gujran Tehsil
Jagroan Distt. Ludhiana

Promoters:
M/s Palace Infratech Pvt. Ltd.
546/1 Govt. College Road
Distt. Ludhiana.

AREA OF FLATS

Area of Rectangle- 1	Area in Sq.ft.
Area of Rectangle- 2	109.84
Area of Rectangle- 3	766.07
Area of Rectangle- 4	36.75
Area of Rectangle- 5	766.07
Area of Rectangle- 6	109.84
Area of Rectangle- 7	1572.5
Area of Rectangle- 8	766.07
Area of Rectangle- 9	36.75
Area of Rectangle- 10	766.07
Area of Rectangle- 11	109.84
Area of Rectangle- 12	109.84
Area of Rectangle- 13	152.75
Area of Rectangle- 14	167.5
Area of Rectangle- 15	152.75
Area of Rectangle- 16	1330.81
Area of Rectangle- 17	297.5
Area of Rectangle- 18	87.75
Area of Rectangle- 19	91.125
Area of Rectangle- 20	87.75
Total Area(I)	7517.575

AREA OF FLATS

Area of Balcony -B1	Area in Sq.ft.
Area of Balcony -B2	53.70
Area of Balcony -B3	203.63
Area of Balcony -B4	53.70
Area of Balcony -B5	53.70
Area of Balcony -B6	203.63
Area of Balcony -B7	53.70
Area of Balcony -B8	61.24
Area of Balcony -B9	61.24
Area of Balcony -B10	61.24
Total Balcony Area(II)	867.02

DEDUCTIONS (III)

Area of Shaft-S9	18
Area of Shaft-S10	9.625
Total Area of Shafts	27.625
Total Mumty Area	1193.185
Total Deducted Area	1220.81

Net Floor Area (I+II)-III

Area for 1st,2nd,9th,10th & 11th floors

Sheet Title: Typical Floor Plan (1,2,9,10&11)

Date: 07/06/2015

Scale: For PALACE INFRATECH (P) LTD.

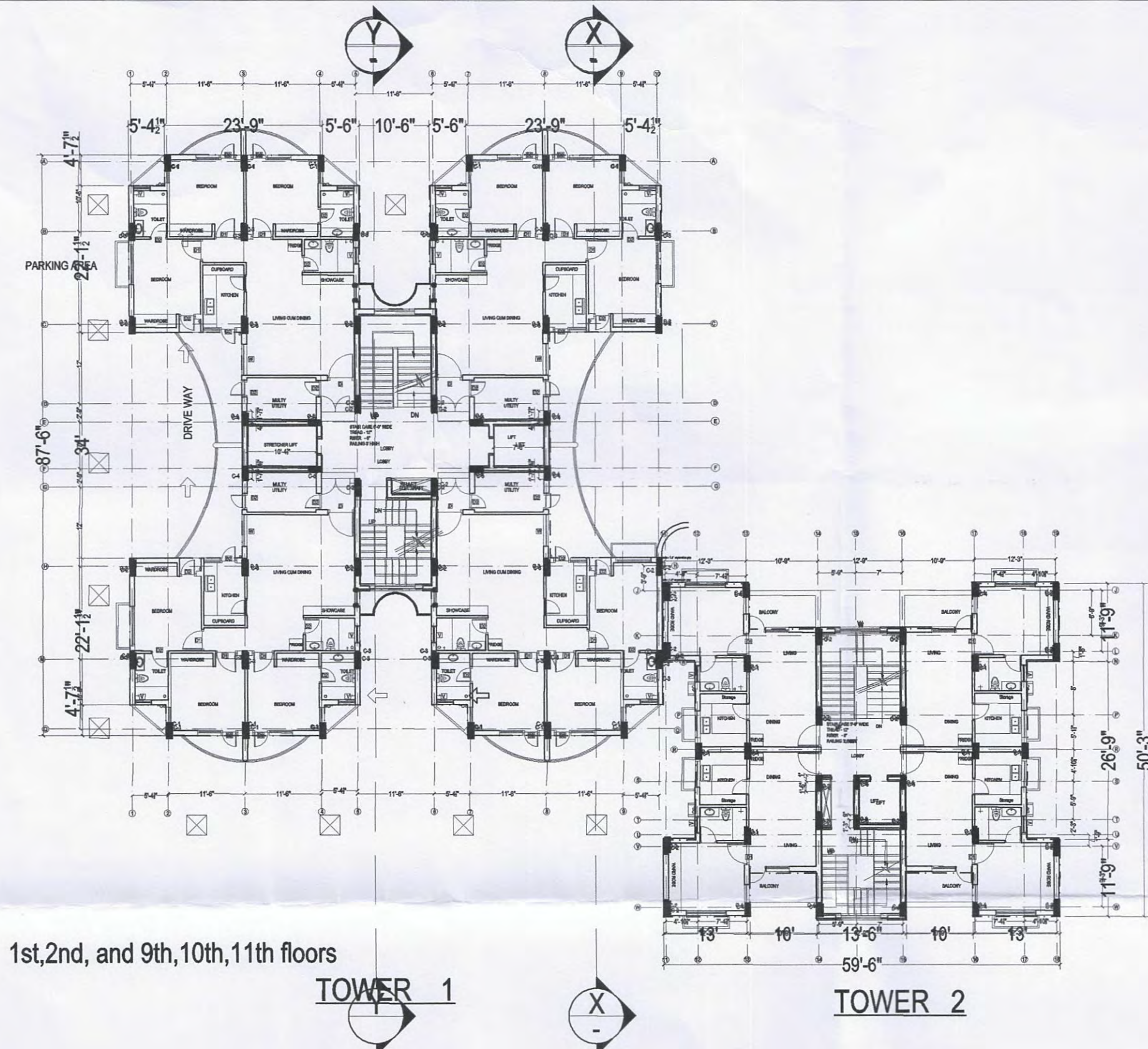
Architect: Client:

M/s Ideas' Hub

Architects and Interior Designers,

45- H Sarabha Nagar, Ludhiana.

