

Agenda of 136th Meeting of SEIAA

DATE : 27.08.2018 (Monday)
TIME : 11:00 A.M.
**VENUE: Committee Room,
Regional Office,
PPCB, Mohali**



**State Level Environment Impact
Assessment Authority
VATAVARAN BHAWAN, NABHA ROAD, PATIALA**

Agenda for the 136th meeting of State Level Environment Impact Assessment Authority to be held on 27.08.2018 at 11:00 AM in Committee Room, Regional Office, Punjab Pollution Control Board, Mohali.

INDEX

Item No.	Description	Page No.
136.01	Confirmation of the proceedings of the 135 th meeting of SEIAA held on 20.08.2018.	3
136.02	Action on the proceedings of 135 th meeting of SEIAA held on 20.08.2018.	4
136.03	Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for mining of minor minerals (Sand) from the off river bed (Paleochannel of river Satluj) in the revenue estate of village Bounkar Gujran , Tehsil Ludhiana (E) District Ludhiana, Punjab submitted by Sanjeev Gupta Engineers and Government Contractors (Proposal No. SIA/PB/MIN/75813/2018)	5-19
136.04	Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of commercial project namely " Sushma Prestine " located in revenue estate of Village Chatt, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab by M/s Dream City Realtors Pvt. Ltd. (Proposal no SIA/PB/NCP/75343/2018)	20-30
136.05	Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely " Hermitage Centralis " located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab by M/s Hermitage Infra Developers (Proposal no SIA/PB/NCP/74716/2018)	31-44
136.06	Application for obtaining Environmental clearance under EIA notification dated 14.09.2006 for establishment of a Group Housing project namely " Belliston Avenue " at Village Gazipur, Zirakpur, Distt. S.A.S Nagar, Punjab by M/s. GVT Infra. (Proposal no. SIA/PB/NCP/72694/ 2018)	45-58
136.07	Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely " Imperial Apartments " located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab by M/s Harmony Colonisers Pvt. Ltd. (Proposal no SIA/PB/NCP/74916/2018)	59-72
136.08	Application for environmental clearance under EIA notification dated 14.09.2006 for expansion of township project comprising of residential colony, commercial buildings & group housing project namely " Wave Estate " at Sector 85 & 99, Village Mauli Baidwan, Patti -Sohana, Sabnalki & Block & Tehsil Kharar, SAS Nagar (Mohali) developed by M/s Country Colonizers (P) Ltd. (Proposal no. SIA/PB/NCP /11539 /2016)	73-89
136.09	Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for expansion of group housing project namely " Sushma Grande NXT " located in revenue estate of Village Gazipur,	90-103

	Zirakpur, Derabassi, SAS Nagar Mohali, Punjab by M/s SBL Builders Pvt. Ltd. (Proposal no SIA/PB/NCP /74930/2018)	
136.10	Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely " Royal Avenue " located at Village Naushehra, Distt. Amritsar, Punjab by M/s V. V. Builders (Proposal No. SIA/PB/NCP/73971/2018)	104-118
136.11	Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely " Amayra City " located in revenue estate of Village Aujla, Kharar, SAS Nagar Mohali, Punjab by M/s Omini Pacific Colonizers Pvt. Ltd. (Proposal no SIA/PB/NCP /74900/2018)	119-131
136.12	Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of a commercial project namely " GBP TIME SQUARE " located at Zirakpur, Derabassi, SAS Nagar Mohali, Punjab by M/s Gupta Builders and Promoters Pvt. Ltd. (Proposal no SIA/PB/NCP/75616/2018)	132-143
136.13	Regarding transfer of environmental clearance granted under EIA notification dated 14.09.2006 to the Divisional Engineer (PH), M/s Amritsar Development Authority (ADA), PUDA Bhawan, Green Avenue, Amritsar for area development project namely " Aerocity Amritsar " in the revenue estate of Village Heir, Meera Kot & Bal, Ajnala Road, Amritsar in the name of M/s DSK Realtors Private Limited	143-144
136.14	Complaint regarding violation of EIA notification, 2006 by Preet City, Sector 86, Mohali received through email dated 09.02.2018 from Ravi Kumar	145-150

Item No.136.01: Confirmation of the minutes of 135th meetings of SEIAA held on 20.08.2018.

The proceedings of 135th meetings of SEIAA held on 20.08.2018 has been circulated to all concerned vide email dated 23.08.2018 and letter no.1090-91 dated 23.08.2018. No observation has been received from any of the members. As such, SEIAA may confirm the minutes of the said meetings.

Item No.136.02: Action on the proceedings of 135th meeting of SEIAA held on 20.08.2018.

Action on the proceedings of 135th meeting of SEIAA held on 20.08.2018 is being taken and the same will be placed before the SEIAA in its next meeting.

Item No.136.03: Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for mining of minor minerals (Sand) from the off river bed (Paleochannel of river Satluj) in the revenue estate of village Bounkar Gujran, Tehsil Ludhiana (E) District Ludhiana, Punjab submitted by Sanjeev Gupta Engineers and Government Contractors (Proposal No. SIA/PB/MIN/75813/2018)

The facts of the case are as under: -

The General Manager-Cum-Mining Officer, District Industries Centre, Ludhiana was granted environmental clearance under EIA notification dated 14.09.2006 vide no. 691 dated 04.05.2017 for carrying out mining of minor minerals (sand) @ 2,93,098 TPA in an area of 7.5 hectares in the revenue estate of Village Bounkar Gujran, Tehsil Ludhiana (E), District Ludhiana, subject to the conditions mentioned herein.

Thereafter, the environmental clearance granted to the General Manager-cum-Mining Officer, Ludhiana vide letter no. 691 dated 04.05.2017 for carrying out mining of minor minerals (sand) @ 2,93,098 TPA in an area of 7.5 hectares having H.B. no. 39 bearing Khasra nos 6//19, 20, 21, 22, 23, 7//16, 14//4, 5, 17/1, 23/ 1, 24/1, 22/2, 23/2, 24/2, 15//1, 2, 3, 9, 10, 12, 13, 4/1 located in the revenue estate of Village Bounkar Gujran, Tehsil Ludhiana (E), District Ludhiana, was transferred vide letter No. 956 dated 27.12.2017 in the name of Sh. Sanjeev Gupta S/o Sh. Mohinder Pal, House No. 255, Park Street, Anand Nagar-A, Patiala for a period of 5 years from the date of final approval to be issued by the Govt. for carrying out the mining operations or the validity period of environmental clearance, whichever occurs earlier, subject to the same conditions as mentioned in the environmental clearance issued vide letter no. 691 dated 04.05.2017 i.e. with manual mining.

The project proponent has submitted fresh application for obtaining environmental clearance under EIA notification dated 14.09.2006 for mining of minor minerals (Sand) from the off river bed (Paleochannel of river Satluj) i.e. from the same area in the revenue estate of village Bounkar Gujran, Tehsil Ludhiana (E) District Ludhiana, Punjab with semi mechanized method. The project is covered under category 1 (a) of the Schedule appended to the said notification. The proposed project of mining of sand mining falls under Category "B2" as per MOEF Gazette Notification.

The case was placed in the agenda of 169th meeting of SEAC held on 20.07.2018 but could not be taken up due to paucity of time and was deferred.

The case was again considered by the SEAC in its 170th meeting held on 28.07.2018 and the same was attended by the following on behalf of the project proponent: -

- i) Sh. Sanjeev Gupta, Contractor of the Promoter Company.
- ii) Sh. S. Brahma of M/s Shivalik Solid Waste Management Ltd., Environmental Consultant of the promoter company.

Environmental Consultant of the contractor presented the salient features of the project as under: -

Project name	Bounkar Gujran Sand Mining Project
Mining Lease Area	Total: 7.5 hectare, Mineable area: 6.7 Ha. (after leaving safety zone of 7.5 m)
Location of mine	6//19,20,21,22,23,7//16,14//4,5,17/1,23/1,24/1,22/2,23/2,24/2,15//1,2,3,4/1,9,10,12,13 Area 7.5 Ha
Latitude & Longitude	30°57'14.90"N to 30°57'6.25"N & 76° 0'45.57"E to 76° 0'58.71"E
Toposheet number	H43J01
Minerals of mine	Sand
Proposed production of mine	2,93,098 Tonnes
Method of mining	Semi mechanized mining using excavator
No of working days	290 days
Cost of the Project	Rs 1,53,91,320 (except Environment Protection cost which will be around Rs 2,50,000 and Plantation which will cost Rs. 60,000)
Nearest railway station	Nearest Railway Station is Dhandhari Railway Station approximately 13 Km (aerial) in SW direction
Nearest state highway/national highway	Machhian Kalan Bounkar link Road which is about 0.2 km in West direction.
Nearest airport	Nearest Airport is Ludhiana Airport which is approximately 11Km (aerial) away from the mine site in SW direction.
Seismic zone	Seismic zone IV

➤ **Mining Methodology:**

- The extracted sand will be collected in its existing form upto a depth of 3 m bgl or 1 m above ground water level whichever comes first.
- Mining will be carried out in semi mechanized manner using one excavators in the day time only. Ordinary earth generated from the proposed mine site will be used for backfilling of mined out area.
- A clear gap of 7.5 m (0.8 Hectares) is provided along the lease boundary.
- The mining activity will be as per Sustainable Sand Mining Guideline, 2016 issued by Ministry of Environment, Forest and Climate Change (MoEF&CC), Government of India (GoI).

➤ **Mining Machinery details: -**

- ✓ Excavator- 1. (Bucket size: 1.1 cum)
- ✓ Truck (9 tonne capacity)- 3 trucks/hour Total production: 293098 tonnes, Annual production: 58619.6 tonnes
- ✓ Per day production (working days- 290): 202 tonnes,
- ✓ Per hour (working hour-8): 25 tonnes, No. of truck: $25/9 = 3$ truck
- ✓ Water Sprinkler- 1

➤ **Justification of Semi-Mechanized Mining**

- ✓ Semi mechanised mining will help to meet the required high demand of sand in the market.
- ✓ Using manual mining method to mine upto 3 m depth is a tedious job. Hence, mining using excavator is proposed for the project.
- ✓ Using semi mechanised method will help to reduce overall cost of mining in long run which will also positively affect the cost of sand.
- ✓ Mining can be done effectively as compared to manual mine.

➤ **Working Depth (below ground level)-** During the lease period, the deposit will be worked from the top surface to 3m bgl or 1m above ground water table, whichever comes first.

➤ **Manpower Requirement:**

The total direct manpower requirement for the proposed mining operation will be around 10 nos. which will include supervisor@1 nos., Operator@2 nos. and unskilled@7 nos. Indirect employment is also expected due to the associated activities.

➤ **Power**

All the activities will be carried out in semi mechanized manner using by excavator. The operation will be done only from sun rise to sun set hence there is no power requirement for the project at site.

➤ **TRANSPORTATION ROUTE**

- ✓ The lease area is connected to the nearest metalled road through an unmetalled road at a distance of about 80 m from block I and 250 m from block II which further connect to Machhian Kalan Bounker Link Road.
- ✓ About 3 trucks will be used per hour for transportation of material from the lease area to the market/end user.

➤ **TRAFFIC MANAGEMENT**

- ✓ For the transportation of minerals densely populated areas, like markets and villages will be avoided & an alternate route will be followed for evacuation purpose.
- ✓ Movement of the vehicles will be restricted during the peak hours of the work.
- ✓ Only Pollution check certified vehicles will be used for transportation purpose.
- ✓ The dust suppression measures like water sprinkling will be done on the un-metalled part of the haulage road.
- ✓ Utmost care will be taken to prevent spillage of Sand from the trucks & materials will be covered with tarpaulin sheet.
- ✓ Overloading will be avoided
- ✓ Plantation along the roads will reduce the impact of dust in nearby villages
- ✓ Use of PUC certified vehicles for transportation purpose
- ✓ Timely maintenance of vehicles.
- ✓ Effective traffic management will be done by proper planning of truck movement to prevent traffic jam. Dedicated person will be deployed at the T-point near village Bounkar Gujran.
- ✓ Un- necessary honking will be avoided
- ✓ To avoid accidents, the speed of vehicles will be low near habitation areas.

➤ **Water Requirement**

Total water requirement will be around 1.78 KLD. About 1.33 KLD will be required for dust suppression and 0.45 KLD for domestic purpose. This water will be supplied from nearby available source. Rain water harvesting will be done after consultation with the local government authority.

➤ **Sewerage system**

No sewerage system is provided as no waste water will be generated at the mine site.

➤ **Solid waste management**

No solid waste will be generated during the mining activity. Little amount of domestic waste will be generated that will be disposed off through municipal way. Only Top soil/ Overburden will be generated as a waste during processing. There is no washing or screening etc. which may result in screened reject or silt etc. Minimal amount of domestic waste will only be generated at the mine site by the workers, which will be further disposed off by the proper municipal way. No lighting will be allowed in the area. No tree cutting, chopping, lumbering, uprooting of shrubs and herbs will be allowed. No track or new road for movement of labors or vehicles be laid in adjoining area, to prevent fragmentation, encroachment and human – animal encounter. Vehicles used for transportation will be within the permissible noise level. No stockpiling of sand will be done in adjoining area.

➤ **Mitigation Measures For Minimizing Impacts On Land Environment**

- i) Top soil generated as overburden and use for the development of green belt.
- ii) The mining activity will be semi mechanized using excavator and no other heavy machinery / equipment / their functioning will be used which will avoid adverse effects associated with them.
- iii) Mining will be restricted down to 3 m below ground level or 1 m above the water table whichever comes first.
- iv) Plantation will be carried out in consultation with the forest department in 7.5 m barrier zone (1.13 Hectares) around the lease area which will be developed as green belt.

➤ **On Air Environment**

- ✓ Water sprinkling will be done on the roads regularly.
- ✓ Care will be taken to prevent spillage by covering the material carrying vehicles with tarpaulin and sprinkling of water, if in dry form.
- ✓ Proper tuning of vehicles will be ensured to keep the gas emissions from the vehicles within the prescribed norms.
- ✓ Fortnightly scraping of road to keep the roads almost leveled will be done to ensure smooth flow of vehicles and to prevent spillage of mined material.
- ✓ Overloading will be kept under check by giving prior awareness

➤ **On Water environment**

- ✓ Mining will be done up to the depth of 3 meter bgl or 1 m above ground water table whichever comes first. It will be ensured that the project will not intercept the ground water table.
- ✓ The vehicles will be maintained so that no spillage of lubricants will take place leading additional pollution load.

➤ **On Noise Environment**

- ✓ Minimum use of Horns at the village area.
- ✓ Timely maintenance of vehicles and their silencers to minimize vibration and sound.
- ✓ Phasing out of old and worn out trucks.
- ✓ Plantation of trees along the bank will be done to attenuate the noise to be generated from machinery.
- ✓ Awareness will be imparted prior to mining operations to all truck operators & other persons concerned, so that they must be aware of detrimental effects of noise pollution.

➤ **On Biological Environment**

- ✓ If birds are noticed crossing the core zone, they will not be disturbed at all.
- ✓ Labours will not be allowed to dispose off food, plastic etc., which can attract animals/birds near the core site.
- ✓ Only low polluting vehicles having pollution under control certificate will be allowed for carrying mining materials.
- ✓ Noise level will be maintained within permissible limit.

➤ **Green Belt Development**

- ✓ Green belt development planning for the proposed project will be done with the ecological prospective of immediate surrounding environment taking into consideration the nature of pollution, availability of space and types of plantation species. Plantation will be carried out in consultation with Forest Department in 7.5 mtr barrier zone (1.13 hectare) around the lease area which will be developed as green belt.
- ✓ Rs 60,000/- hectare will be spent on greenbelt development purpose.
- ✓ About 1700 plants will be planted at the rate of 1500 plant per hectare at a distance of R x R (2.5 m) and P x P (3 m).
- ✓ The plantation will be carried out along the road side, government school, panchayat building in consultation with panchayat and forest department.
- ✓ Water for green belt development and sprinkling will be sourced from village pond

➤ **Environment Management Allocation-** Rs. 38,000/- per annum will be spent on implementation of Environment Management Plan.

➤ **Corporate Social responsibility**

For the Socio-Economic development & welfare of people residing in nearby villages approximately 2 % of the project cost i.e. about Rs 3,07,826 will be spendt

Following activities will be carried out as a part of CSR (Corporate Social Responsibility):

- a) Regular health check-up camps for the workers engaged in mines shall be organized.
- b) Occupational health surveillance program of the workers shall be undertaken periodically to observe any contractions due to exposure to dust and take corrective measures, if needed.
- c) Insurance cover to all workers engaged in mines shall be provided.
- d) Common vocational training center shall be setup at district level.
- e) Local needs of habitants like school, crèche, hospital, veterinary hospital, sanitation, drinking water etc. shall be considered positively.