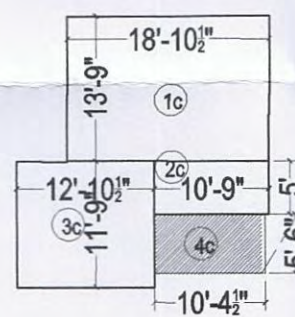
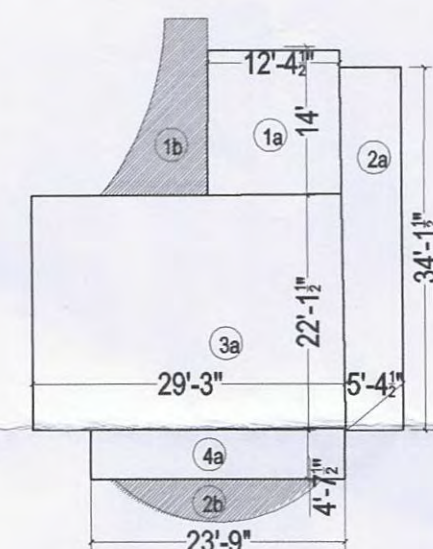
0161-5016667



1st,2nd, and 9th,10th,11th floors

TOWER 1

TOWER 2

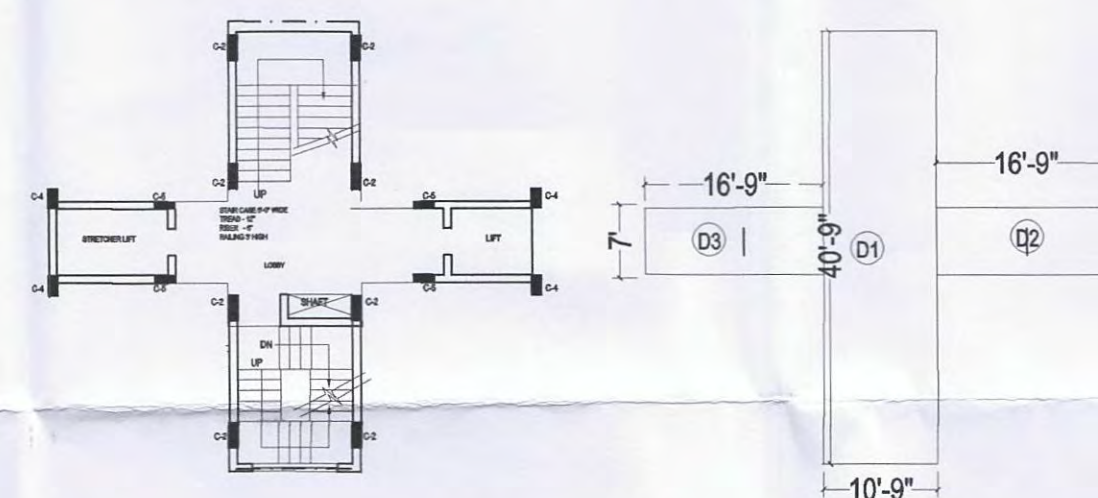


AREA OF FLATS

Area of Rectangle- 1a	173.25
Area of Rectangle- 2a	183.42
Area of Rectangle- 3a	647.16
Area of Rectangle- 4a	109.84
Area of Rectangle- 1c	259.53
Area of Rectangle- 2c	53.75
Area of Rectangle- 3c	151.30
Area of Flats(x)	1578.25

Area of Balcony- 1b	101.82
Area of Balcony- 2b	53.70
Area of Balcony- 4c	57.063
Area of Balconies(y)	212.58

Net Area (x+y)	1790.83
Say	1791.0

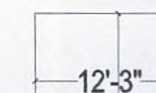


Total Mumty Area

Area of rectangle- D1	438.06
Area of rectangle- D2	117.25
Area of rectangle- D3	117.25
Area of rectangle- D4	520.625

TOTAL

1193.185

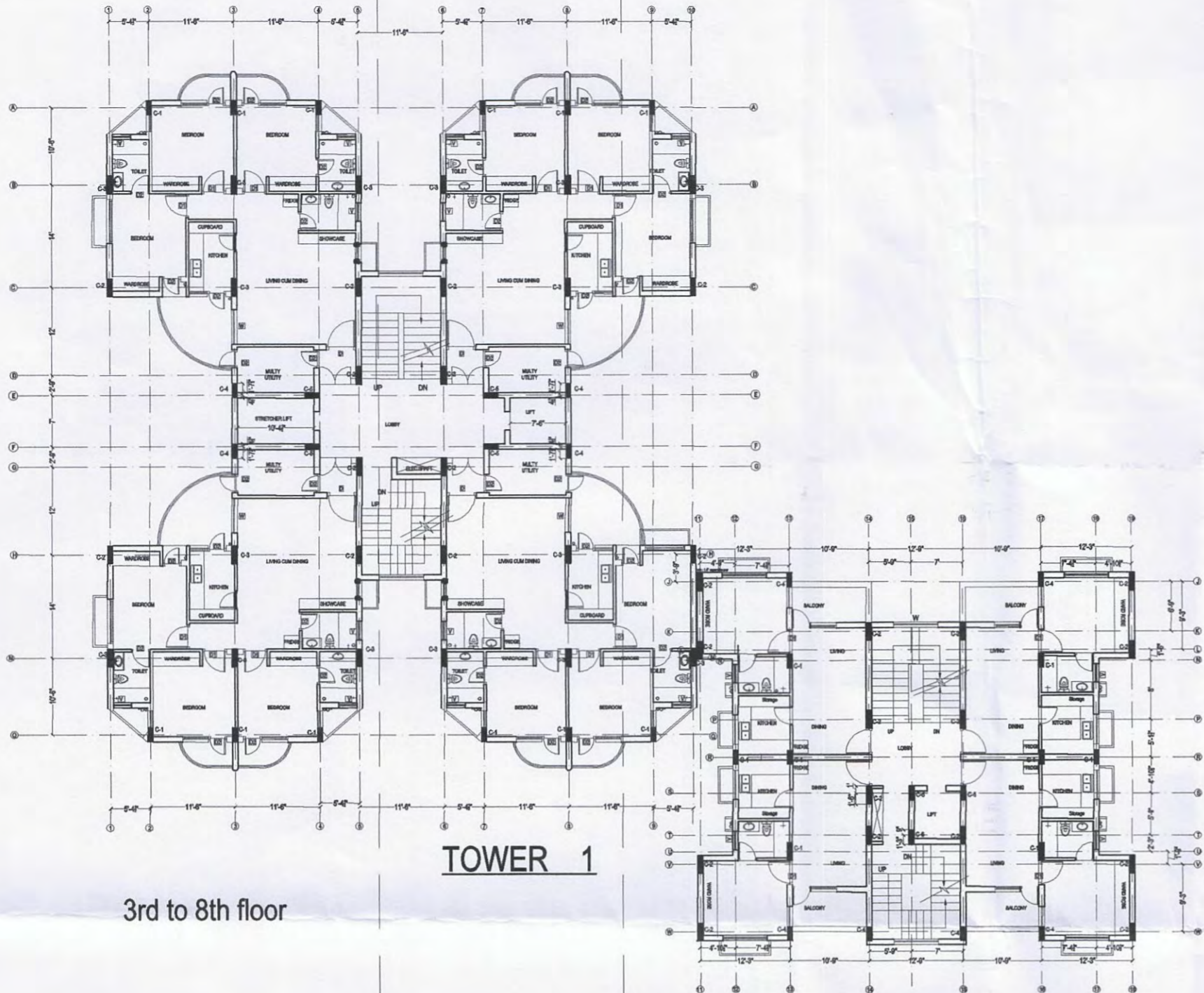


12'-3"