The SEAC observed that the contractor/applicant is required to clarify the following observations to which he replied as under: -

Sr.No.	Observations	Reply
1.	Submit traffic route from the site through the haulage road to main Highway showing the habited area on the route.	<p>a) The project proponent submitted a copy of the layout plan showing location of lease area, which is connected to the nearest metalled road through an unmetalled road at a distance of about 80 m from block I and 250 m from block II which further connect to Machhian Kalan Bounker Link Road i.e. Haulage Road is 250 m + 80 m= 340 m.</p> <p>b) Machchian Kalan Bounker Link Road connects mining site in Bounker Gujran to Main Highway which is a metalled road. The width of the Machchian Kalan Bounker Link Road including berm is 4.5 m.</p> <p>c) There are no villages in the route between mining site to the Machchian Kalan where it connects with Highway. The distance between the mining site and dumped market yard of Machchian Kalan is 2 km.</p> <p>d) The excavated sand will be dumped in the Market Yard of Machchian Kalan. Thus, the haulage route will be from the mining site to the Machchian Kalan. The width of haulage road is 2.8 m.</p>
2.	Details of the cross section of the link road and all other roads showing where plantation has been proposed.	The project proponent submitted dimensional drawing of cross section of the link road and also informed that the plantation will be done in consultation with the local authority.
3.	Detailed proposal of plantation plan, including inventory of falling of existing tree, if any	<p>a) Green belt development planning for the proposed project will be done with the ecological prospective of immediate surrounding environment taking into consideration the nature of pollution, availability of space and types of tree species. Total plantation area of 1.13 hectare (15% of total area) will be developed</p> <p>b) Rs 60,000/- hectare will be spent on greenbelt development purpose.</p> <p>c) About 1700 plants will be planted at the rate of 1500 plant per hectare at a distance of R x R (2.5 m) and P x P (3 m).</p> <p>d) Plantation will be carried out along the road side, government school, panchayat building in consultation with panchayat and forest department.</p> <p>e) Water for green belt development and</p>

		<p>sprinkling will be sourced from village pond.</p> <p>f) No tree is present on the mine lease area, hence no felling of tree is involved in the project.</p>
4.	Contour plan showing that the drainage pattern of the area will not be altered. Depth of Ground water level shall also be mentioned.	The project proponent submitted a copy of the contour plan with legends as lease boundary, sand, 7.5 barrier zone and contour line of the Village Bunker Gujran Sand Mining project. Depth of ground water ranges between 5- 10 m bgl (Source -CGWB, Ludhiana)
5.	Details of the measures to be taken for the dust suppression on roads and Proposal for rain water harvesting.	<p>For dust suppression, water sprinkling will be done on the un-metaled haulage route (distance: 330 m)</p> <p>a) Drinking water will be made available to the workers at site as well as to the drivers/helpers.</p> <p>b) Water will be obtained from nearby available sources.</p> <p>c) Water for sprinkling will be sourced from village pond.</p> <p>d) Rain water harvesting will be done after consultation with the local government authority.</p>
6.	Details of the measures for traffic management and road safety.	<ol style="list-style-type: none"> 1. The dust suppression measures like water sprinkling will be done on the un-metaled part of the haulage road 2. Utmost care will be taken to prevent spillage of Sand from the trucks & materials will be covered with tarpaulin sheet 3. Overloading will be avoided 4. Plantation along the roads will reduce the impact of dust in nearby villages 5. Use of PUC certified vehicles for transportation purpose 6. Timely maintenance of vehicles. 7. Effective traffic management will be done by proper planning of truck movement to prevent traffic jam. Dedicated person will be deployed at the T- point near village Bunkar Gujran. 8. Un- necessary honking will be avoided 9. To avoid accidents, the speed of vehicles will be low near habitation areas.
7.	Justification for number of trucks per hour i.e. 3 trucks per hour whereas with manual mining, it was around 16 trucks per hour. Also to submit the details of the bucket size to be used for loading/unloading purposes.	<ul style="list-style-type: none"> • Truck (9 tonne capacity)- 3 trucks/hour. • Total production: 293098 tonnes, Annual production: 58619.6 tonnes Per day production • (working days- 290): 202 tonnes, • Per hour (working hour-8): 25 tonnes, • Hence, no. of truck: $25/9 = 3$ truck

The aforesaid reply to observations was taken on record by the SEAC.

After detailed deliberations, the SEAC decided to recommend the case to SEIAA for grant of revised environmental clearance for carrying out mining of minor minerals (sand) @ 2,93,098 MT in an area of 7.5 hectares having H.B. no. 39 bearing Khasra nos 6//19, 20, 21, 22, 23, 7//16, 14//4, 5, 17/1, 23/ 1, 24/1, 22/2, 23/2, 24/2, 15//1, 2, 3, 9, 10, 12, 13, 4/1 with 30°57'14.90"N to 30°57'6.25"N & 76° 0'45.57"E to 76° 0'58.71"E located in the revenue estate of Village Bounkar Gujran, Tehsil Ludhiana (E), District Ludhiana subject to the following additional/revised conditions in the environmental clearance granted vide no. 691 dated 04.05.2017 to the General Manager-Cum-Mining Officer, Ludhiana, transferred vide letter no. vide letter no 956 dated 27.12.2017 in the name of contractor Sh. Sanjeev Gupta S/o Sh. Mohinder Pal, House No. 255, Park Street, Anand Nagar-A, Patiala:-

A. Specific conditions:

- (i) The environmental clearance will be valid for a period of seven years from the date of issuance or upto completion of excavation of sand @ 2,93,098 MT or up to a depth of 3m only whichever is reached earlier, as per the provisions of the EIA Notification, 2006 as amended subsequently, for mining of minor minerals in the above said location and khasra numbers.
- (ii) The mining lease area which has been demarcated by the Mining Officer in the presence of revenue authorities and concerned Village Panchayat or their representatives on the ground with pucca pillars with reference to some permanent bench marks shall remain intact during entire mining lease/operation period.
- (iii) The mining activity shall be carried out strictly as per provisions of MoEF Notification dated 15.01.2016 & Sustainable Sand Mining Management Guidelines 2016 issued by MoEF&CC, New Delhi as amended from time to time and guidelines issued by Geological Survey of India as applicable for such projects.
- (iv) Mining shall be carried out as per the approved Development/Mining Plan prepared for this project and as per the Mines & Mineral (Development & Regulation) Act, 1957 / other Acts/Rules & its amendment related with mining of minor minerals.
- (v) The project proponent shall obtain Consent to Establish and Consent to Operate from the Punjab Pollution Control Board and effectively implement all the conditions stipulated therein.
- (vi) The Mining Officer shall inspect the mining site after every 15 days and in case, a Schedule-I or Schedule-II species as per Wildlife Act or any rare or endangered species are reported, the Mining Officer will get a conservation plan prepared in consultation with Department of Wildlife and ensure its implementation.
- (vii) The mining of minor mineral (sand) shall be carried out only upto a depth for which the sand strata is available, but not more than 3 meter below the natural ground level in any case or meter above the ground water table, whichever is less. The top

- over burden removed prior to starting the mining, shall be placed and it shall be ensured that no depression is created with respect to adjoining areas and natural drainage pattern of the area is not altered after mining.
- (viii) The Mining Officer shall ensure that the mining shall be carried out by the contractor/lessor as per the EMP prepared and development / mining plan prepared as per the Mines & Mineral (Development & Regulation) Act, 1957 / other Acts/Rules related with mining of minor minerals.
 - (ix) Effective safeguard measures shall be taken by Mining Officer to ensure that the AAQ levels at various locations are within permissible limits as prescribed by MoEF/CPCB/PPCB.
 - (x) The Mining Officer shall ensure that wherever deployment of labour attracts the Mines Act, the provision thereof shall be strictly followed.
 - (xi) The project proponent shall undertake plantation/afforestation work by planting native species in the nearby area adjacent to mine lease area.
 - (xii) The project proponent shall ensure that effective safeguard measures, such as regular water sprinkling shall be carried out in critical areas prone to air pollution and having high levels of particulate matter such as loading and unloading points and all transfer points. Extensive water sprinkling shall be carried out on haul roads. It should be ensured that the Ambient Air Quality parameters conform to the norms prescribed by the MoEF/CPCB/PPCB. in this regard.
 - (xiii) The project proponent shall undertake adequate safeguard measures during extraction of sand and ensure that due to this activity, the hydro-geological and ecological regime of the surrounding area shall not be affected. Regular monitoring of ground water level and quality shall be carried out around the mine lease area by establishing a network of existing wells and installing new piezometers during the mining operation.
 - (xiv) The periodic monitoring [(at least four times in a year- pre-monsoon (April May), monsoon (August), post-monsoon (November) and winter (January)); once in each season)] shall be carried out in consultation with the State Ground Water Board/Central Ground Water Authority and the data thus collected may be sent regularly to the Ministry of Environment and Forests and its Regional Office at Chandigarh, the Central Ground Water Authority, the Regional Director, Central Ground Water Board and Punjab Pollution Control Board. If at any stage, it is observed that the groundwater table is getting depleted or rising due to the mining activity, necessary corrective measures shall be carried out.
 - (xv) The project proponent shall obtain necessary prior permission of the Competent Authorities for abstraction of requisite quantity of water (surface water and groundwater), if any, required for the project.
 - (xvi) Appropriate mitigative measures shall be taken by the Mining Officer/project proponent to prevent pollution at the mining site in consultation with the State Pollution Control Board. It shall be ensured that there is no leakage of oil and grease at the mining site from the vehicles/mining equipment used for transportation.
 - (xvii) The transportation route map will be prepared and finalized. Vehicular emissions shall be kept under control and regularly monitored. The project proponent shall

- ensure that the transportation route is away from the habitation area and does not pass through any village. The transportation hours of mined material shall be restricted to non-peak hours only.
- (xviii) The mineral transportation shall be carried out through the covered trucks only and the vehicles carrying the mineral shall not be overloaded. The project proponent shall maintain the approach road from project site to main highway & provide proper signage on the blind spots and it shall be ensured that tippers carrying mined material are not loaded beyond the permissible load as per designed load bearing capacity of the road. Moreover, provision of sufficient funds shall be made in the budget for the proper maintenance of the roads.
 - (xix) No drilling and blasting operation shall be carried out.
 - (xx) No mining operation shall be carried out at any point within 100 m of railway line, 100 m from national highway, 25 m from edge of State Highway, 50 m from HT line/any public works/reservoirs, tanks/canal/public roads and buildings or inhabited or 10 m of outer edge of any village/other road. No mining shall be carried out within 500 m of upper side and lower side of high level bridge on the rivers. Similarly, no mining shall be carried out within 250 m of upper and lower side of other bridges. A safety barrier of 7.5m width shall be left intact around the mine lease boundary.
 - (xxi) Mineral handling area shall be provided with the adequate number dust suppression system. Loading and unloading areas including all the transfer points should also have efficient dust control arrangements. These should be properly maintained and operated.
 - (xxii) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly.
 - (xxiii) 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, 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.
 - (xxiv) The critical parameters such as RSPM (Particulate matter with size less than 10micron i.e., PM10) and NO in the ambient air within the impact zone shall be monitored periodically. Further, quality of discharged water shall also be monitored [(TDS, DO, PH, Faecal Coliform and Total Suspended Solids (TSS)]. The monitored data shall be uploaded on the website of the company as well as displayed on a display board at the project site at a suitable location near the main gate of the Company in public domain. The Circular No. J-20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment and Forests, which is available on the website of the Ministry www.envfor.nic.in shall also be referred in this regard for its compliance.
 - (xxv) The municipal solid waste generated shall be disposed off as per Solid Waste Management Rules, 2016. Segregation of bio-degradable and non-biodegradable wastes shall be done at site and disposed off as per provisions of Solid Waste Management Rules. Dustbins will be provided at site and the workers will be guided

- to put the domestic waste and plastic carry bags etc. if any, in the dustbin. No littering will be permitted at the site as well as in the vicinity.
- (xxvi) The project proponent shall take all precautionary measures during mining operation for conservation and protection of rare and endangered flora & fauna found in the study area. Action plan for conservation of flora and fauna shall be prepared in consultation with the State Forest and Wildlife Department. All the safeguard measures brought out in the Wildlife Conservation Plan so prepared specific to this project site shall be effectively implemented. Necessary allocation of funds for implementation of the conservation plan shall be made and the funds so allocated shall be included in the project cost. A copy of action plan shall be submitted to the Regional Office of the Ministry of Environment and Forests, Chandigarh.
 - (xxvii) The project proponent shall ensure the implementation of the post closure mining plan as proposed by the project proponent in the mining plan.
 - (xxviii) The project proponent shall submit within 3 months their policy towards Corporate Environment Responsibility which should inter-alia address (i) Standard operating process/ procedure to bring into focus any infringement/deviation/violation of environmental or forest norms/ conditions, (ii) Hierarchical system or Administrative order of the company to deal with environmental issues and ensuring compliance of EC conditions and (iii) System of reporting of non-compliance/violation of environmental norms to the Board of Directors of the company and/or stakeholders or shareholders.
 - (xxix) Vehicles hired to be used for transportation of mined material should be in good condition and should conform to applicable air and noise emission standards.
 - (xxx) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored.
 - (xxxi) The Risk assessment and disaster management plan should be prepared.
 - (xxxii) The project proponent shall submit the site plan showing the earmarked area for storage of mined material.
 - (xxxiii) The Mining Officer and project proponent shall ensure that the compensation to the private land owner (s) for the mined area shall be made as per the prevalent policy of the State Govt.
 - (xxxiv) Mining shall be carried out by open-cast, semi-mechanized method. Excavators (1Nos) with bucket size capacity 1.1 cum, Truck (3 Nos/hr) and water sprinkler (1 Nos) for semi mechanized mining operations including loading and transportation and few workers to accomplish the process may be used in a scientific and systematic manner as per the approved mining plan
 - (xxxv) The project proponent shall adopt and follow the procedure for mining, transportation and monitoring of sand mining or river bed mining as given in the Appendix-XII of Notification No. S.O. 141 (E) dated 15.01.2016 as well as Sustainable Sand Mining Management Guidelines, 2016 issued by MoEF & CC

B. General Conditions:

- (i) No change in mining technology and scope of working should be made without prior approval of the Ministry of Environment & Forests.

- (ii) No change in the calendar plan including excavation, quantum of mineral sand (minor mineral) and waste should be made.
- (iii) The mining will be carried out during day time only.
- (iv) Four ambient air quality-monitoring stations should be established in the core zone as well as in the buffer zone for RSPM (Particulate matter with size less than 10micron i.e., PM) and NOx monitoring. Location of the stations should be decided based on the meteorological data, topographical features and environmentally and ecologically sensitive targets and frequency of monitoring should be undertaken in consultation with the State Pollution Control Board.
- (v) Data on ambient air quality RSPM (Particulate matter with size less than 10micron i.e., PM) & NOx should be regularly submitted to the Ministry of Environment and Forests including its Regional office located at Chandigarh and the Punjab Pollution Control Board / Central Pollution Control Board once in six months.
- (vi) Fugitive dust emissions from all the sources should be controlled regularly. Water spraying arrangement on haul roads, loading and unloading and at transfer points should be provided and properly maintained.
- (vii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contractions due to exposure to dust and take corrective measures, if needed.
- (viii) A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive, who will report directly to the Head of the Organization.
- (ix) The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the Ministry of Environment and Forests and its Regional Office located at Chandigarh.
- (x) The project proponent should inform to the Regional Office of the Ministry of Environment & Forests located at Chandigarh regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
- (xi) The Regional Office of Ministry of Environment & Forests located at Chandigarh shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information / monitoring reports.
- (xii) The project proponent shall submit six monthly reports on the status of compliance of the stipulated environmental clearance conditions including results of monitored data (both in hard copies as well as by e-mail) to the Ministry of Environment and Forests, its Regional Office Chandigarh, the respective Zonal Office of Central Pollution Control Board and the State Pollution Control Board. The proponent shall upload the status of compliance of the environmental clearance 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 the Ministry of Environment and Forests, Chandigarh, the respective Zonal Office of Central Pollution Control Board and the State Pollution Control Board.
- (xiii) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zila Parisad/ 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.
 - (xiv) The State Pollution Control Board should display a copy of the clearance letter at the Regional office, District Industries Centre and the Collector's office/ Tehsildar's office.
 - (xv) The environmental statement for each financial year ending 31 March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chandigarh by e-mail.
 - (xvi) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility.
 - (xvii) The project proponent should advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the clearance letter informing that the project has been accorded environmental clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at web site of the Ministry of Environment and Forests at <http://envfor.nic.in> and a copy of the same should be forwarded to the Regional Office of Ministry of Environment & Forests at Chandigarh.
 - (xviii) The MoEF/SEIAA or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
 - (xix) The SEIAA may cancel the environmental clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, it is found/ come to the knowledge of the SEIAA that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the environmental clearance.
 - (xx) The project proponent shall get the micro chemical analysis of the mined material done from an approved laboratory once in a year and shall submit the analysis results to the Ministry of Environment & Forests/SEIAA, Punjab/Punjab Pollution Control Board.
 - (xxi) The Mining Officer and project proponent shall ensure that the contractor shall engage people of local area for mining purpose as far as possible, so as to have opportunities of employment for them.
 - (xxii) The monitoring of the mining project in respect of Environment Management shall be carried out by the State/District Level Environment Management Cells constituted by the Govt. of Punjab vide notifications dated 03.12.2012.

- (xxiii) This environmental clearance will be valid for carrying out mining of minor minerals (sand) from off river based only and not for river sand mining.
- (xxiv) 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.
- (xxv) The project proponent will plant only those species of plants as mentioned in the 'Guidelines for Plantation of Trees in Green Belt' for different zones of the State, which are available on the website of SEIAA i.e. seiaapunjab.co.in.

The case was considered by the SEIAA in its 135th meeting held on 20.08.2018, which was attended by the following on behalf of project proponent:

- i) Sh. Sanjeev Gupta, Contractor of the Promoter Company.
- ii) Sh. Kumar Saurav, Project Officer, EIA of M/s Shivalik Solid Waste Management Ltd., Environmental Consultant of the promoter company.

The SEIAA asked the environmental consultant of the promoter company to submit a certificate of accreditation issued by Quality Council of India (QCI) or National Accreditation Board for Education & Training (NABET) with name and designation of person making the presentation mentioning in it before presenting the case in compliance to the MoEF&CC Notification dated 03.03.2016. To this observation of SEIAA, environmental consultant of the project proponent was unable to submit the same. However, the project proponent sought some time to submit the same.

After detailed deliberations, the SEIAA accepted the request of the project proponent and decided to defer the case and the same be placed in the next meeting of SEIAA as and when scheduled.

The case is placed before the SEIAA for consideration.

Item No.136.04: Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of commercial project namely "Sushma Prestine" located in revenue estate of Village Chatt, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab by M/s Dream City Realtors Pvt. Ltd. (Proposal no SIA/PB/NCP/75343/2018)

The facts of case are as under:-

The SEAC was apprised that the project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of commercial project namely "Sushma Prestine" located in revenue estate of Village Chatt, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab.

After scrutiny of the application, the following EDS was raised to which project proponent replied as under:

Sr.No.	EDS	Reply
1	Please attach NOC for MSW disposal from MC, Zirakpur.	As per the new rules of MSW 2016, it is the responsibility of the Authority under which the project is coming and the project proponent have to provide take care of biodegradable waste and the recycled waste. For biodegradable, they will provide mechanical composter and the recyclable waste will be sold to the recyclers.

Environmental Engineer, PPCB, Regional office, Mohali was requested vide email dated 29.05.2018 to send the construction status of the project site. Environmental Engineer, RO, Mohali vide email 12.06.2018 informed that the subject cited project was visited by AEE of his office on 11/06/2018 and Sh. Deepak Gupta, Consultant of the project was contacted and he showed the site of the project. It was observed that no construction work has been started at site of the project proponent. There is existing farmer's house in the land.

The case was considered by SEAC in the 169th meeting held on 20.07.2018 and the same was attended by the following on behalf of project proponent:

- i) Sh. Munish Kumar Kapoor, Manager of the promoter company.
- ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Sh. Munish Kumar Kapoor submitted an authority letter wherein he alongwith Sh. Deepak Gupta, the Environmental Advisor of the promoter Company have been authorized by the Authorized signatory of the Promoter Company to attend the meeting of SEAC on 20.07.2018. The same was taken on record by the SEAC.

The SEAC allowed the project proponent to present the case and Sh. Sumitava Dutta presented the salient features of the project as under: -

1.	Category/Item No. (in schedule)	8(a): Commercial project		
2.	Name and Location of the project	Sushma Prestine located in the revenue estate of village Chatt, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab.		
4.	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:		
		S.No.	Description	Details
		a)	Total Project land Area	23530 sqm
		b)	Built-up Area	115679 sqm
		c)	Green Area	7620 sqm
		d)	Total No. of Units	1170
5.	Population (when fully inhabited)	Residential population of 11538 Persons.		
6.	Water Requirements & source	Break up of water requirement	Source	
		Total: 248 KLD	-	
		Domestic: 206 KLD Green Area (7620 sqm) :42 KLD	38 KLD Ground water + 4 KLD Treated waste water	
		Fresh: 99 KLD	Ground water	
		Flushing: 145 KLD	Treated waste water	
7.	Disposal Arrangement of Waste water	Total = 165 KLD, which will be treated in the STP of capacity 200 KLD to be installed in the project premises.		
		Sr. No.	Season	For Flushing purposes (KLD)
				Green Area 7620 sqm (KLD)
		1.	Summer	145
		2.	Winter	42
		3.	Rainy	11
				04

8.	Rain water recharging detail	About 11623 cum/annum rain water will be recharged with adequate treatment through 4 number of rain water harvesting pits as per the norms of CGWA.												
9.	Solid waste generation and its disposal	<ul style="list-style-type: none"> i) 2307 kg/day ii) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non- bio-degradable. iii) The recyclable waste will be sold to authorized recyclers. iv) For biodegradable, we will provide mechanical composter. 												
10	Hazardous Waste	Used oil from DG sets will be sold to registered recyclers.												
11.	Energy Requirements & Saving	<ul style="list-style-type: none"> a) 3700 KW from PSPCL. b) 2 x1010 KVA and 1 x 500 KVA (silent DG sets) c) Solar Lights (15 No) will be used for street lights on the roads as well as in the parks in phased manner. d) Common area (500) lights replaced with LED e) 307 KWHD energy will be saved 												
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase, General Manager, Projects will be responsible for implementation of the EMP. Thereafter, association of the residents or M.C whosoever takes over the project will be responsible for implementation of the EMP.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Description</th> <th style="text-align: center;">Capital Cost</th> <th style="text-align: center;">Recurring Cost (per annum)</th> <th style="text-align: center;">Monitoring of Air, Noise water.</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td style="text-align: center;">Rs. 69.5 lacs</td> <td style="text-align: center;">9.0 Lac</td> <td style="text-align: center;">5.9 Lac per annum</td> </tr> <tr> <td>Operation</td> <td style="text-align: center;">-</td> <td style="text-align: center;">Rs.7 lac</td> <td style="text-align: center;">Rs. 6.9 lac per annum</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water.	Construction	Rs. 69.5 lacs	9.0 Lac	5.9 Lac per annum	Operation	-	Rs.7 lac	Rs. 6.9 lac per annum
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water.											
Construction	Rs. 69.5 lacs	9.0 Lac	5.9 Lac per annum											
Operation	-	Rs.7 lac	Rs. 6.9 lac per annum											
13.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Director will be responsible for implementation of CSR activities. Rs 10 Lac will be spent on the following CSR activities: -</p> <ul style="list-style-type: none"> a) Fund of Rs.3 lac for repairing of roads of village Chhat. b) Fund of Rs. 7 lac for providing trees on the berm of the road towards Zirakpur. 												
14	Other important facts	1. The project site is located at Zirakpur and the land for the proposed project confirms to the land use as per the Master Plan. The total land area of the												

	<p>site is 23530 Sqm and the total built up area of the project will be 115679 Sqm which is more than 20000 Sqm.</p> <p>2. The project site does not fall in any notified reserved forest area and in any notified sanctuary area.</p> <p>3. Executive officer, Municipal Council, Zirakpur vide letter no. 128/BB dated 06/04/2018 certified that no facility of public sewer exists near the project site area. The work regarding laying of sewer line and water supply line is in progress within its jurisdiction of Municipal Council. After completion of the project, the company may connect the project sewer with the main sewer of Municipal Council to discharge 200 KLD treated waste water after depositing the requisite charges.</p> <p>4. The ambient air, ambient noise, soil and ground water monitoring has been got done for all the parameters as per the prescribed norms. The concentration of all the parameters is found in the permissible limits.</p>
--	--

The SEAC observed that following observations are required to be attended by the project proponent: -

- (i) To submit the water requirement, break up.
- (ii) To provide oil & grease trap in recharge well.

To these queries of SEAC, the project proponent submitted as under:-

a) copy of water requirement break up as under:

Number of Workers /Employees	1153 persons @45 ltr/day	51 M ³ /day
Floating Population	10385 persons @15 ltr/day	155 M ³ /day
Green area	7620 sqm @5.5ltr/sqm	42 M ³ /day
Total water requirement		248 M ³ /day
Total consumption of domestic water		206 M ³ /day
Total Discharge @ 80% to STP		165 M ³ /day

b) Copy of Schematic diagram of oil & grease trap to be provided in the premises before recharging its rain water.

The aforesaid reply alongwith copy of an undertaking were taken on record by SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of

commercial project namely "Sushma Prestine" having total project area 23530 sqm and built up area 115679 sqm located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – 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 equipment 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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper

record in this regard should be maintained and available at site.

- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
(for reuse)
 - d. Treated wastewater : Yellow
(for discharge)
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) (a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.

(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- (xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

i. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 248 KL/day, out of which 99 KL /day shall be met through own tubewell and remaining 103 KL/day through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 165 KL/day, which will be treated in a STP of capacity 200 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing(KLD)	For green area requirement (KLD)
Summer	145	42
Winter	145	11
Rainy	145	4

- 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 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) 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 wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART B – 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 borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority if applicable.
- 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. 69.5 Lacs towards capital investment, Rs.9.0 Lacs towards recurring expenditure and Rs. 10 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.7 Lacs/annum towards recurring expenditure as proposed in the EMP.
b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 10 Lacs towards following CSR activities:
 - (i)** Fund of Rs.3 lac for repairing of roads of village Chhat.
 - (ii)** Fund of Rs. 7 lac for providing trees on the berm of the road towards Zirakpur.

- 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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The matter is placed before SEIAA for consideration.

Item No.136.05: Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Hermitage Centralis" located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab by M/s Hermitage Infra Developers (Proposal no SIA/PB/NCP/74716/2018)

The facts of the case are as under:-

The SEAC was apprised that M/s Hermitage Infra Developers has filed an application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Hermitage Centralis" located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab. The project proponent has submitted Form 1, Form 1A and other requisite documents.

Environmental Engineer, PPCB, Regional office, Mohali was requested vide email dated 18.05.2018 to send the construction status of the project site. Environmental Engineer, Punjab Pollution Control Board, Regional office, Mohali vide email dated 21/05/2018 has reported that the project site was visited by AEE of his office on 18.05.2018. During the visit, it was observed that the site is surrounded by many housing projects and is adjoining to Maya Garden-3, Group Housing Project. The construction activity was in progress at the time of visit. The representative of project informed telephonically that the construction in progress is of "Hermitage Centralis Commercial" and this site is adjoining to Group Housing Project namely "Hermitage Centralis", and is not part of the Group Housing Project. The construction activity has just recently been started for the foundation work. It is further submitted that the layout plan attached with the application is not legible, so as to verify that "Hermitage Centralis Commercial" is part of "Hermitage Centralis" or not. The project proponent was again requested vide email dated 22.05.2018 to provide legible layout plan to the Environmental Engineer, RO, Mohali and Environmental Engineer, RO, Mohali also requested vide email dated 22.05.2018 that after receipt of legible layout plan, fresh construction status report may please be sent so as to enable SEAC to proceed further in the matter.

The case was considered by the SEAC in its 167th meeting held on 26.05.2018, which was attended by the following on behalf of the project proponent:

- a) Sh. Sandeep Kumar, Manager Liasoning on behalf of the promoter company.

b) Sh. Sital Singh M/s CPTL, Mohali, Environment consultant of the promoter company.

The SEAC was apprised that Environmental Engineer, Regional Office, Mohali vide email dated 23.05.2018 reported that the site of housing project namely "Hermitage Centralis" at Zirakpur was again visited by the AEE of this office on 23/05/2018. During the visit, project proponent provided the copy of layout plan, submitted with SEAC. The measurements were carried at the time of visit and it was observed that no construction activity is being carried out at the site of housing project. The construction activity earlier reported by this office is of commercial project, which is not part of the housing project as per the layout plan submitted with SEAC.

Before allowing the presentation, SEAC asked to the project proponent regarding distance from the Sukhna Wildlife Sanctuary. In reply to this, the project proponent stated that the distance of the project site is more than 10 Km. The SEAC was not satisfied with the reply of the project proponent and asked the project proponent to submit documentary proof certified by the DFO in this regard and in case, the project site is within 10 kms radius then, the project proponent should file an application before the concerned DFO, Wildlife for obtaining NBWL permission and submit a copy of the acknowledgement alongwith a copy of the application submitted to the concerned DFO Wildlife for obtaining permission from the NBWL.

The project proponent requested the SEAC to allow to present the salient features of the project so as to take up the other observations along with aforesaid observation. The SEAC accepted the request of the project proponent and allowed him to present the salient features of the project, which were presented as under: -

1.	Category/Item No. (in schedule)	8(a): Group Housing project		
2.	Name and Location of the project	Hermitage Centralis located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab		
4.	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:		
		Sr.No.	Description	Details
		1	Size of the project	29054 Sqm
		2	Built up area	75143 Sqm
		3	Total no of flats	452 Flats
		4	Green Area	6426 sqm
5.	Population (when fully inhabited)	Residential population of 2260 Persons.		

6.	Water Requirements & source	Break up of water requirement	Source			
		Total: 308-340 KLD Domestic:305 KLD Green Area: 03-35 KLD Fresh: 204 KLD Flushing: 101 KLD Green Area 6426 sqm : 03-35 KLD	- Ground Water Treated waste water Treated waste water			
7.	Disposal Arrangement of Waste water	Total = 244 KLD, which will be treated in the STP of capacity 375 KLD to be installed in the project premises.				
		Sr.No.	Season	For Flushing purposes (KLD)	Green Area 6426 sqm (KLD)	Into MC SEWER (KLD)
		1.	Summer	101	35	108
		2.	Winter	101	11	132
		3.	Rainy	101	3	140
8.	Rain water recharging detail	06 rain water recharging pits will be provided as per CGWA norms.				
9.	Solid waste generation and its disposal	a) 904 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non- bio-degradable. Garbage Chute will be provided to collect the waste. c) The recyclable waste will be sold to authorized recyclers. d) Mechanical composter will be provided for the Bio-degradable components. e) Inert waste will be dumped to designated dumping site of Municipal Council.				
10	Hazardous Waste and E-Waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.				
11.	Energy Requirements & Saving.	(i) 2350 KW from PSPCL. (ii) 2x240, 2x 125 KVA & 1 500 KVA (Silent DG sets) (iii) Use of Solar water heating system shall be encouraged in the group housing. (iv) Solar Light 10 No will be used in common area. (v) Common area (300) lights replaced with LED. Energy efficient electrical gadgets shall be used				

		(vi) 30% roof top area (1504 sqm) will be used for power generation as per the SEAC norms												
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase, Partner of the company will be responsible for implementation of the EMP.</p> <p>During operation phase, Partner of the company till the handing over of the project to M.C or to the association of residents, will be responsible for implementation of the EMP. The detail of the budgetary break up phase wise is as under: -</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost (per annum)</th> <th>Monitoring of Air, Noise water (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 108.5 lac</td> <td>Rs 7.0 Lac</td> <td>Rs 5.9 Lacs</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>Rs.10.5 lac</td> <td>Rs 6.9 Lacs</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)	Construction	Rs. 108.5 lac	Rs 7.0 Lac	Rs 5.9 Lacs	Operation	-	Rs.10.5 lac	Rs 6.9 Lacs
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)											
Construction	Rs. 108.5 lac	Rs 7.0 Lac	Rs 5.9 Lacs											
Operation	-	Rs.10.5 lac	Rs 6.9 Lacs											
13.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Partner of the company will be responsible for implementation of CSR. Rs 10 Lac will be utilized for following CSR activities: -</p> <p>a) Parks will be maintained of M.C Zirakpur</p> <p>b) Toilets for girls in the nearby government school in the village falls under MC Zirakpur.</p>												
14	Other important facts	<ol style="list-style-type: none"> The project site is located at Zirakpur. The land for the proposed project confirms to the land use as per the Master plan. No wildlife sanctuaries/parks falls within 10 km of the project site. The project proponent submitted a letter issued by the Executive officer, Municipal Council, Zirakpur vide letter no. 75/BB dated 05.04.2018 to the effect that sewerage connection of the Group Housing project can be made for the discharge of 350 KLD treated waste water with the main sewerage of Municipal Council, after depositing the requisite charges. The project proponent submitted a letter issued by the Executive officer, Municipal Council, Zirakpur vide letter no. 76/BB dated 05.04.2018 to the effect that Municipal Council will make arrangement for collection and disposal of waste & expenditure occurred on handling of waste will be borne by the project proponent. The ambient air, ambient noise, soil and ground water monitoring has been got done for all the parameters as per the prescribed norms. The 												

		concentration of all the parameters is found in the permissible limits.
--	--	---

After presentation, the SEAC raised the following observations to the project proponent: -

- a) What is the area requirement for Municipal Solid Waste? Detail calculation for the same required to be submitted.
- b) Revised rainwater harvesting plan alongwith drawing to be submitted?
- c) Corporate Environment Responsibility (CER) activity as per the MoEF Notification,01.05.2018 to be submitted ?