42'-6"

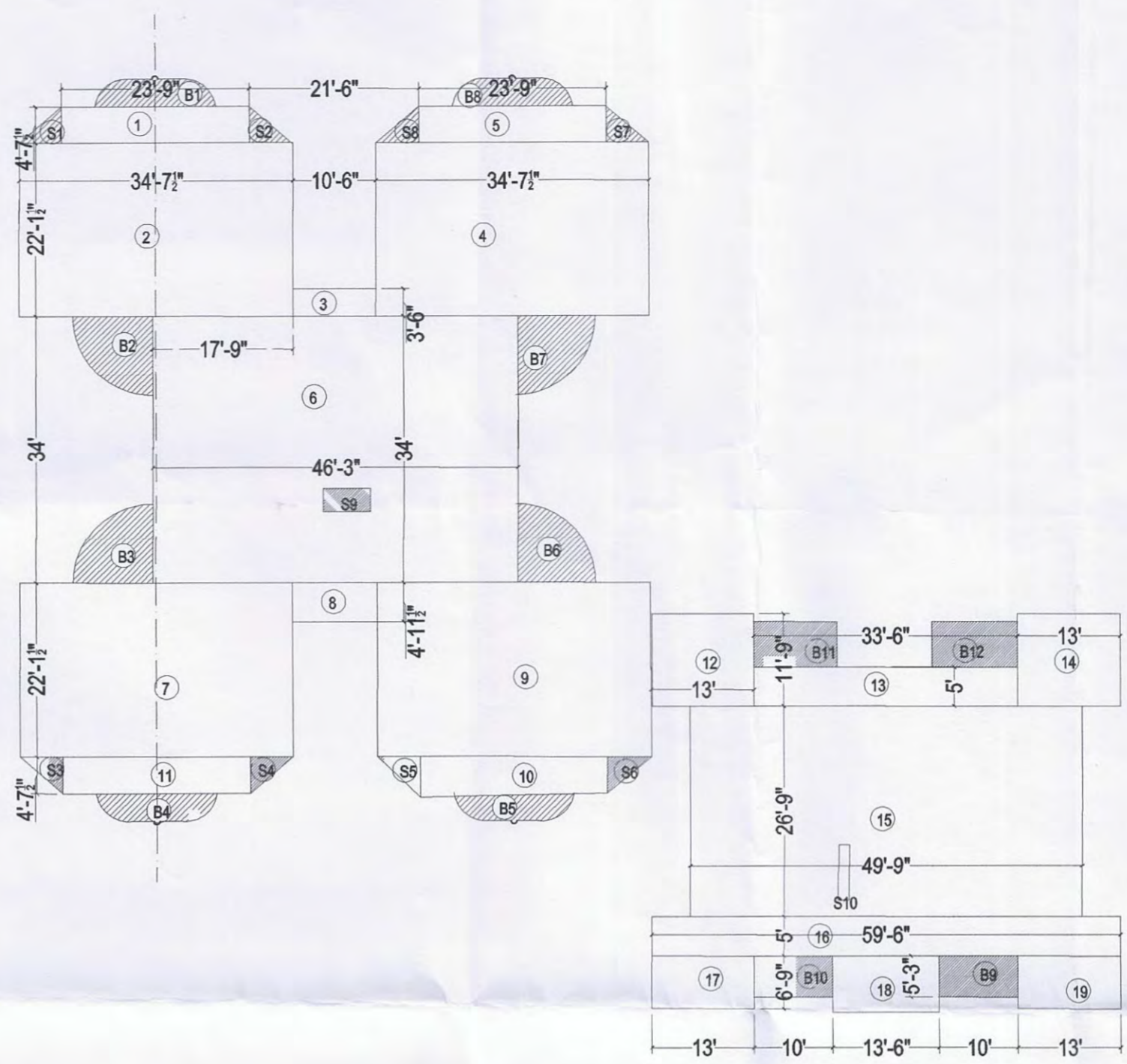
Project:
Group Housing at village
Agwar Gujran Tehsil
Jagroan Distt. Ludhiana

Promoters:
M/s Palace Infratech Pvt. Ltd.
546/1 Govt. College Road
Distt. Ludhiana.