After detailed deliberations, SEAC decided to defer the case and ask the project proponent to submit the reply to the aforesaid observations alongwith documentary proof certified by the DFO regarding distance from the Sukhna Wildlife Sanctuary to the project site so that further action in the matter may be taken.

In compliance to the aforesaid decision taken by SEAC, the project proponent was requested through additional detail sought (ADS facility available on the web portal) to submit the reply to the observations.

The project proponent had submitted pointwise reply to the aforesaid observations.

The case was placed in the agenda of 168th meeting of SEAC held on 22.06.2018 but could not be taken up due to paucity of time and was deferred.

The case was considered by the SEAC in its 169th meeting held on 20.07.2018, which was attended by the following on behalf of the project proponent:

- (i) Sh. Sandeep Kumar, Manager Liasoning on behalf of the promoter company.
- (ii) Sh. Sital Singh M/s CPTL, Mohali, Environment consultant of the promoter company.

The environmental consultant presented the reply of the observations (raised during the 167th meeting of SEAC) as under: -

Sr. No.	Observation	Reply
1	What is the area requirement for Municipal Solid Waste? Detail calculation for the same required to be submitted.	About 904 Kg/day MSW will be generated and 25 sqm area will be provided for storage of MSW though the area required is 3 sqm.
2	Revised rainwater harvesting plan alongwith drawing to be	Revised rainwater harvesting plan alongwith drawing has been submitted.

	submitted?	Total rain water@12709 cum/year will be collected and recharged through the six number of rain water harvesting pits to be provided inside the premises.
3	Corporate Environment Responsibility (CER) activity as per the MoEF Notification,01.05.2018 to be submitted?	Rs. 10 Lacs will be spent under CER on the following activities: - 1. Toilets for girls in the nearby Government School in the village falls under MC, Zirakpur. 2. Tree plantation in Zirakpur
4	Documentary proof certified by the DFO regarding distance from the Sukhna Wildlife Sanctuary to the project site so that further action in the matter may be taken.	An Acknowledgement alongwith set an application seeking prior approval of Central Government under the Forest (Conservation) Act, 1980 has been submitted.

To a queries of SEAC, the project proponent submitted following documents: -

- a) Undertaking regarding completing the process of cleaning the ponds of Village Chatt as per the Seechewal model.
- b) Copy of letter issued by Principal, Government High School, Village Gazipur, SAS Nagar regarding no objection for planting saplings @ 400 to 500 in their school and commitment to maintain the same by the school & the project proponent so as to promote tree plantation drive.

The aforesaid reply alongwith copy of an undertakings were taken on record by SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of group housing project namely "Hermitage Centralis " having total project area 29054 sqm and built up area 75143 sqm located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – 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 equipment's 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.

a) 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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper

record in this regard should be maintained and available at site.

- vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii) Adequate treatment facility for drinking water shall be provided, if required.
- ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a) Fresh water : Blue
 - b) Untreated wastewater : Black
 - c) Treated wastewater : Green
(for reuse)
 - d) Treated wastewater : Yellow
(for discharge)
 - e) Storm water : Orange
- xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

- xv) Chute system, 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

I. Operation Phase and Entire Life

- (i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- (ii) The total water requirement for the project will be 308-340 KL/day, out of which 204 KL /day shall be met through own tubewell and remaining 104 KL/day through recycling of treated wastewater.
- (iii) a) The total wastewater generation from the project will be 244 KL/day, which will be treated in a STP of capacity 375 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For Green Area (6426 sqm) (KLD)	Discharge into MC sewer (KLD)
Summer	101	35	108
Winter	101	11	132
Rainy	101	3	140

- 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 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) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- (vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- (viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- (ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- (xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.

- (xiii) Solar power plant and other solar energy related 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.

PART B – 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 borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv. The project proponent shall obtain CLU from the competent authority if applicable.
- 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.108.5 Lacs towards capital investment, Rs.7.0 Lacs towards recurring expenditure and Rs.10 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.10.5 Lacs towards recurring expenditure as

proposed in the EMP.

b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs 10 Lacs towards following CSR activities:

- i) Undertaking regarding completing the process of cleaning the ponds of Village Chatt as per the Seechewal model.
 - ii) Copy of letter issued by Principal, Government High School, Village Gazipur, SAS Nagar regarding no objection for planting saplings @400 to 500 in their school and commitment to maintain the same by the school & the project proponent so as to promote tree plantation drive.
- 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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.

- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The case is placed before the SEIAA for consideration.

Item No.136.06: Application for obtaining Environmental clearance under EIA notification dated 14.09.2006 for establishment of a Group Housing project namely "Belliston Avenue" at Village Gazipur, Zirakpur, Distt. S.A.S Nagar, Punjab by M/s. GVT Infra. (Proposal no. SIA/PB/NCP/72694/ 2018)

The facts of the case are as under:

The SEAC was apprised that M/s. GVT Infra had filed an application for obtaining Environmental Clearance under EIA notification, 2006 for establishment of a Group Housing Project namely "Belliston Avenue" at Village Gazipur, Zirakpur, Distt. S.A.S Nagar, Punjab by M/s. GVT Infra. The project is covered under category 8(a) of the Schedule appended to the said notification as building construction project. The project proponent has submitted the requisite documents with the Form 1 & Form 1A.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 28.03.2018 to send the construction status of the project site. Environmental Engineer vide email dated 04.04.2018 has reported that project site of Group Housing Project namely "Belliston Avenue" at Village Gazipur, Zirakpur, Distt. S.A.S Nagar, Punjab to be developed by M/s. GVT Infra, was visited by the AEE of his office on 29.03.2018. Sh. Rajnish Singla, Partner of the project was present at the time of visit. During the visit, it was observed that the proposed site is adjoining to housing project namely Crystal Homes & Green Valley Towers and opposite to Delhi Public School. No construction activity is being carried out, except the boundary wall, the construction work of which was in progress at the time of visit.

The case was placed in the agenda of 164th meeting of SEAC held on 10.04.2018 but could not be taken up due to paucity of time and was deferred.

The case was considered by the SEAC in its 165th meeting held on 21.04.2018, which was attended by the following on behalf of the project proponent:

- a) Sh. Rajnish Singla, Partner of the Promoter Company.
- b) Smt. Priyanka Madan, Eco Laboratories & Consultants Pvt. Ltd., Mohali, Environmental Consultant of the promoter Company.

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

Brief details of the project

1.	Category/Item No. (in schedule)	8(a): Group Housing project			
2.	Name and Location of the project	Belliston Avenue, Village Gazipur, Zirakpur, S.A.S. Nagar (Mohali), Punjab			
3.	Cost of the project	Rs. 55.32 Crores			
4.	Total Plot area, Built-up Area and Green area	The details of the area development project is as under:			
		Sr.No.	Description	Details in sqm	
		1.	Plot area	12,828.53 (3.17 acres)	
		2.	Built-up area	30,361.29	
		3.	Residential D.U.	218 D.U.	
		4.	Club building	384.85 sqm	
		5.	Total Water requirement	151 KLD	
		6.	Total Wastewater Generation	131 KLD	
		7.	Solid waste Generation	458 kg/day	
		8.	Rain water Recharging Pits	5 Pits	
		9.	Parking Proposed	230 ECS	
5.	Population	a) Residential population of 1090 Persons. b) Club/ Floating population of 110 Persons.			
6.	Water Requirements & source	Break up of water requirement	Source		
		Total: 163 KLD	-		
		Domestic: 151 KLD Green Area: 12 KLD	-		
		Fresh: 111 KLD Flushing: 40 KLD	Tubewell Treated waste water Treated waste water		
		Green Area 2116.71 sqm : 12 KLD (Summer Season)			
7.	Disposal Arrangement of Waste water	Total = 121 KLD at inlet of STP & 119 KLD at outlet of STP Waste water will be treated in the STP based on MBBR technology of capacity of 150 KLD. 40 KLD treated waste water will be used for flushing purposes. The details of use of the treated waste water in green area is as under:-			
		Sr.No.	Season	Flushing Purpose in KLD	Green area in KLD
					Into MC Sewer

					in KLD	
		1.	Summer	40	12	66
		2.	Winter	40	4	74
		3.	Rainy	40	1	77
8.	Rain water harvesting detail	5 Nos. rainwater harvesting will be provided for collection of rain water.				
9.	Solid waste generation and its disposal	<ul style="list-style-type: none"> • 458 kg/day • Solid wastes will be appropriately segregated (at source by providing bins) into Bio-degradable Components, and non-bio-degradable and domestic hazardous waste. • Garbage Chute will be provided for primary collection of solid waste. • Mechanical composter of capacity 200 Kg per day will be provided for the Bio-degradable components. • The recyclable waste will be sold to authorized recyclers. • Inert waste will be dumped to authorized dumping site. 				
10	Hazardous Waste & E-Waste	5. Used oil from DG sets will be sold to registered recyclers. 6. E-waste will be managed through approved vendors and will be handled as per E-waste (Management) Amendment Rules, 2018				
11.	Energy Requirements & Saving	1) 1000 KVA from PSPCL. 2) 100 KW power will be generated through solar panels proposed on the 1156 rooftop area i.e. 30.6% of terrace. LED Lamps will be used for 218 no. flats.				
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	Mr. Rajnish Singla of M/s. GVT Infra will be responsible for implementation of EMP for 5 years and after the lapse of the period for which the project proponent is responsible, the welfare society of "Belliston Avenue" will be responsible for the same. The detail of the budgetary break up phase wise is as under: -				
		Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water	
		Construction	Rs. 178.5 lac	Rs. 7 lac	Rs. 1 lac	
		Operation	-	Rs. 8 lac	Rs. 1 lac	
13.	CSR activities alongwith budgetary break up and responsibility to implement	Mr. Rajnish Singla (Partner) of M/s. GVT Infra will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years. Rs. 2.5 Lakhs has been planned to be reserved for CSR. The following activities are covered under CSR: (i) Provision of boundary wall, additional beautification & plantation in nearby religious structure (Majjar) to have better community rapport: Rs. 1 lakh (ii) Organizing Environment Awareness, Sanitation, Swatchta Abhiyaan camps in nearby villages like Gazipur,				

		Kishanpura etc. adjoining the project site: Rs. 75,000 (iii) Provision of medicines in Govt. Dispensary, Dhakoli: Rs. 75,000
--	--	---

As per Master Plan of Zirakpur, the project site falls within the Residential zone. Thereafter, SEAC raised the following queries: -

- (i) Space requirement calculations for storage & treatment facility for Solid Waste Management and their provisions to be submitted.
- (ii) To clarify as to whether cavity wall as proposed in the presentation is to be provided at site.
- (iii) To clarify why STP based on MBBR technology has been preferred over SBR technology.
- (iv) To clarify as to whether no. of rain water recharging pits have been proposed based on MoEF Guidelines and what type of fertilizers /pesticides/ insecticides will be utilized in the green area.
- (v) The project proponent has proposed CSR amount Rs.2.50 Lac towards CSR activities which is too less.

Sh. Rajnish Singla, Partner of M/s Gvt. Infra in reply to the above queries raised by the SEAC submitted an undertaking, which was taken on record by the SEAC. The undertaking submitted by project proponent states as under: -

- a) That the company has submitted detailed calculations of the space requirement for storage & treatment facility of Solid Waste Management alongwith a layout plan on which area required for biodegradable (14 sqm), mechanical composter (3 sqm) & recyclable waste garbage i.e. non-biodegradable (3 sqm) earmarked separately which was taken on record by SEAC.
- b) That the company will either use AAC Blocks (Fly ash bricks) or hollow concrete blocks and not the cavity walls for the purpose of outer wall work.
- c) STP based on SBR technology will be provided instead of MBBR as quantity of effluent & pollution load will be significantly less in the initial stages of occupancy.
- d) Yes, the calculation of providing rainwater harvesting pits is based on the MoEF Guidelines. Oil & Grease trap will be used before rain water recharging pits for green park areas. Only Bio-fertilizer will be used. No chemical pesticides/ chemical fertilizer will be used in the green park areas.
- e) The company will spend total Rs. 10 Lac on account of following CSR activities

during the next 5 years i.e. within the construction of the project.

- a. An amount of Rs. 5 Lac will be deposited in Environment Protection Fund created by Punjab Pollution Control Board under Corporate Environmental Responsibility.
- b. Remaining amount of Rs. 5 Lac will be spent as under: -
 - i. Provision of boundary wall, additional beautification & plantation in nearby religious structure (Majjar) to have better community rapport.
 - ii. Organizing environmental awareness sanitation, Swatcha Amhiyan, in nearby religious structure.
 - iii. Provisions of medicines in Govt. dispensary.

To another query of SEAC regarding the location of existing public/ Municipal sewer for the disposal of treated waste water, the project proponent replied that existing sewer line is located at a distance of about 800 m away from the project location and Municipal Council, Zirakpur has given the permission vide letter no. 5749/BB dated 27.02.2018 to discharge treated waste water into its sewerage system. SEAC noted that at present, there is no MC Sewer in the area and no time frame has been proposed by Municipal Council, Zirakpur by which sewerage system is to be provided in the vicinity of the project. Moreover, project proponent has not clarified as to how project sewer line can be connected to the Municipal sewer line located at a distance of 800 m away from the project site, which may involve Govt./Pvt. Land and for which permission from the relevant authorities may be required.

After detailed deliberations, SEAC decided to defer the case and to ask the EO, Municipal Council Zirakpur to attend the next meeting of SEAC alongwith proposed approved/ draft planning to lay the sewer in Municipal Council areas.

Accordingly, Executive Officer, Municipal Council Zirakpur was requested vide letter no. 595 dated 07/05/18 to attend the next meeting of SEAC alongwith proposed approved/ draft planning to lay the sewer in Municipal Council areas.

The SEAC observed that no representative of project proponent is present to attend the meeting and EO, Municipal Council, Zirakpur has also not come to attend the meeting as asked by the SEAC. However, environmental consultant of the promoter company submitted a letter no 988 dated 16/05/2018 issued by Municipal Council, Zirakpur to the effect that the public sewer in the area is likely to be laid in the next two years. SEAC was not satisfied with the reply / said letter.

After detailed deliberations, SEAC decided to defer the case and to again ask the EO, Municipal Council Zirakpur to attend the next meeting of SEAC alongwith proposed approved/ draft planning to lay the sewer in Municipal Council areas.

In compliance to the aforesaid decision taken by SEAC, the EO, Municipal Council Zirakpur has been requested vide letter no 754 dated 18/06/2018, through whatsapp message 18/06/2018 to attend the 168th meeting of SEAC to be held on 22/06/2018 alongwith proposed approved/ draft planning to lay the sewer in Municipal Council areas.

The case was considered by SEAC in the 168th meeting held on 22.06.2018 and the same was attended by Sh. Victor Sandhu, Junior Engineer Municipal Council, Zirakpur to explain the proposal of Municipal Council. However, no one from the side of project proponent has attended the meeting.