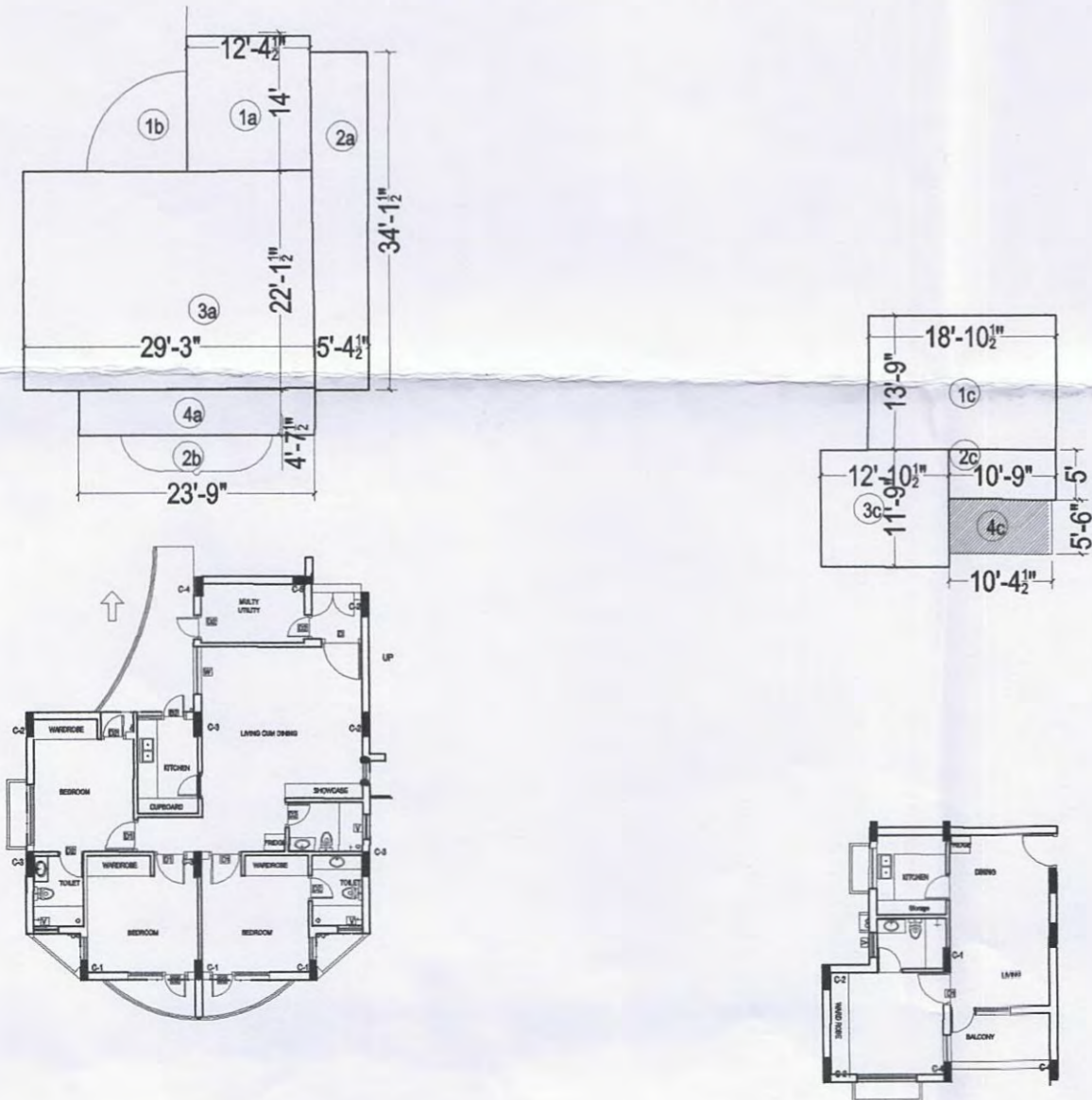


3rd to 8th floor

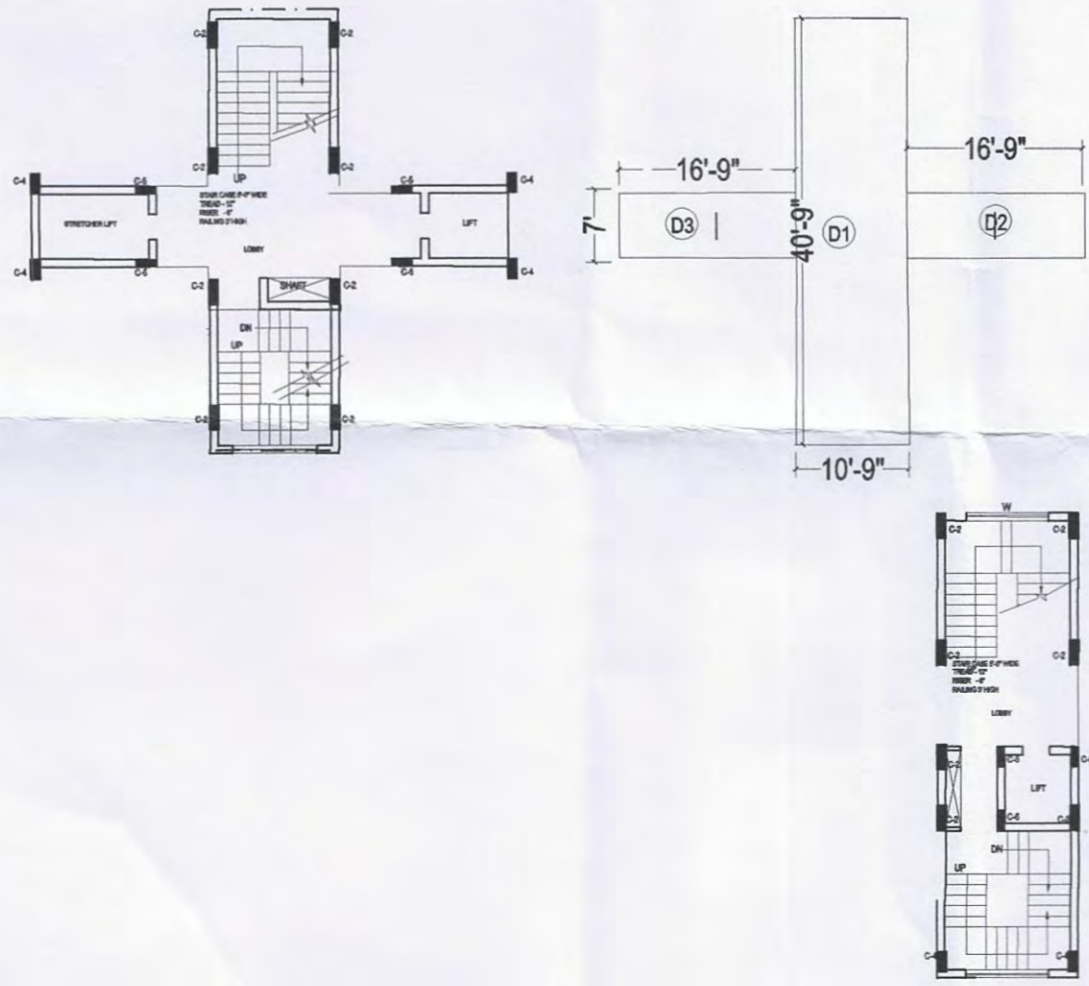
TOWER 1



TOWER 2



AREA OF FLATS	Area in Sq.ft.
Area of Rectangle- 1a	173.25
Area of Rectangle- 2a	183.42
Area of Rectangle- 3a	647.16
Area of Rectangle- 4a	109.84
Area of Rectangle- 1c	259.53
Area of Rectangle- 2c	53.75
Area of Rectangle- 3c	151.30
Area of Flats(x)	1578.25
Area of Balcony- 1b	79.85
Area of Balcony- 2b	49.90
Area of Balcony- 4c	57.063
Area of Balconies(y)	186.81
Net Area (x+y)	1765.06
Say	1765.0



Total Mumty Area	Area in Sq.ft.
Area of rectangle- D1	438.06
Area of rectangle- D2	117.25
Area of rectangle- D3	117.25
Area of rectangle- D4	520.625
TOTAL	1193.185

AREA OF FLATS	Area in Sq.ft.
Area of Rectangle- 1	109.84
Area of Rectangle- 2	766.07
Area of Rectangle- 3	36.75
Area of Rectangle- 4	766.07
Area of Rectangle- 5	109.84
Area of Rectangle- 6	1572.5
Area of Rectangle- 7	766.07
Area of Rectangle- 8	36.75
Area of Rectangle- 9	766.07
Area of Rectangle- 10	109.84
Area of Rectangle- 11	109.84
Area of Rectangle- 12	152.75
Area of Rectangle- 13	167.5
Area of Rectangle- 14	152.75
Area of Rectangle- 15	1330.81
Area of Rectangle- 16	297.5
Area of Rectangle- 17	87.75
Area of Rectangle- 18	91.125
Area of Rectangle- 19	87.75
Total Area(i)	7517.575