Sh. Victor Sandhu, Junior Engineer Municipal Council, Zirakpur informed that in old Zirakpur 90% sewer coverage is complete. 03 Nos villages Chhatt, Nagla, Sanauli were included in year 2016. To lay sewer in these areas, Punjab Water Supply and Sewerage Board has been written in the month of February 2018 to prepare DPR but it is yet to be prepared and submitted to the Municipal Council.

After detailed deliberations, the SEAC decided to defer the case, inform Municipal Council not to give certificate to the Project proponents of building construction projects regarding connecting of their sewer with Municipal Council sewer without taking care of all technical feasibilities including approach and size of the sewer etc. and ask the project proponent to attend the next meeting of SEAC.

In compliance to the aforesaid decision, Municipal Council has been requested vide letter no. 785 dated 13/07/2018 not to give certificate to the Project proponents of building construction projects regarding connecting of their sewer with Municipal Council sewer without taking care of all technical feasibilities including approach and size of the sewer etc. and the project proponent has been requested vide letter no. 786 dated 13/07/2018 to attend the next meeting of SEAC

The case was considered by SEAC in the 169th meeting held on 20.07.2018 and the same was attended by the following on behalf of project proponent:

- i) Sh. B.N. Kotnala, Manager of the promoter company.
- ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The case was deferred for want of confirmation from M.C. ZIRAKPUR regarding laying of MC sewer near to the project site. In this regard, in the last meeting, Junior Engineer of M.C. Zirakpur has attended the meeting and had stated that sewer in the area is near to the project site and the work of laying the sewer pipe will be completed shortly. Even in the letter issued by M.C. Zirakpur, it has been mentioned that sewer in the area will be laid in span of 2 years.

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 group housing project namely "Belliston Avenue" having total project area 12828.53 sqm and built up area 30361.29sqm located in the revenue estate of Vilalge Gazipur, Zirakpur, Distt. SAS Nagar Mohali, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – Specific Conditions:

(i) Pre-Construction Phase

- i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- iv) Provision shall be made for the housing of construction 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.

a) 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 neighbouring 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:

II.	Fresh water	:	Blue
III.	Untreated wastewater	:	Black
IV.	Treated wastewater (for reuse)	:	Green
V.	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 atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- xv) Chute system, 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

II. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.

- ii) The total water requirement for the project will be 163 KL/day, out of which 111 KL /day shall be met through own tubewell and remaining 62 KL/day through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 121 KL/day, which will be treated in a STP of capacity 150 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater @119 KLD shall be as below:

Season	Reuse for flushing (KLD)	For green area purposes (KLD)	Discharge into MC sewer (KLD)
Summer	40	12	66
Winter	40	4	74
Rainy	40	1	77

- 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 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) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related 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.

PART B – 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 borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority if applicable.
- 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.178.5 Lacs towards capital investment, Rs.7 Lacs /annum towards recurring expenditure and Rs. 10 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- (i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.8 Lacs towards recurring expenditure as proposed in the EMP.
- b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.10 lac during next five years towards following CSR activities:
- a. An amount of Rs. 5 Lac will be deposited in Environment Protection Fund created by Punjab Pollution Control Board under Corporate Environmental Responsibility.
 - b. Remaining amount of Rs. 5 Lac will be spent as under: -
 - i. Provision of boundary wall, additional beautification & plantation in nearly religious structure (Majjar) to have better community rapport.
 - ii. Organizing environmental awareness sanitation, Swatcha Abhiyan, in nearby religious structure.
 - iii. Provisions of medicines in Govt. dispensary.
- (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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The case is placed before the SEIAA for consideration.

Item No.136.07: Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Imperial Apartments" located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab by M/s Harmony Colonisers Pvt. Ltd. (Proposal no SIA/PB/NCP/74916/2018)

The facts of the case are as under:

The project proponent had filed an application for obtaining Environmental Clearance under EIA notification, 2006 for establishment of a group housing project namely "Imperial Apartments" located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab. The project proponent has submitted Form 1, Form 1A and other requisite documents.

Environmental Engineer, PPCB, Regional office, Mohali was requested vide email dated 18.05.2018 to send the construction status of the project site. Environmental Engineer, Punjab Pollution Control Board, Regional office, Mohali vide email dated 21/05/2018 has reported that the project site was visited by AEE of his office on 18.05.2018. During the visit, it was observed that the site is surrounded by many housing projects. No construction activity as yet has been started at the site.

The case was considered by the SEAC in its 167th meeting held on 26.05.2018 & the same was attended by the following on behalf of the project proponent:

- (i) Sh. Rajinder Verma, Director of the promoter company.
- (ii) Sh. Sital Singh M/s CPTL, Mohali, Environment consultant of the promoter company.

Before allowing the presentation, SEAC asked the project proponent regarding distance from the Sukhna Wildlife Sanctuary to the project site. In reply to this, the project proponent stated that the distance of the project site is more than 10 Km. The SEAC was not satisfied with the reply of the project proponent and asked the project proponent to submit documentary proof certified by the DFO, in this regard and in case, the project site is within 10 kms radius then, the project proponent should file an application before the concerned DFO, Wildlife for obtaining NBWL permission and submit acknowledgement alongwith copy of the application submitted to the concerned DFO Wildlife for obtaining permission from the NBWL.

The project proponent requested the SEAC to allow to present the salient features of the project so as to take up the other observations along with the aforesaid observation. The SEAC accepted the request of the project proponent and allowed him to present the salient features of the project which were presented as under: -

1.	Category/Item No. (in schedule)	8(a): Group Housing project				
2.	Name and Location of the project	Imperial Apartments located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab				
4.	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:				
		Size of the project	28672 Sqm			
		Built up area	64328 Sqm			
		Total no of flats & shops	520 flats and 17 shops			
		Green Area	4332 sqm			
		Cost of project	75 Cr			
5.	Population (when fully inhabited)	Residential population of 2600 Persons. 34 person for Shops.				
6.	Water Requirements & source	Break up of water requirement		Source		
		Total: 354-376 KLD		Ground Water		
		Domestic: 352 KLD Green Area:02-24 KLD				
		Fresh: 235 KLD				
		Flushing: 117 KLD Green Area 4332 sqm : 24 KLD				
		Treated waste water Treated waste water				
7.	Disposal Arrangement of Waste water	Total = 281 KLD, which will be treated in the STP of capacity 425 KLD to be installed in the project premises.				
		Sr. No.	Season	For Flushing purposes (KLD)	Green Area 4332 sqm (KLD)	Into MC SEWER (KLD)
		1.	Summer	117	24	140
		2.	Winter	117	05	159
		3.	Rainy	117	02	162
8.	Rain water recharging detail	06 rain water recharging pits will be provided as per CGWA norms.				
9.	Solid waste generation and its disposal	a) 1047 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non-bio-degradable. Garbage Chute will be provided to				

		<p>collect the waste.</p> <p>c) The recyclable waste will be sold to authorized recyclers.</p> <p>d) Inert waste will be dumped to designating dumping site.</p>												
10	Hazardous Waste and E-waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.												
11.	Energy Requirements & Saving	<p>a) 2700 KW from PSPCL.</p> <p>b) 1 X 500 KVA, 2x240 KVA, 1x 125 KVA (silent DG sets)</p> <p>Energy Saving: -</p> <p>a) Use of Solar water heating system shall be encouraged in the group housing.</p> <p>b) Solar energy will be used for street light on the roads as well as in the parks in phased manner.</p> <p>c) Use of LED lamps shall be encouraged. Energy efficient electrical gadgets shall be used.</p> <p>a) 30% roof top area (2641 sqm) will be used for power generation as per the SEAC norms.</p>												
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase, Director of the company will be responsible for implementation of the EMP.</p> <p>During operation phase, association of the residents or M.C who so ever takes over the project will be responsible for implementation of EMP.</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost (per annum)</th> <th>Monitoring of Air, Noise water (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 94.5 lac</td> <td>Rs. 7.5 Lac</td> <td>Rs 5.9 lac</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>Rs.10.5 lac</td> <td>Rs 6.9 lac</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)	Construction	Rs. 94.5 lac	Rs. 7.5 Lac	Rs 5.9 lac	Operation	-	Rs.10.5 lac	Rs 6.9 lac
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)											
Construction	Rs. 94.5 lac	Rs. 7.5 Lac	Rs 5.9 lac											
Operation	-	Rs.10.5 lac	Rs 6.9 lac											
13.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Director of the company will be responsible for the implementation of CSR activities. Rs. 10 Lacs will be spent towards following CSR activities: -</p> <ul style="list-style-type: none"> ▪ Environment awareness camps will be provided within the 10 Km area ▪ Kishanpura village roads will be repaired. ▪ Above activities will be done in consultation with the villagers. 												
14	Other important facts	<p>➤ The project site is located at Zirakpur. The land for the proposed project confirms to the land use as per the Master plan.</p> <p>➤ No wildlife sanctuaries/parks falls within 10 km of the project site.</p>												

		<ul style="list-style-type: none"> ➤ The project proponent submitted a letter issued by the Executive officer, Municipal Council, Zirakpur vide letter no. 448/BB dated 17.04.2018 to the effect that sewerage connection of the Group Housing project can be made for the discharge of 191 KLD treated waste water with the main sewerage of Municipal Council, after depositing the requisite charges. ➤ The project proponent submitted a letter issued by the Executive officer, Municipal Council, Zirakpur vide letter no. 449/BB dated 17.04.2018 to the effect that Municipal Council will make arrangement for collection and disposal of waste & expenditure occurred on handling of waste will be borne by the project proponent ➤ The ambient air, ambient noise, soil and ground water monitoring has been got done for all the parameters as per the prescribed norms. The concentration of all the parameters is found in the permissible limits.
--	--	---

After presentation, the SEAC raised the observations to the project proponent: -

- 1) What is the area requirement for Municipal Solid Waste? Detail calculation for the same is required to be submitted.
- 2) Revised rainwater harvesting plan alongwith drawing is required to be submitted?
- 3) Corporate Environment Responsibility (CER) activities proposed as per the MoEF Notification, 01.05.2018 is required to be submitted?

After detailed deliberations, SEAC decided to defer the case and ask the project proponent to submit the reply to the aforesaid observations alongwith documentary proof certified by the DFO regarding distance from the Sukhna Wildlife Sanctuary to the project site so that further action in the matter may be taken.

The aforesaid observations were conveyed to the project proponent through online ADS (additional detail sought) facility available on the web portal.

The project proponent has now submitted reply to the observations which was annexed as annexure with the agenda of the present meeting.

The case was considered by the SEAC in its 170th meeting held on 28.07.2018 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Rajinder Nath, Director of the Promoter Company.
- (ii) Sh. Sital Singh, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The project proponent presented the reply as under: -

Sr.No.	Observations	Reply
1.	What is the area requirement for Municipal Solid Waste? Detail calculation for the same is required to be submitted.	Total municipal solid waste generation will be 1047 kg/day and the area required for keeping in the premises before disposing off the same is 5 sqm, however, the area @35 sqm will be provided for the same.
2.	Revised rainwater harvesting plan alongwith drawing is required to be submitted?	Total 530 cum of rain water through 6 number of pits will be recharged after adequate treatment as per norms of CGWA. The project proponent also submitted dimensional drawing of the rain water recharge pit alongwith oil & grease cum trash separator to be provided in the premises.
3.	Corporate Environment Responsibility (CER) activities proposed as per the MoEF Notification, 01.05.2018 is required to be submitted?	Rs.15 lac under Corporate Environment Responsibility will be spent for tree plantation in Zirakpur and the process of same will be started within one month. Further, the roads of Village Kishanpura will be repaired within one year.
4.	Documentary proof certified by the DFO regarding distance from the Sukhna Wildlife Sanctuary to the project site.	The project proponent submitted a copy of application filed online to obtain permission from Forest Department alongwith copy of an acknowledgement. As per the said application, distance of the project site from the Sukhna Wildlife Sanctuary is more than 10 km.

The SEAC was not satisfied from the reply given at point no.3 and raised the following clarification to which the project proponent replied as under: -

Sr.No.	Clarification	Reply
1.	Amount to be spent on Corporate Environment Responsibility activities of Rs.15 lac is not as per MoEF notification dated 01.05.2018. Moreover, CSER activities, estimated cost of each activity and its time line for completion have not been specified.	The project proponent submitted details of CSER activities to be carried out as under: - a) Rs 15 lac will be spent on planting 1400 saplings including its 3 years' maintenance with minimum 90% survival commitment. The cost includes digging, sapling labour, spraying of herbicides, anti-termite treatment & watering. ✓ 700 saplings will be planted during the month of July 2019.

		<ul style="list-style-type: none"> ✓ Another 700 saplings will be planted during the month of July 2020. ✓ The project proponent also submitted a copy of the letter no. 119/BB dated 26.07.2018 issued by EO, MC, Zirakpur wherein it has been mentioned that MC has no objection if trees are planted by the project proponent as per MC rules in the specified places of MC Zirakpur. b) Rs. 32,84,000/- will be spent (as per the rough estimate) on laying the road along the boundary wall of the site of Imperial Apartments (Harmony Colonisers Pvt. Ltd), Village Kishanpura, MC Zirakpur (which is katcha road at present) which also includes earth filling. The total road area is 23309 sq ft. The work of laying the same will be started after 2 years from the date of grant of the environmental clearance and will be completed within 4 months thereafter.
--	--	--

The aforesaid replies were taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of group housing project namely "Imperial Apartments" having total plot area as 28672 sqm and built up area as 64328 located at Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – Specific Conditions:

I. Pre-Construction Phase

- i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.

- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- iv) Provision shall be made for the housing of construction 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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii) Adequate treatment facility for drinking water shall be provided, if required.

- ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a) Fresh water : Blue
 - b) Untreated wastewater : Black
 - c) Treated wastewater : Green
(for reuse)
 - d) Treated wastewater : Yellow
(for discharge)
 - e) Storm water : Orange
- xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiii) (a) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.

 (b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- xv) Chute system, 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

III. Operation Phase and Entire Life

- (i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- (ii) The total water requirement for the project will be 354-376 KL/day, out of which 235 KL /day shall be met through own tubewell and remaining 141 KL/day through recycling of treated wastewater.
- (iii) a) The total wastewater generation from the project will be 281 KL/day, which will be treated in a STP of capacity 425 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For Green Area (4332 sqm) (KLD)	Discharge into MC sewer (KLD)
Summer	117	24	140
Winter	117	05	159
Rainy	117	02	162

- 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 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) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- (vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- (viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- (ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- (xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- (xiii) Solar power plant and other solar energy related 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.

PART B – 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 borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv. The project proponent shall obtain CLU from the competent authority if applicable.
- 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.
- vi. The grant of environmental clearance does not necessarily imply 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.

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.94.5 Lacs towards capital investment, Rs.7.5 Lacs towards recurring expenditure and Rs.47.84 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.10.5 Lacs towards 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 47.84 Lacs towards following CSR activities:

- Rs 15 lac will be spent on planting 1400 saplings including its 3 years' maintenance with minimum 90% survival commitment. The cost includes digging, sapling labour, spraying of herbicides, anti-termite treatment & watering.
 - ✓ 700 saplings will be planted during the month of July 2019.
 - ✓ Another 700 saplings will be planted during the month of July 2020.
 - Rs. 32,84,000/- will be spent (as per the rough estimate) on laying the road along the boundary wall of the site of Imperial Apartments (Harmony Colonisers Pvt. Ltd), Village Kishanpura, MC Zirakpur (which is katcha road at present) which also includes earth filling. The total road area is 23309 sq ft. The work of laying the same will be started after 2 years from the date of grant of the environmental clearance and will be completed within 4 months thereafter.
- 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.

PART-C – 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 MoEF&CC 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 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.

- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The case is placed before the SEIAA for consideration.

Item No.136.08: Application for environmental clearance under EIA notification dated 14.09.2006 for expansion of township project comprising of residential colony, commercial buildings & group housing project namely "Wave Estate" at Sector 85 & 99, Village Mauli Baidwan, Patti -Sohana, Sabnalki & Block & Tehsil Kharar, SAS Nagar (Mohali) developed by M/s Country Colonizers (P) Ltd. (Proposal no. SIA/PB/NCP /11539 /2016)

The facts of the case are as under:

The SEAC was apprised that M/s Country Colonizers (P) Ltd. has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for expansion of its township project comprising of residential colony, commercial buildings & group housing project namely "Wave Estate" at Sector 85 & 99, Village Mauli Baidwan, Patti -Sohana, Sabnalki & Block & Tehsil Kharar, SAS Nagar (Mohali). The project is covered under category 8 (b) of the Schedule appended to the said notification.

Earlier, the project was accorded environmental clearance on 20.12.2007 by the MoEF for construction of West End Estate at Sector 85 & 99, SAS Nagar (Mohali) having total plot area 10,69,341.34 sqm and total built up area as 3,11,153.72 sqm (with TYPE A-188, TYPE B- 206, TYPE C-294, TYPE D-376 & TYPE E-264). The proposal was to develop 1328 plots (1064 + 264 EWS) and total number of apartments to be developed was 1100 in 18 blocks.

Thereafter, the project proponent applied for issuance of TOR with revised detail of the project as the previous granted environmental clearance had expired on 19.12.2017. TORs were issued to the project proponent vide SEAA Punjab letter no. 45 dated 23.01.2017 for conducting the EIA study for its expansion project.

The project proponent has now submitted the EIA report online on 03.01.2018 and has requested to grant the Environmental Clearance.

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

- i) Sh. Janmejy Chaudhary, GM Architecture, Promoter Company.
- ii) Sh. Vikas Arora, Asst. Manager, Liaison, Promoter Company.
- iii) Sh. Sital, M/s CPTL, Chandigarh, Environmental Consultant of the promoter Company.

The SEAC allowed the project proponent to present the EIA report and the Environmental Consultant started giving presentation of EIA report.

1.	Category/Item No. (in schedule)	8(b): Township & area development project			
2.	Name and Location of the project	Residential cum commercial complex namely "Wave Estate" in the revenue estate of Sector- 85 & 99, Village- Mauli Baidwan, Patti Sohana, Block and Tehsil-Kharar, SAS Nagar, Mohali, Punjab			
3.	Cost of project	Rs. 618 Crore			
4.	Total Plot area, Built-up Area and Green area	The details of the area development project is as under:			
		S.No.	Description	Details	
		1.	Total Project land Area	246.166 Acres	
		2.	Total Plots (Residential)	50.775 acres Housing Plots -711, Villa- 105	
		3.	Group Housing	3 Numbers (31.2 acres) GH-I= 12.44 acres, GH-II= 12.00 acres, GH-III= 6.76 acres	
		4.	Multiplex	Hotel And Multiplex =3.13 acres	
		5.	Commercial Detail	Commercial Building =0.9 acres SCO- 217=6.66 acres Booth- 7=0.05 acres 3-Institutional =15.931 acres, 4-EWS (to be developed by Govt.) =12.34 acres	
5.	Population (when fully inhabited)	Total expected population of the project will be 35651 Nos.			
6.	Water Requirements & source	Break up of water requirement	Source		
		Total: 5.93 MLD Domestic:5.58MLD Green Area: 0.35 MLD Fresh: 4.38 MLD Flushing: 1.2 MLD Green Area : 0.03-	- Treated waste water Ground Water Treated waste water Treated waste water		

		0.35 KLD																										
7.	Disposal Arrangement of Waste water	Total 4.4 MLD waste water will be generated during summer and winter season and 4.45 (0.05 MLD wet weather flow) during rainy season, which will be treated in the 02 nos STP of capacity 2.0MLD and 2.45 MLD respectively to be installed in the project premises. The disposal of treated waste water is as under:-																										
		<table border="1"> <thead> <tr> <th>S.No.</th> <th>Season</th> <th>For Flushing purposes (MLD)</th> <th>Green Area (MLD)</th> <th>Into MC SEWER (MLD)</th> <th>Total (MLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>1.2</td> <td>0.35</td> <td>2.86</td> <td>4.41</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>1.2</td> <td>0.15</td> <td>3.06</td> <td>4.41</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>1.2</td> <td>0.03</td> <td>3.18</td> <td>4.41</td> </tr> </tbody> </table>			S.No.	Season	For Flushing purposes (MLD)	Green Area (MLD)	Into MC SEWER (MLD)	Total (MLD)	1.	Summer	1.2	0.35	2.86	4.41	2.	Winter	1.2	0.15	3.06	4.41	3.	Rainy	1.2	0.03	3.18	4.41
S.No.	Season	For Flushing purposes (MLD)	Green Area (MLD)	Into MC SEWER (MLD)	Total (MLD)																							
1.	Summer	1.2	0.35	2.86	4.41																							
2.	Winter	1.2	0.15	3.06	4.41																							
3.	Rainy	1.2	0.03	3.18	4.41																							
		No construction waste water will be generated. The domestic waste water amounting to 5.4 KLD will be treated in STP which will be used for plantation within the premises.																										
8.	Rain water recharging detail	23 nos recharging pits will be provided as per the norms of CGWA.																										
9.	Solid waste generation and its disposal	<p>f) 127.45 TPD</p> <p>g) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non- bio-degradable.</p> <p>h) Mechanical composter of adequate capacity will be provided for bio-degradable waste for making manure.</p> <p>i) The recyclable waste will be sold to authorized recyclers.</p>																										
10	Hazardous Waste	<p>a) Used oil from DG sets will be sold to registered recyclers.</p> <p>b) E-waste will be stored and disposed off as per E-waste rule 2016.</p>																										
11.	Energy Requirements & Saving	<p>a) 34 MW (existing-15 MW, proposed- 19 MW)</p> <p>b) 5 nos silent DG sets of capacity 1600 KVA each shall be provided.</p> <p>c) Solar Lights in common area will be provided.</p>																										
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>Environmental Management Cell will be responsible for implementation of the EMP. The detail of the budgetary break up is as under: -</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost (per annum)</th> <th>Monitoring of Air, Noise water</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water																				
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water																									

		Construction	Rs. 878 lac	7.0 Lac	1.4 Lac	
		Operation	-	Rs.60lac	0.5 Lacs	
13.	CSR activities alongwith budgetary break up and responsibility to implement	Environment Management Cell will be responsible for implementation of CER activities. Project has provided about Rs 50 lacks for CER activities. Following activities will be taken up through interest from the deposits: -				
		Sr. No.	Activity Proposed	Funds Allocated (Lakh INR)		
		1.	Education	10.0		
		2.	Health and Family Welfare	10.0		
		3.	Social Causes	10.0		
		4.	Sustainable Livelihood Agri. & Water Harvesting	20.0		
		Total			Rs. 50 lakh	

Following are the brief Mitigation Measures suggested in the EIA report: -

- Regular sprinkling of water will reduce the dust generation.
- The construction activity will be carried out mostly during daytime
- Vehicles will not be loaded beyond their carrying capacity.
- Transportation of material will be done with covered vehicles which will have PUC certificate.
- Speed regulation of vehicles will be imposed.
- Only one truck at a time shall be allowed at the site to avoid the jam in the existing road.
- Proper parking management of vehicles will be done.
- Proper place for loading and unloading will be assigned for the construction material to be used.
- Soil residues & other material will be removed from paved roads.
- The Fly-ash based cement shall be used for the purpose.
- Use of wood shall be avoided (Timber Free Construction) and will be replaced by Mild Steel, Aluminum, Glass and plastic.

- Green belt development will help in noise pollution control.
- Proper lubrication and maintenance of construction machinery & equipment's will help to reduce the noise pollution.
- The construction spoils will be temporarily stored at designated dumpsites located inside the plant premises. Later on these wastes will be used for land filling / leveling work within the plant premises.
- Saleable scrap will be disposed through recyclers (locally called kabadis).

The SEAC observed that following observations are required to be dealt with before its case is considered for grant of the EC: -

- a) Details of the piezometers installed at site for ground water monitoring have not been given.
- b) Permission obtained from the CGWA for ground water abstraction is for lessor quantity than the actual quantity of ground water abstraction mentioned in the report. The project proponent should apply to CGWA for obtaining permission to abstract enhanced amount of ground water required in its project.
- c) Details of disposal of storm water from the project areas have not been given.
- d) The project proponent has proposed to provide swimming pool of size 15 m x 8m x 1.2m capable of storing 144 m³ of water but project site being located in notified area, separate permission for water requirement in swimming pool is required to be obtained from CGWA before constructing the swimming pool.
- e) The ambient air quality/ ground water quality/ soil quality/ noise level monitoring has been monitored at same six locations which does not seem to be in order and needs to be clarified. Further, the monitoring data of water quality / ambient air quality / noise level /soil quality presented is in whole figures which does not seem to be practicable and indicates that data is not based on actual monitoring & is not in accordance with the scientific procedure to be adopted while carrying out such type of monitoring. Thus, the project proponent is required to submit the complete justification of selection of locations of monitoring stations viz-a-viz requirements as per MoEF EIA guidelines/manuals.

After deliberations, the SEAC decided to defer the case till the time project proponent submit the reply of aforesaid observations.

Accordingly, project proponent was requested vide letter no. 269 dated 01.03.2018 to submit the reply to the aforesaid observations.

The project proponent has submitted pointwise reply to the observations alongwith Annexure- A (I to V) online on 16.05.2018, which was taken on record by the SEAC.

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

- (i) Sh. Vikas Arora, Deputy Liaison officer of the promoter company.
- (ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Environment consultant of the promoter company presented the reply to the observations as under: -

S.No.	Observation	Reply
1.	Details of the piezometers installed at site for ground water monitoring have not been given.	As per point no 5 of the CGWA permission no. 21-4(670)/NWR / CGWA / 2015-621 dated 19 th April, 2016, the firm shall install 6-8 piezometers. These piezometers are not installed as the project is not in operation. A copy of the said permission has already been submitted along with reply.
2.	Permission obtained from the CGWA for ground water abstraction is for lesser quantity than the actual quantity of ground water abstraction mentioned in the report. The project proponent should apply to CGWA for obtaining permission to abstract enhanced amount of ground water required in its project.	In the EIA report, the water requirement has been calculated on the basis of 200 lpcd with full flushing system as per the norms of SEIAA, Punjab. However, while seeking permission from CGWA, the water requirement was considered on the basis of 135 lpcd. The quantity of water as per permission from CGWA is sufficient to cater to the needs as dual plumbing system shall be adopted for each plot to use treated waste water from STP. The water requirement of their project based on P.H. norms of per capita consumption of 135 lpcd (90 litres fresh water & 45 litres, i.e. 33% recycled water). Accordingly, it comes to be 3984.00 KLD for domestic use and 313.00 KLD for irrigation purpose {Fresh water 2669 KLD & recycled water 1628 KLD, i.e. Flushing 1315 KLD & Irrigation 313 KLD}. The detail of water calculation has already been submitted along with reply.
3.	Details of disposal of storm water from the project areas have not been given.	The project proponent has submitted a layout plan for the disposal of Storm water of the project on which Storm Pipe, Manholes (Storm), Road Gully, Rain water harvesting etc. has been duly marked.

4.	The project proponent has proposed to provide swimming pool of size 15 m x 8m x 1.2m capable of storing 144 m ³ of water but project site being located in notified area, separate permission for water requirement in swimming pool is required to be obtained from CGWA before constructing the swimming pool.	Separate permission for swimming pool (if required) will be obtained from CGWA.
5.	The ambient air quality/ ground water quality/ soil quality/ noise level monitoring has been monitored at same six locations which does not seem to be in order and needs to be clarified. Further, the monitoring data of water quality / ambient air quality / noise level /soil quality presented is in whole figures which does not seem to be practicable and indicates that data is not based on actual monitoring & is not in accordance with the scientific procedure to be adopted while carrying out such type of monitoring. Thus, the project proponent is required to submit the complete justification of selection of locations of monitoring stations viz-a-viz requirements as per MoEF EIA guidelines/manuals	As per 'EIA Guidance Manual -Building, Construction, Townships and Area Development, there is no restriction on the collection of baseline data of Air, Soil, Water & Noise at the same locations. As regards, the presentation of monitored data in whole no's, there is no yardstick for the same from the central & state statutory authorities. Further, they used specified instruments and standard method of analysis for real time collection and analysis. However, in the case of continuous online monitoring, the values are generally recorded as decimals. To substantiate the same, a reference may be made to the monitored values of 'Assessment of impact of Odd-Even Scheme on air quality of Delhi' undertaken by CPCB. A copy of the same has already been submitted as Annexure- A(V) of the reply.

The SEAC further raised the following queries to which project proponent replied as under: -

S.No.	Observation	Reply
1	Why total water requirement has been reduced to 135 lpcd while applying to CGWA permission whereas, as per SEIAA guidelines, for Mohali area, it should be taken as 200 lpcd.	The project proponent was not able to justify the reduction in water consumption to 135 lpcd. However, SEAC decided that project proponent will submit a revised application with water requirement @200 lpcd and ground water extraction @135 lpcd.

2.	As to whether Project proponent has obtained separate permission for discharge of Storm water from GMADA	The project proponent replied that the project is a gated community and surrounded by wide sector dividing roads with proper run off/rain water disposal. Hence, there will be no excess run off from outside project boundary. The SEAC was not satisfied by the reply of the project proponent and asked the project proponent to provide calculation for rain water recharging wells and storm water of the project site including the storm water from upstream area of the water shed. To this, project proponent vide letter no. 48 dated 22/06/18 submitted design statement with calculation sheet for Storm Water Drainage scheme of Sector 85 & 99 with recharge pits marked on layout plan, which was taken on record by the SEAC.
3.	What is the reason for Noise level monitoring data has been recorded in decimals	The project proponent was not able to give satisfactory reply.
4.	As to whether Permission from CGWA will be obtained for meeting with the water requirement in Swimming Pool	The project proponent was not able to give satisfactory reply.

The SEAC observed that reply given by the Project Proponent is not satisfactory as mentioned above. After detailed deliberations, SEAC decided to defer the case and ask the project proponent to submit proper reply to the aforesaid observations.

The aforesaid observations have been conveyed to the project proponent through online ADS (additional detail sought) facility available on the web portal.

The project proponent submitted reply to the observation which was annexed as annexure with the agenda of the present meeting.

The case was considered by the SEAC in its 170th meeting held on 28.07.2018 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Vikas Arora, Deputy Manager of the Promoter Company.
- (ii) Sh. Sital Singh, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The project proponent replied to the observations as under: -