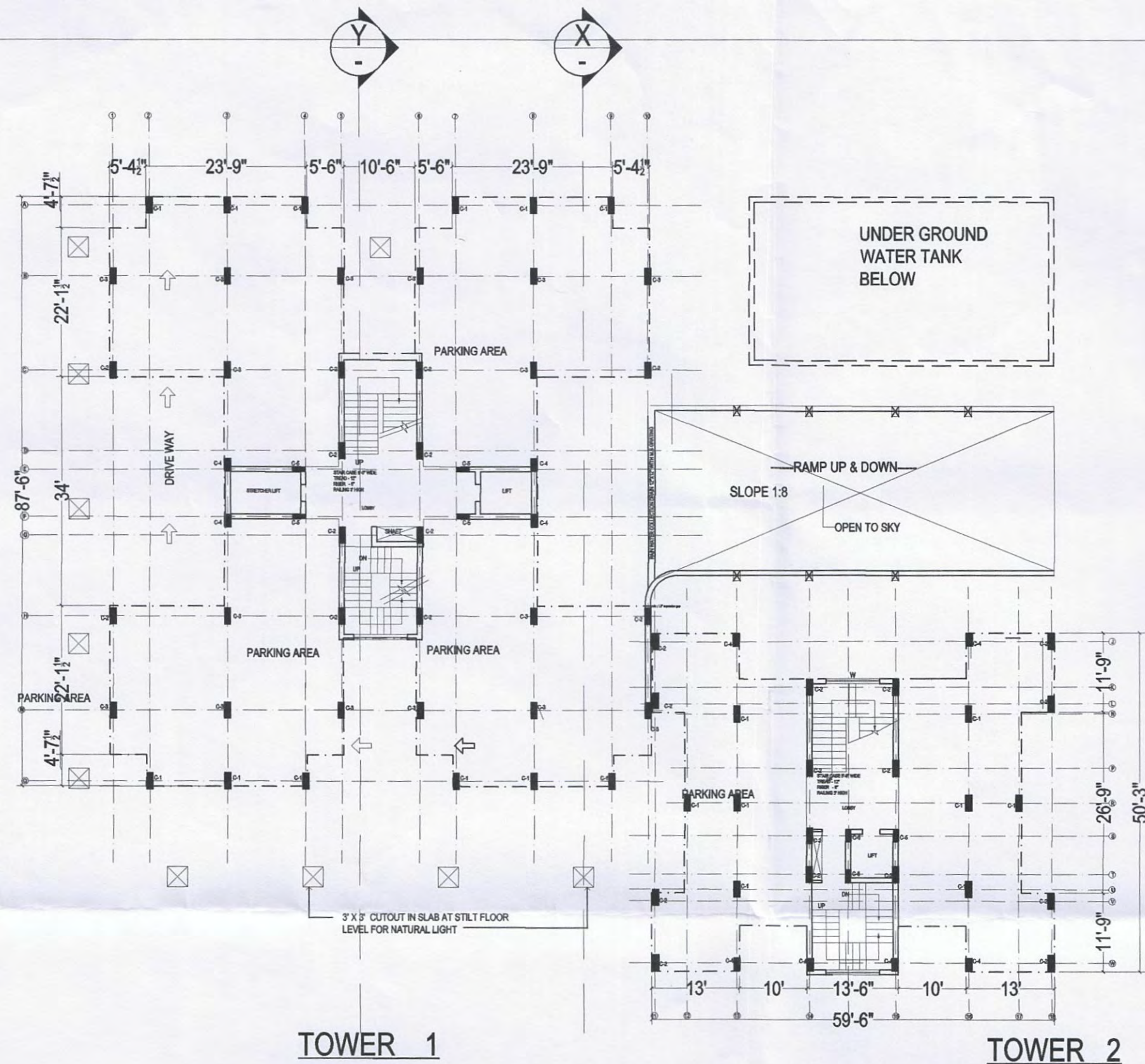
AREA OF FLATS	Area in Sq.ft.
Area of Balcony -B1	49.90
Area of Balcony -B2	79.85
Area of Balcony -B3	79.85
Area of Balcony -B4	49.90
Area of Balcony -B5	49.90
Area of Balcony -B6	79.85
Area of Balcony -B7	79.85
Area of Balcony -B8	49.90
Area of Balcony -B9	61.24
Area of Balcony -B10	61.24
Area of Balcony -B11	61.24
Area of Balcony -B12	61.24
Total Balcony Area(ii)	763.96
DEDUCTIONS (iii)	
Area of Shaft-S9	18
Area of Shaft-S10	9.625
Total Area of Shafts	27.625
Total Mumty Area	1193.185
Total Deducted Area	1220.81