S.No.	Observation	Reply																																																		
1	Why total water requirement has been reduced to 135 LPCD while applying to CGWA permission whereas, as per SEIAA guidelines for Mohali area, it should be taken as 200 LPCD	At present, they have NOC from CGWA with daily water requirement as 135 LPCD as per their norms. They will obtain revised NOC from CGWA with daily water requirement as 200 LPCD after getting environmental clearance.																																																		
2.	As to whether Project proponent has obtained separate permission for discharge of Storm water from GMADA	The storm water lines of the project are already connected with outfall GMADA Storm and drawing in this regard has already been submitted. The project "Wave Estate" is a gated community and surrounded by 150 to 200 wide sector dividing roads with proper run off/ rain water disposal. Hence, there will be no excess run off from outside the project boundary.																																																		
3.	What is the reason for Noise level monitoring data has been recorded in decimals	<p>The project proponent informed that initially submitted abstract was rounded off inadvertently. However, the correct abstract of the Noise Monitoring is as under: -</p> <table border="1" data-bbox="790 996 1420 1892"> <thead> <tr> <th data-bbox="790 996 885 1086" rowspan="2">Sr. No.</th> <th data-bbox="885 996 1109 1086" rowspan="2">Locations</th> <th colspan="2" data-bbox="1109 996 1420 1086">Noise Level Leq. dB(A)</th> </tr> <tr> <th data-bbox="1109 1086 1268 1243">Day time (6 am to 10 pm)</th> <th data-bbox="1268 1086 1420 1243">Night Time (10 pm to 6 am)</th> </tr> </thead> <tbody> <tr> <td data-bbox="790 1243 885 1276">1.</td> <td data-bbox="885 1243 1109 1276">Project site</td> <td data-bbox="1109 1243 1268 1276">51.2</td> <td data-bbox="1268 1243 1420 1276">37.8</td> </tr> <tr> <td data-bbox="790 1276 885 1310">2.</td> <td data-bbox="885 1276 1109 1310">Khuni Majra</td> <td data-bbox="1109 1276 1268 1310">50.3</td> <td data-bbox="1268 1276 1420 1310">36.5</td> </tr> <tr> <td data-bbox="790 1310 885 1433">3.</td> <td data-bbox="885 1310 1109 1433">Phase-VII. Industrial Area</td> <td data-bbox="1109 1310 1268 1433">59.6</td> <td data-bbox="1268 1310 1420 1433">53.8</td> </tr> <tr> <td data-bbox="790 1433 885 1467">4.</td> <td data-bbox="885 1433 1109 1467">Bharatpur</td> <td data-bbox="1109 1433 1268 1467">53.2</td> <td data-bbox="1268 1433 1420 1467">35.8</td> </tr> <tr> <td data-bbox="790 1467 885 1500">5.</td> <td data-bbox="885 1467 1109 1500">Manuali</td> <td data-bbox="1109 1467 1268 1500">48.5</td> <td data-bbox="1268 1467 1420 1500">33.6</td> </tr> <tr> <td data-bbox="790 1500 885 1534">6.</td> <td data-bbox="885 1500 1109 1534">Tangori</td> <td data-bbox="1109 1500 1268 1534">49.6</td> <td data-bbox="1268 1500 1420 1534">34.4</td> </tr> <tr> <td colspan="4" data-bbox="790 1534 1420 1590" style="text-align: center;">CPCB Standards</td> </tr> <tr> <td data-bbox="790 1590 885 1668">a.</td> <td data-bbox="885 1590 1109 1668">Residential Area</td> <td data-bbox="1109 1590 1268 1668">55.0</td> <td data-bbox="1268 1590 1420 1668">45.0</td> </tr> <tr> <td data-bbox="790 1668 885 1747">b.</td> <td data-bbox="885 1668 1109 1747">Industrial Area</td> <td data-bbox="1109 1668 1268 1747">75.0</td> <td data-bbox="1268 1668 1420 1747">70.0</td> </tr> <tr> <td data-bbox="790 1747 885 1825">c.</td> <td data-bbox="885 1747 1109 1825">Commercial Zone</td> <td data-bbox="1109 1747 1268 1825">65.0</td> <td data-bbox="1268 1747 1420 1825">55.0</td> </tr> <tr> <td data-bbox="790 1825 885 1892">d.</td> <td data-bbox="885 1825 1109 1892">Silence Zone</td> <td data-bbox="1109 1825 1268 1892">50.0</td> <td data-bbox="1268 1825 1420 1892">40.0</td> </tr> </tbody> </table>	Sr. No.	Locations	Noise Level Leq. dB(A)		Day time (6 am to 10 pm)	Night Time (10 pm to 6 am)	1.	Project site	51.2	37.8	2.	Khuni Majra	50.3	36.5	3.	Phase-VII. Industrial Area	59.6	53.8	4.	Bharatpur	53.2	35.8	5.	Manuali	48.5	33.6	6.	Tangori	49.6	34.4	CPCB Standards				a.	Residential Area	55.0	45.0	b.	Industrial Area	75.0	70.0	c.	Commercial Zone	65.0	55.0	d.	Silence Zone	50.0	40.0
Sr. No.	Locations	Noise Level Leq. dB(A)																																																		
		Day time (6 am to 10 pm)	Night Time (10 pm to 6 am)																																																	
1.	Project site	51.2	37.8																																																	
2.	Khuni Majra	50.3	36.5																																																	
3.	Phase-VII. Industrial Area	59.6	53.8																																																	
4.	Bharatpur	53.2	35.8																																																	
5.	Manuali	48.5	33.6																																																	
6.	Tangori	49.6	34.4																																																	
CPCB Standards																																																				
a.	Residential Area	55.0	45.0																																																	
b.	Industrial Area	75.0	70.0																																																	
c.	Commercial Zone	65.0	55.0																																																	
d.	Silence Zone	50.0	40.0																																																	
4.	As to whether Permission from CGWA will be obtained for meeting with the water requirement in Swimming Pool	The project proponent is bound to take permission for abstracting ground water for swimming pool from CGWA.																																																		

The aforesaid reply was taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for construction of township project comprising of residential colony, commercial buildings & group housing project namely "Wave Estate" having total plot area 246.166 acres at Sector 85 & 99, Village Mauli Baidwan, Patti -Sohana, Sabnalki & Block & Tehsil Kharar, SAS Nagar (Mohali), Punjab subject to the following conditions in addition to the proposed measures:

PART-A – Specific Conditions:

I. Pre-Construction Phase

- i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- iv) Provision shall be made for the housing of construction 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 neighbouring 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 lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- xv) The solid waste generated should be properly collected and segregated at site. The recyclable solid waste shall be sold out to the authorized vendors and inert waste shall be sent to disposal facility. The Bio-degradable solid waste shall be adequately treated as per the scheme submitted by the project proponent. Prior approval of competent authority should be obtained, if required
- 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or at least 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

III. Operation Phase and Entire Life

- (i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention &

Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.

- (ii) The total water requirement for the project will be 5.93 MLD, out of which 4.38 MLD shall be met through ground water supply and remaining 1.55 MLD through recycling of treated wastewater.
- (iii) a) The total wastewater generation from the project will be 4.45 MLD, which will be treated in two STPs (MBBR technology) of capacity 2.0 MLD & 2.45 MLD to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater @4.41 MLD shall be as below:

S.No.	Season	For Flushing purposes (MLD)	Green Area (MLD)	Into MC SEWER (MLD)
1.	Summer	1.2	0.35	2.86
2.	Winter	1.2	0.15	3.06
3.	Rainy	1.2	0.03	3.18

- 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 into sewer after maintaining the proper record.
- (iv) The project proponent shall provide a 15m green buffer zone towards the air polluting industry, if any, to attenuate the noise as well as air pollution being generated from the air polluting industry adjacent to the project site.
- (v) The project proponent shall ensure that the natural flow of run-off water be continued without any disturbance/obstruction.
- (vi) The project proponent shall ensure safe drinking water supply to the habitants.
- (vii) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (viii) 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.
- (ix) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- (x) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid

waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.

- (xi) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (xii) 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.
- (xiii) 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.
- (xiv) 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.
- (xv) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.
- (xvi) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.

PART B – General Conditions :

I. Pre-Construction Phase

- a) 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.
- b) 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.
- c) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site. The project proponent will take separate permission for abstraction of ground water to be used in swimming pool.

- d) 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 shall spend minimum amount of Rs. 878 Lacs towards capital investment & Rs. 7.0 lacs /annum towards recurring cost.

III. Operation Phase and Entire Life

- a. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 60 Lacs/annum towards recurring expenditure as proposed in the EMP.
- b. The project proponent shall undertake the following activities under Corporate Environment Responsibility programme and shall spend Rs. 50 lacs as proposed on the same: -

Sr. No.	Activity Proposed	Funds Allocated (Lakh INR)
1.	Education	10.0
2.	Health and Family Welfare	10.0
3.	Social Causes	10.0
4.	Sustainable Livelihood Agri. & Water Harvesting	20.0
Total		Rs. 50 lakh

- c. 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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- xviii) The project proponent shall submit action plan specifying the timeline for completion of activities under Corporate Social Environment Responsibility to the concerned Regional office of Punjab Pollution Control Board for the monitoring of the same, within 30 days from the date of issuance of the environmental clearance letter.

The case is placed before the SEIAA for consideration.

Item No.136.09: Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for expansion of group housing project namely "Sushma Grande NXT" located in revenue estate of Village Gazipur, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab by M/s SBL Builders Pvt. Ltd. (Proposal no SIA/PB/NCP /74930/2018)

The facts of the case are as under:

M/s SBL Builders Pvt. Ltd. was earlier granted Environmental Clearance by SEIAA, Punjab vide letter no. 2171 dated 21.03.2016 for construction of Group Housing Project namely "Sushma Chandigarh Grande Ext." in an area of 12,403.85 sqm having total built up area of 35007 sqm in the revenue estate of the Village Gazipur, Zirakpur, Distt. S.A.S. Punjab subject to certain conditions.

The project proponent has now filed an application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for expansion of group housing project namely "Sushma Grande NXT" located in revenue estate of Village Gazipur, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab by M/s SBL Builders Pvt. Ltd. (Proposal no SIA/PB/NCP/74930/2018).

The case was considered by the SEAC in its 167th meeting held on 26.05.2018, which was attended by the following on behalf of the project proponent: -

- (i) Sh. Munish Kumar Kapoor, Manager of the promoter company.
- (ii) Sh. Sital Singh M/s CPTL, Mohali, Environment Consultant.

Before allowing the presentation, compliance status of observations of Northern Regional office, MoEF, Chandigarh made during visit to the project site were discussed. It was noticed that as per the report some major compliances are to be made by the project proponent. The SEAC observed that the project proponent is required to submit compliance report along with documentary evidence to the said observations in an annotated form.

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

The project proponent has now submitted reply to the observation which has been annexed as annexure with the agenda of present meeting.

The case was considered by the SEAC in its 170th meeting held on 28.07.2018 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Munish Kapoor, Manager of the Promoter Company.
- (ii) Sh. Sital Singh, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Sh. Bhupinder Singh Bedi submitted an authority letter wherein he alongwith Deepak Gupta working as Environmental Advisor have been authorized by Director of the Company to attend the meeting of SEAC on 28.07. 2018.The same was taken on record by the SEAC.

Thereafter, the project proponent replied to the compliance status of the non-compliances of environmental clearance conditions reported by the Northern Regional Office of MoEF&CC, New Delhi located at Chandigarh as under:-

Observations		
I. Pre- Construction Phase		
S. No.	Non-Compliances reported by the Northern Regional Office of MoEF&CC, New Delhi	Compliance now reported by the project proponent
(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.	The project proponent showed a copy of consent to establish obtained from Punjab Pollution Control Board on 08.11.2017 valid upto 30.06.2018, which is after the date of inspection of Northern Regional Office of Ministry of Environment, Forest and Climate Change
(iv)	The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.	The project proponent showed a copy of the Structural Safety certificate dated 04.12.2017 wherein it has been mentioned that the project namely Sushma Grande Nxt has been structurally designed as per the provisions prescribed in National Building Code of India and relevant codes of Bureau of Indian Standards for Seismic Loads, Lives & Dead Loads, Wind pressure and

		Structural Safety from earthquake of the intensity expected in Zone IV signed by Sh. Subrata Saha, B.E. Civil, IIT Roorkee ,Structural Engineer, Consulting Engineers Association of India, Memb. No. M300 and Member of Indian Association of Structural Engineers having membership no. M013.
II.	CONSTRUCTION PHASE	
(vii)	The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. The project proponent shall treat sewage with UV / Ozonator technology prior to use in construction activities.	The project proponent submitted copies of the slips from the different tanker service providers i.e. JMD tanker Service, Hari Om Tanker Service Shiv Shakti Trolley /Tanker which lifts water in their tankers for providing water to the project site. The project proponent also submitted a copy of the request letter dated 08.03.2017 submitted to the MC Zirakpur regarding permission for lifting of treated sewage water from STP, Zirakpur.
PART –B - General Conditions: - (A) Pre- Construction phase		
S.No.	Compliance Required	
(iii)	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.	a) The project proponent submitted a copy of the provisional fire safety certificate issued by Fire Station Officer, Fire Station, Derabassi vide letter no. 274 adted 30.06.2016. b) The project proponent submitted a copy of letter no. 17726/4/ATS dated 21.09.2015 issued by Govt. of India, Ministry of Defence, New Delhi wherein NOC has been issued from Aviation Angle with respect to IAF airfield Chandigarh to their project for construction of 64 flats in Village Gazipur, MC Zirakpur, District SAS Nagar.
(iv)	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	The project proponent submitted a copy of clipping in Newspaper in two vernacular languages regarding advertisement to the effect that the project has been accorded environment clearance by SEIAA,

	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.	Punjab and clearances obtained from Punjab Pollution Control Board.
(vi)	The project proponent shall obtain permission from CGWA for abstraction of groundwater & digging of Bore well(s) and shall not abstract any ground water without prior written permission of CGWA, even if any bore well(s) exists at site.	Not applied, However, the project proponent submitted that they will apply within one month.
(vii)	The project proponent shall obtain CLU from the competent authority, if any authority insists.	The project proponent submitted a copy of CLU obtained for their project vide no. 28589 dated 08.12.2015 issued by Regional Deputy Director cum Competent Authority, Department of Local Govt. Patiala.
(viii)	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.	The project proponent submitted a copy of screenshot wherein the environmental clearance letter issued vide no. 2171 dated 21.03.2016 by SEIAA, Punjab to their project has been uploaded on the website of the Company.

The aforesaid reply was taken on record by the SEAC and allowed the project proponent to present the salient features of the project. Environmental Consultant of the project proponent presented the same as under: -

1.	Category/Item No. (in schedule)	8(a): Group Housing project
2.	Name and Location of the project	"Sushma Grande NXT" located in revenue estate of Village Gazipur, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab

4.	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under: <table border="1" data-bbox="598 190 1300 504"> <thead> <tr> <th></th> <th>Old</th> <th>New</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>12403.85 sqm</td> <td>-</td> <td>12403.85 sqm</td> </tr> <tr> <td>Built-up area</td> <td>35007sqm</td> <td>361 sqm</td> <td>35368 Sqm</td> </tr> <tr> <td>Flats</td> <td>240</td> <td>20</td> <td>260</td> </tr> <tr> <td>Project cost</td> <td>45 crore</td> <td>-</td> <td>45 Crore</td> </tr> </tbody> </table>					Old	New	Total	Land	12403.85 sqm	-	12403.85 sqm	Built-up area	35007sqm	361 sqm	35368 Sqm	Flats	240	20	260	Project cost	45 crore	-	45 Crore
	Old	New	Total																						
Land	12403.85 sqm	-	12403.85 sqm																						
Built-up area	35007sqm	361 sqm	35368 Sqm																						
Flats	240	20	260																						
Project cost	45 crore	-	45 Crore																						
5.	Population (when fully inhabited)	Residential population of 1300 Persons.																							
6.	Water Requirements & source	Break up of water requirement Total: 264-272 KLD Domestic:260 KLD Green Area: 04-12 KLD Fresh: 202 KLD Flushing: 58 KLD Green Area 2117 sqm : 04-12 KLD		Source - Ground Water Treated waste water Treated waste water																					
7.	Disposal Arrangement of Waste water	Total = 208 KLD, which will be treated in the STP of capacity 225 KLD to be installed in the project premises. <table border="1" data-bbox="598 1176 1380 1478"> <thead> <tr> <th>Sr.No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area 2117 sqm (KLD)</th> <th>Into MC SEWER (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>58</td> <td>12</td> <td>138</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>58</td> <td>4</td> <td>146</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>58</td> <td>-</td> <td>150</td> </tr> </tbody> </table>				Sr.No.	Season	For Flushing purposes (KLD)	Green Area 2117 sqm (KLD)	Into MC SEWER (KLD)	1.	Summer	58	12	138	2.	Winter	58	4	146	3.	Rainy	58	-	150
Sr.No.	Season	For Flushing purposes (KLD)	Green Area 2117 sqm (KLD)	Into MC SEWER (KLD)																					
1.	Summer	58	12	138																					
2.	Winter	58	4	146																					
3.	Rainy	58	-	150																					
8.	Rain water recharging detail	02 Nos rain water recharging pits will be provided as per CGWA norms.																							
9.	Solid waste generation and its disposal	a) 520 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non- bio-degradable. Garbage Chute will be provided to collect the waste. c) The recyclable waste will be sold to authorized recyclers. d) Mechanical composter will be provided for the Bio-degradable components. e) Inert waste will be dumped to Municipal Council dumping site.																							