Net Floor Area (i+ii)-iii	7060.725
Area for 3rd-8th floors	42364.0

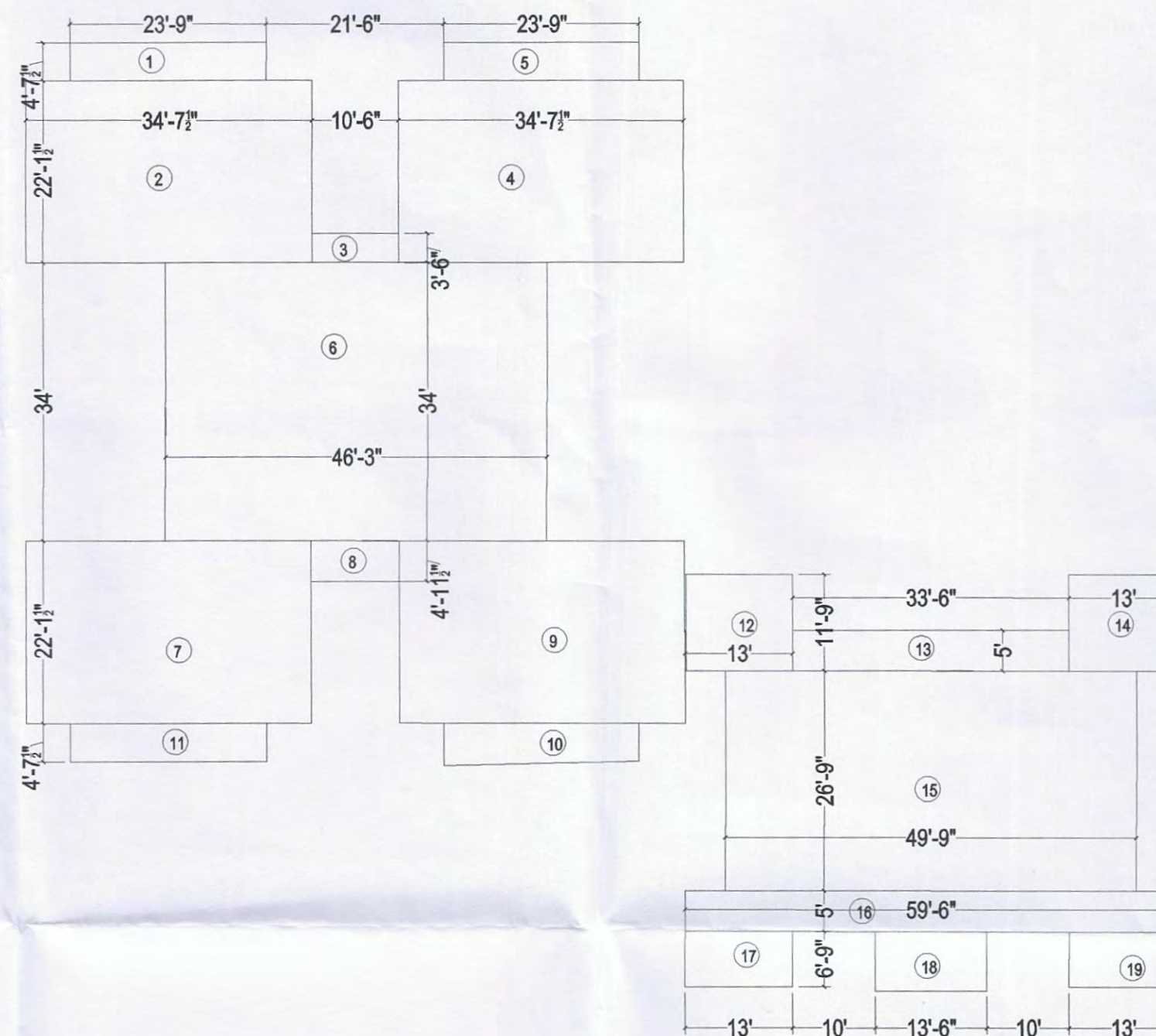
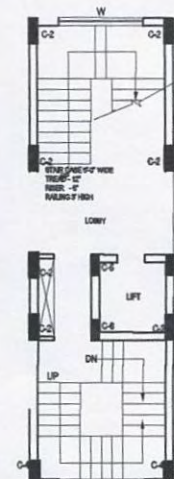
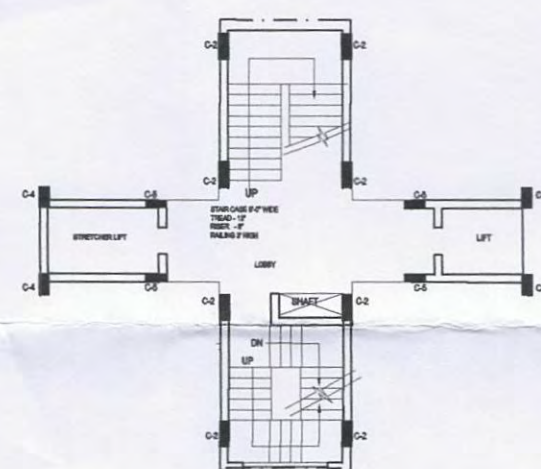
Sheet Title: Typical Floor Plan (3rd - 6th)
Date: 07/05/2014
Scale: 1:8
For PALACE INFRA TECH (P) LTD.
Architect: Rajan Tangri
Client: M/s Palace Infratech Pvt. Ltd.
Director



Architects and Interior Designers,
45- H Sarabha Nagar, Ludhiana.

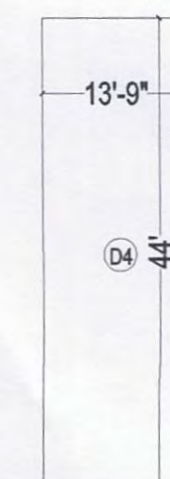


STILT FLOOR LEVEL CONSIDERED AS +/- 0.00



COLUMN NAME	COLUMN SIZE
C1	12"X 30"
C2	12"X30"
C3	12" X30"
C4	12" X 24"
C5	9" X 24"
C6	9" X 24"

Refer structural schedule of columns for the details of reinforcement ,concrete mix, and ties details.



Project:
Group Housing at village
Agwar Gujran Tehsil
Jagroan Distt. Ludhiana

Promoters:
M/s Palace Infratech Pvt. Ltd.
546/1 Govt. College Road
Distt. Ludhiana.

Stilt Parking	Area in Sq.ft.
Area of Rectangle- 1	109.84
Area of Rectangle- 2	766.07
Area of Rectangle- 3	36.75
Area of Rectangle- 4	766.07
Area of Rectangle- 5	109.84
Area of Rectangle- 6	1572.5
Area of Rectangle- 7	766.07
Area of Rectangle- 8	36.75
Area of Rectangle- 9	766.07
Area of Rectangle- 10	109.84
Area of Rectangle- 11	109.84
Area of Rectangle- 12	152.75
Area of Rectangle- 13	167.5
Area of Rectangle- 14	152.75
Area of Rectangle- 15	1330.81
Area of Rectangle- 16	297.5
Area of Rectangle- 17	87.75
Area of Rectangle- 18	91.125
Area of Rectangle- 19	87.75

Total Area(i) 7517.575

DEDUCTIONS (ii)

Area of Rectangle-D1	531.25
Area of Rectangle-D2	129.8125
Area of Rectangle-D3	129.8125
Area of Rectangle-D4	605
Total Area	1395.875

Net Parking Area (i-ii) 6121.7

Sheet Title: Stilt Floor Plan
Date: 07/09/2016
Scale: 1:8

Architect: Client:

AR. RAJAN TANGRI
B.Arch., M.C.A.,
A.I.I.A., FIV
CA-2000/26639
A.I.I.A.-16031
FIV-23438

Architect:
M/s Ideas' Hub

Architects and Interior Designers,

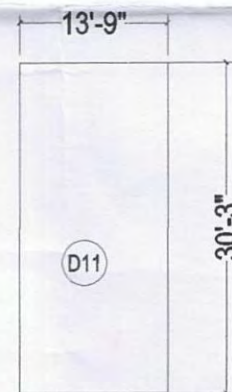
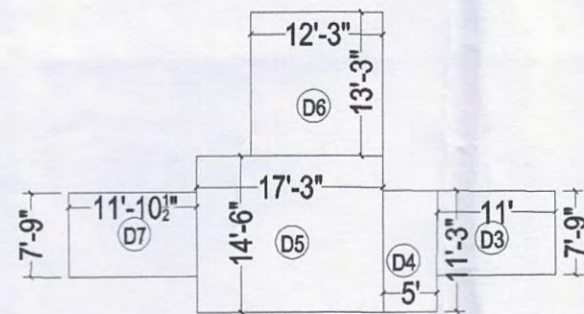
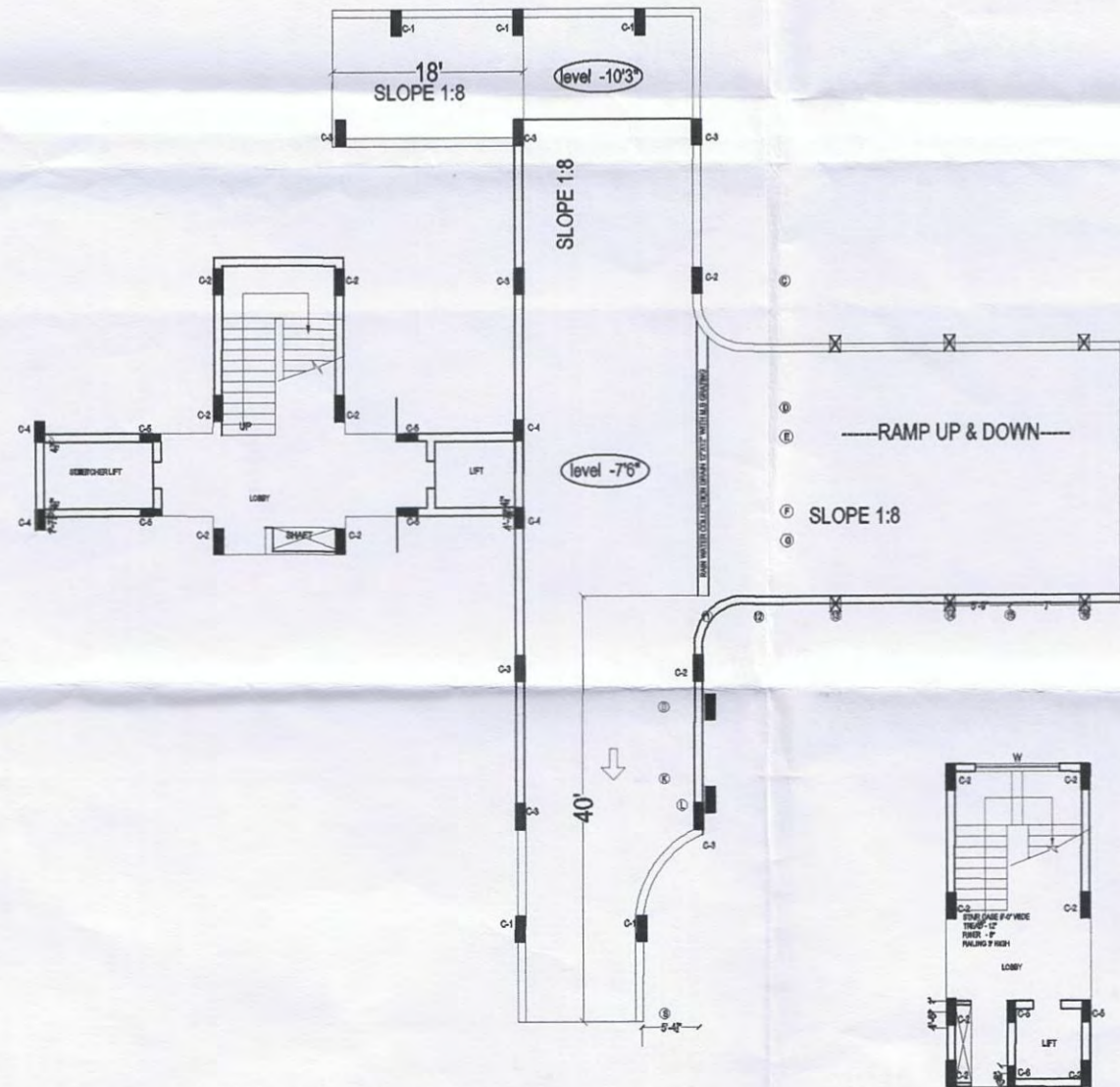
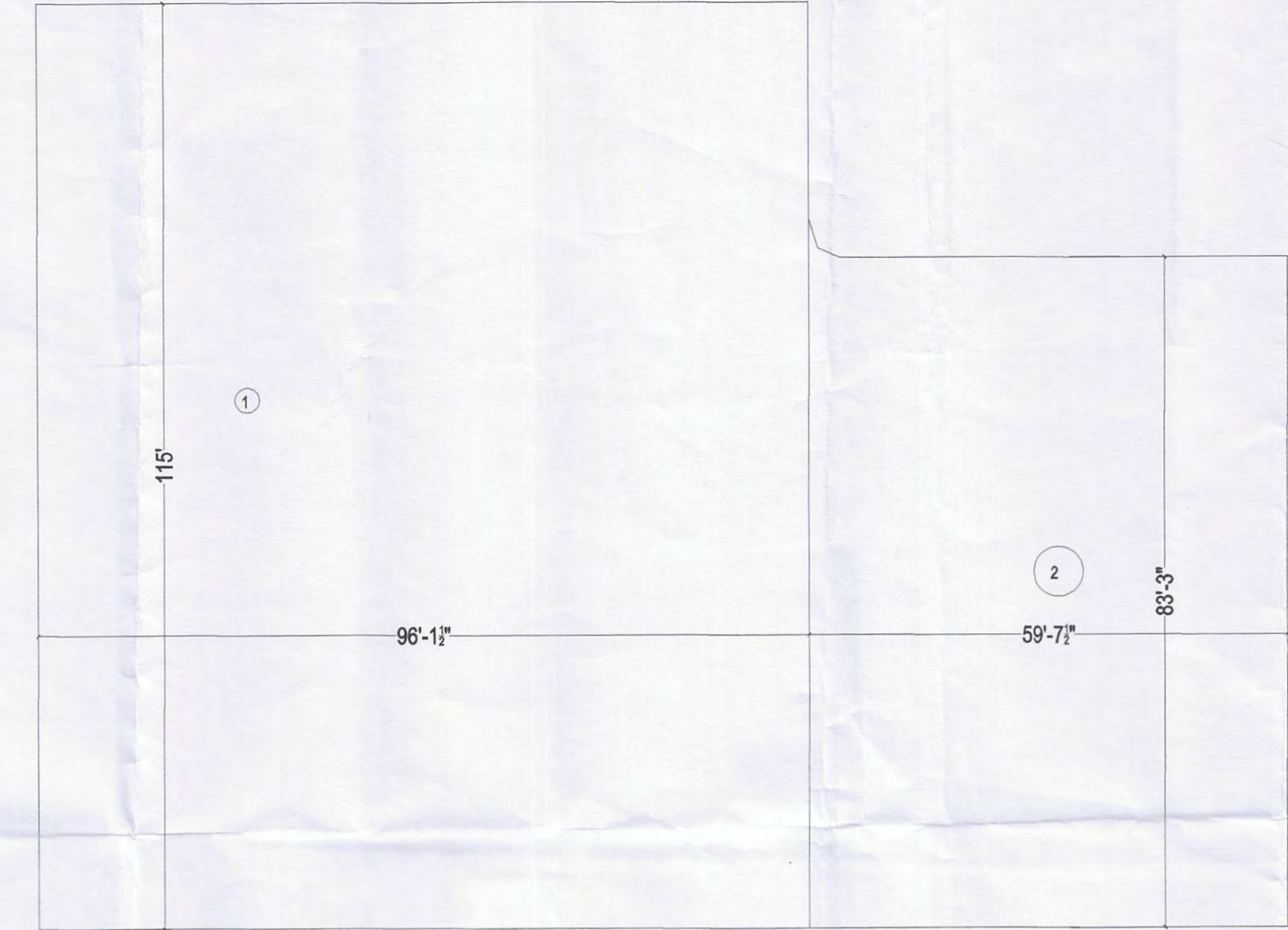
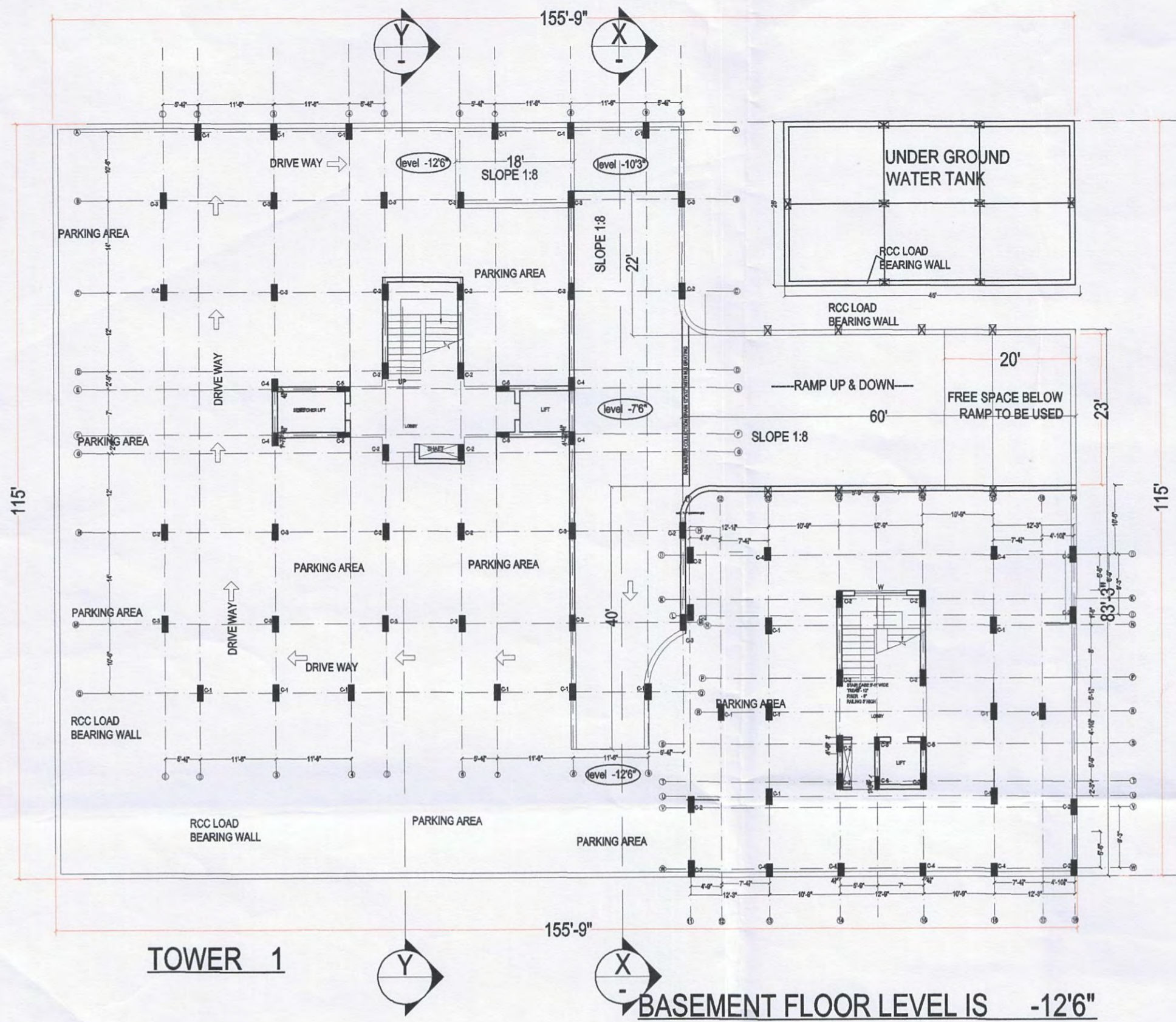
45- H Sarabha Nagar, Ludhiana.

0161-5016667

Project:
Group Housing at village
Agwar Gujran Tehsil
Jagroan Distt. Ludhiana

Promoters:
M/s Palace Infratech Pvt. Ltd.
546/1 Govt. College Road
Distt. Ludhiana.

BASEMENT	Area in Sq.ft.
Area of Rectangle- 1	11054.375
Area of Rectangle- 2	4963.78
Total Area(i)	16018.16
DEDUCTIONS (ii)	
Area of Rectangle-D3	86.22
Area of Rectangle-D4	61.875
Area of Rectangle-D5	250.125
Area of Rectangle-D6	162.3125
Area of Rectangle-D7	91.64
Area of Rectangle-D11	415.9375
Total Area	1068.11
Net Parking Area (i-ii)	14950.05



C1	12"X 30"
C2	12"X30"
C3	12" X30"
C4	12" X 24"
C5	9" X 24"
C6	9" X 24"

Refer structural schedule of columns for
the details of reinforcement ,concrete mix,
and ties details.

Sheet Title: Basement Plan
Date: 07/05/2016
Scale: 1:8
Drawing No: For PALACE INFRA TECH (P)

Architect: Client:

Architects:
M/s Ideas' Hub

Architects and Interior Designers,
45- H Sarabha Nagar, Ludhiana.

0161-5016667

Project:
Group Housing at village
Agwar Gujran Tehsil
Jagroan Distt. Ludhiana

Promoters:
M/s Palace Infratech Pvt. Ltd.
546/1 Govt. College Road
Distt. Ludhiana.

Total Mumty Area	Area in Sq.ft.
Area of rectangle- D1	438.06
Area of rectangle- D2	117.25
Area of rectangle- D3	117.25
Area of rectangle- D4	520.625
TOTAL	1193.185

Sheet Title:	Terrace Floor
Date:	07/05/2016
Scale:	1:8
Architect:	Client:

Architects:
M/s Ideas' Hub
Architects and Interior Designers,
45- H Sarabha Nagar, Ludhiana.

0161-5016667