10	Hazardous Waste & E-Waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.												
11.	Energy Requirements & Saving	<p>a) 1400 KVA from PSPCL. b) 1x240 KVA & 2 x 125 KVA (silent DG sets)</p> <p><u>Energy Saving</u></p> <p>a) Use of Solar water heating system shall be encouraged in the group housing. b) Solar energy will be used for street light on the roads as well as in the parks in phased manner. c) Use of LED lamps shall be encouraged. Energy efficient electrical gadgets shall be used. d) 30% roof top area (870 sqm) will be used for solar power generation as per norms of SEAC.</p>												
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase, General Manager, Projects will be responsible for implementation of the EMP. During operation phase, association of the residents or M.C who so ever takes over the project will be responsible for implementation of EMP</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost (per annum)</th> <th>Monitoring of Air, Noise water (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 84.5 lac</td> <td>Rs 8.0 Lac</td> <td>Rs.5.9 lac</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>Rs.10 lac</td> <td>Rs.6.9 lac</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)	Construction	Rs. 84.5 lac	Rs 8.0 Lac	Rs.5.9 lac	Operation	-	Rs.10 lac	Rs.6.9 lac
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)											
Construction	Rs. 84.5 lac	Rs 8.0 Lac	Rs.5.9 lac											
Operation	-	Rs.10 lac	Rs.6.9 lac											
13.	CSR activities alongwith budgetary break up and responsibility to implement	Director of the company will be responsible for implementation of the CSR activities. Rs. 10 Lacs will be spent towards maintenance of Municipal Council park and Environment awareness camps in 10 km radius of the project												
14	Other important facts	<ul style="list-style-type: none"> ➤ The project site is located at Gazipur, Zirakpur. The land for the proposed project confirms to the land use as per the Master plan. CLU has been granted by the competent authority. ➤ No wildlife sanctuaries/parks falls within 10 km of the project site. ➤ The MC, Zirakpur vide letter no. 2839 dated 17.09.2015 has issued NOC to the project proponent to the effect that the treated wastewater of the proposed project of quantity 110 KLD can be discharged into sewer after depositing requisite charges. ➤ The EO, MC, Zirakpur vide its letter no.2838 dated 17.09.2015 has reported that the solid waste generated from the project site will be collected by MC, on payment. ➤ The ambient air, ambient noise, soil and ground 												

		water monitoring has been got done for all the parameters as per the prescribed norms. The concentration of all the parameters is found in the permissible limits.
--	--	--

To a query of SEAC regarding rain water harvesting system, the project proponent agreed to provide baffle wall and oil & grease trap in the rain water harvesting management plan.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for expansion of group housing project namely "Sushma Grande Nxt" having total plot area as 12403.85 sqm and built up area as 35368 with flats 260 located at Village Gazipur, Zirakpur, Derabassi, SAS Nagar Mohali, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – Specific Conditions:

I. Pre-Construction Phase

- i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- iv) Provision shall be made for the housing of construction 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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii) Adequate treatment facility for drinking water shall be provided, if required.
- ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
(for reuse)

- d. Treated wastewater : Yellow
(for discharge)
- e. Storm water : Orange
- xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
- (b)** Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- xv) Chute system, 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for

residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

III. Operation Phase and Entire Life

- (i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- (ii) The total water requirement for the project will be 264-272 KL/day, out of which 202 KL /day shall be met through own tubewell and remaining 70 KL/day through recycling of treated wastewater.
- (iii) a) The total wastewater generation from the project will be 208 KL/day, which will be treated in a STP of capacity 225 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For Green Area (2117 sqm) (KLD)	Discharge into MC sewer (KLD)
Summer	58	12	138
Winter	58	04	146
Rainy	58	-	150

- 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 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) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- (vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.

- (viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- (ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- (xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- (xiii) Solar power plant and other solar energy related 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 03months time.

PART B – General Conditions:

I. Pre-Construction Phase

- a. 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.
- b. 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.
- c. The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at

site.

- d. The project proponent shall abide by the terms of CLU granted for their project vide no. 28589 dated 08.12.2015 by Regional Deputy Director cum Competent Authority, Department of Local Govt. Patiala
- e. 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.84.5 Lacs towards capital investment, Rs.8.0 Lacs towards recurring expenditure, Rs.5.9 lacs for monitoring and Rs.10.00 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

- 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.10.0 Lacs towards recurring expenditure and Rs. 6.9 lacs for monitoring purpose as proposed in the EMP.
- b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 10.00 Lacs towards CSR activities i.e. maintenance of Municipal Council park and Environment awareness camp in 10 km radius of the project.
- c) 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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The case is placed before the SEIAA for consideration.

Item No.136.10: Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely "Royal Avenue" located at Village Naushehra, Distt. Amritsar, Punjab by M/s V. V. Builders (Proposal No. SIA/PB/NCP/73971/2018)

The facts of the case are as under: -

The project proponent has filed an application for obtaining Environmental Clearance under EIA notification, 2006 for establishment of a group housing project namely "Royal Avenue" located at Village Naushehra, Distt. Amritsar, Punjab. The project proponent has submitted Form 1, Form 1A and other requisite documents.

Environmental Engineer, PPCB, Regional office, Amritsar was requested vide email dated 11.04.2018 and again 02.05.2018 to send the construction status of the project site. Environmental Engineer, RO, Amritsar vide email 02.05.2018 informed that the subject cited group housing project was visited by officer of this office on 16/04/2018 and observed as under: -

- 1) The site exists on right hand side of Verka-Majitha Bye Pass Road leading to Majitha Bye Pass Chowk.
- 2) During visit, it was observed that the construction work of boundary wall of the site has almost been completed.

The case was considered by the SEAC in its 166th meeting held on 24.05.2018, but could not be taken up due to paucity of time.

The case was considered by the SEAC in its 167th meeting held on 26.05.2018, which was attended by the following on behalf of the project proponent: -

- (i) Sh. Jagdip Singh, General Manager of the promoter company.
- (ii) Sh. Sital Singh M/s CPTL, Mohali, Environment consultant of the promoter company.

The SEAC asked the project proponent to present the salient features of the project. Sh. Sital Singh, Environmental Consultant of the promoter company presented the salient features of the project as under: -

1.	Category/Item No. (in schedule)	8(a): Group Housing project			
2.	Name and Location of the project	Royal Avenue located at Village Naushehra, Distt. Amritsar, Punjab			
4.	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:			
		Sr. No.	Description	Details	
		1.	Plot area under planning	3.36 Hectare or 8.32 acre	
		2.	Built-up Area	89237 sqm	
		3.	Green Area	6600 sqm	
		4.	Residential apartments	342	
		5.	Convenient shops	10	
		6.	Nursery school	1	
		7.	Community hall	1	
		8.	Parking Provided	978 ECS	
5.	Population (when fully inhabited)	Residential population of 2000 Persons.			
6.	Water Requirements & source	Break up of water requirement		Source	
		Total: 410-435 KLD		-	
		Domestic:400 KLD Green Area: 10-35 KLD		Ground Water Treated waste water	
		Fresh: 310 KLD Flushing: 90 KLD		Treated waste water to be utilized in an area of 6600 sqm	
		Green Area : 10-35 KLD			
7.	Disposal Arrangement of Waste water	Total = 300 KLD, which will be treated in the STP of capacity 300 KLD to be installed in the project premises.			
		Sr.No.	Season	For Flushing purposes (KLD)	Green Area 6600 sqm (KLD)
		1.	Summer	90	35
		2.	Winter	90	15
		3.	Rainy	90	10
					Into MC SEWER (KLD)
					175
					195
					200
8.	Rain water recharging detail	9 Nos. rainwater recharging wells will be provided for rain water harvesting.			

9.	Solid waste generation and its disposal	<p>a) 800 kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non- bio-degradable.</p> <p>c) The recyclable waste will be sold to authorized recyclers.</p> <p>d) Mechanical composter will be provided for the Bio-degradable components and after stabilization will be used as manure</p> <p>e) Inert waste will be dumped to Municipal Council dumping site of Amritsar for which NOC vide no 18362 dated 16/02/2018 has been obtained.</p> <p>f) STP sludge after drying will be used as manure in green areas</p>												
10	Hazardous Waste	Used oil from DG sets will be sold to registered recyclers.												
11.	Energy Requirements & Saving	<p>a) 3500 KVA from PSPCL.</p> <p>b) 1500 KVA (Multiple silent DG sets)</p> <p>c) Minimum committed solar energy (roof-top, PV based) provision – ~250 kWp</p> <p>d) Use of solar energy for outdoor common lighting (at least 60%)</p> <p>e) Extensive use of LED based lighting</p>												
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase, persons responsible are for implementation of the EMP is as under:-</p> <p>a) Mr. Amit Nanda, Partner</p> <p>b) Mr. Vasdeep Singh Dhillon, Partner</p> <p>c) Mr. Kulwinder Singh Anand, Project Manager</p> <p>During operation phase, environment management cell with active participation from the occupants will be responsible for implementation of the EMP. The detail of the budgetary break up phase wise is as under:-</p> <table border="1" data-bbox="593 1496 1407 1877"> <thead> <tr> <th data-bbox="593 1496 810 1751">Description</th> <th data-bbox="810 1496 976 1751">Capital Cost</th> <th data-bbox="976 1496 1200 1751">Recurring Cost (per annum)</th> <th data-bbox="1200 1496 1407 1751">Monitoring of Air, Noise water. (per annum)</th> </tr> </thead> <tbody> <tr> <td data-bbox="593 1751 810 1832">Construction</td> <td data-bbox="810 1751 976 1832">Rs. 140 lac</td> <td data-bbox="976 1751 1200 1832">-</td> <td data-bbox="1200 1751 1407 1832">1.0 lac</td> </tr> <tr> <td data-bbox="593 1832 810 1877">Operation</td> <td data-bbox="810 1832 976 1877">-</td> <td data-bbox="976 1832 1200 1877">Rs.45 lac</td> <td data-bbox="1200 1832 1407 1877">1.0 Lac</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water. (per annum)	Construction	Rs. 140 lac	-	1.0 lac	Operation	-	Rs.45 lac	1.0 Lac
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water. (per annum)											
Construction	Rs. 140 lac	-	1.0 lac											
Operation	-	Rs.45 lac	1.0 Lac											
13.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Rs. 05 Lacs will be spent towards following CSR activities.</p> <p>➤ Specific activities</p> <p>(i) Public hygiene and sanitation (with special emphasis on female sanitation in rural schools)</p>												

		<ul style="list-style-type: none"> (ii) Providing road lights (iii) Promoting sports activities in the village school (iv) Contributing to the requirements of religious places (gurudwara, mandir, etc.) ➤ Additional activities may include (but not limited to); <ul style="list-style-type: none"> (i) Arrangement for safe drinking water (ii) Educational support – scholarships, books, uniforms, computer facility, etc. (iii) Medical camps – including provision of free medicines (iv) Repair of roads, drains, village ponds (v) Provision of road lights/street lights (vi) Organizing workshops/camps for educating community on – agriculture, energy conservation and solar energy, child and women health-care, substance abuse, and other relevant issues (vii) Plantation
14	Other important facts	<ul style="list-style-type: none"> ➤ Land falls within LPA of Amritsar and is meant to be developed as residential area as per the master plan. The land is located outside the municipal limits of MC, Amritsar ➤ No wildlife sanctuaries/parks fall within 10 km of the project site. ➤ The project proponent submitted a letter issued by Water supply & Sewerage Authority vide memo no. WSSA/1199 dated 06/02/2018 regarding water & sewerage connection. ➤ The ambient air, ambient noise, soil and ground water monitoring has been got done for all the parameters as per the prescribed norms. The concentration of all the parameters is found in the permissible limits.

After presentations, SEAC raised the following observations to the project proponent: -

- 1) What is the land use pattern of the site area as per the Master plan of Amritsar?
- 2) Whether any forest land is involved in the proposed project and proposal involved approval/clearance under the Forest (Conservation) Act 1980 and Wildlife (Protection) Act, 1972.
- 3) Whether NOC from CGWA has been obtained.
- 4) Detail plan of rainwater recharging system alongwith drawings is required to be submitted.

- 5) Dual plumbing plan of the proposed project to be submitted.
- 6) Whether cavity wall as proposed in the presentation is to be provided at site.
- 7) Energy conservation plan alongwith rooftop plan with detail calculations is required to be presented.
- 8) Traffic circulation plan showing entry to the project, additional traffic due to proposed project, road width, parking arrangement etc. is required to be presented.
- 9) CER activities should be prescribed as per the OM dated 01/05/2018 issued by MoEF&CC alongwith cost of each activity.

In reply to the aforesaid queries of SEAC, the project proponent replied as under: -

- 1) The land (3.36 Ha) is vacant and meant for residential use as per the master plan. Moreover, the change of land use of said site has been obtained from STP, Amritsar vide letter no 1222 dated 15.03.2018 for development of land as Residential Colony "Royal Avenue Group Hosing"
- 2) No forest land is involved in the proposed project and No approval/clearance is required under the Forest (Conservation) Act 1980 and Wildlife (Protection) Act, 1972. Further, permission from National Highway Authority of India vide No. 4533-35 dated 15.01.2018 for the approach road from slip/link road has been obtained. A copy of the same has already been submitted.
- 3) The project proponent sought some time to reply to the queries 3 to 9 raised by the SEAC and requested to defer the case.

The SEAC observed that reply submitted by the project proponent regarding forest land is not satisfactory as NOC regarding no forest land involved in the proposed project issued by the Forest Department is required to be submitted.

After detailed deliberations, SEAC decided to defer the case and ask the project proponent to submit the reply to the aforesaid observations.

The aforesaid observations have been conveyed to the project proponent through online ADS (additional detail sought) facility available on the web portal.

The project proponent has now submitted reply to the observation which was annexed as annexure with the agenda of the present meeting.

The case was considered by the SEAC in its 170th meeting held on 28.07.2018 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Jagdeep Singh, Project Manager of the Promoter Company.
- (ii) Sh. Sital Singh, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The Environmental consultant of the promoter company presented the reply to the observation raised during previous meeting as under: -

S. No.	Observation	Reply
1.	What is the land use pattern of the site area as per the Master plan of Amritsar?	The project proponent submitted that project site is "residential" as per the Master Plan of LPA Amritsar. He also submitted Master Plan of LPA, Amritsar, which was taken on record by SEAC.
2.	Whether any forest land is involved in the proposed project and proposal involved approval/clearance under the Forest (Conservation) Act 1980 and Wildlife (Protection) Act, 1972.	The project proponent has applied online application for obtaining NOC under the FCA,1980 for approach road. He also submitted a copy of the complete application alongwith acknowledgement under Forest Act, 1980 as a proof, which was taken on record by SEAC.
3.	Whether NOC from CGWA has been obtained.	The project proponent submitted that NOC for CGWA, for abstraction of ground water shall be applied after obtaining the "EC" from the SEIAA and "CTE" from the PPCB.
4.	Detail plan of rainwater recharging system alongwith drawings is required to be submitted.	The project proponent submitted a copy of the storm water management plan showing the location of the recharge structures, which was taken on record by SEAC.
5.	Dual plumbing plan of the proposed project to be submitted.	The project proponent submitted a copy of the dual plumbing plan, which was taken on record by SEAC.
6.	Whether cavity wall as proposed in the presentation is to be provided at site.	The project proponent submitted that air cavity wall shall not be constructed as per the design planning but hollow concrete blocks will be used.
7.	Energy conservation plan alongwith rooftop plan with detail calculations is required to be presented.	The project proponent submitted that the following energy saving measures will be adopted to save about 14% (5500 KWh) electric power: - <ul style="list-style-type: none"> i. Solar based common lighting ii. Roof-top solar (PV) power (~250 kWp potential) iii. Use of LED based common lighting

		<ul style="list-style-type: none"> iv. Energy efficiency in receiving/distribution v. High efficiency motors/transformers vi. Miscellaneous architectural features/HVAC
8.	Traffic circulation plan showing entry to the project, additional traffic due to proposed project, road width, parking arrangement etc. is required to be presented.	The project proponent submitted a copy of the updated traffic plan showing the approach road, which was taken on record by SEAC.
9.	CER activities should be prescribed as per the OM dated 01/05/2018 issued by MoEF&CC alongwith cost of each activity.	<p>The project proponent submitted that Rs. 5 Lacs per annum will be spent on the following CER activities: -</p> <ul style="list-style-type: none"> i. Village Pond maintenance Rs. 2 lacs/annum. ii. Medical support to the needy/organization of medical camps Rs. 1 lac/annum. iii. Maintenance of village roads/road lights Rs. 1 lac/annum. iv. Contribution to Environment Protection Fund of the PPCB Rs. 1 lac/annum. v. Presently shortlisted villages for implementation of CSER include - Naushehra, Nangli, Pandori Waraich, Verka, Loharka Kalan.

To another query of SEAC, regarding Corporate Environmental Responsibility (CER) alongwith time schedule for completion as per the OM dated 01.05.2018 and verified & certified by the concerned competent authority, the project proponent submitted an undertaking duly signed by the partner of the company, which was taken on record by SEAC. The details of the amount spent on CSER activities alongwith time schedule for completion is as under: -

Sr. No.	Details of the Corporate Social Environmental Responsibility activities	Amount to be spent (Rs)	Time schedule
1	Village Meeran Kot Kalan <ul style="list-style-type: none"> a) Road Building PCC b) Street Lights (30) c) Culvert Widening d) Plantation (100 Trees) 	<ul style="list-style-type: none"> 10,00,000 3,00,000 10,00,000 1,00,000 	<ul style="list-style-type: none"> 08/2020 12/2019 12/2022 08/2019
2	Village Tabbowali <ul style="list-style-type: none"> a) Road Building PCC b) Street Lights (30) c) Plantation (100 Trees) 	<ul style="list-style-type: none"> 10,00,000 3,00,000 1,00,000 	<ul style="list-style-type: none"> 08/2023 12/2022 12/2021

3	Peeran Wali Dargah, Meera Kot Khurd- Land Scaping & plantation, Shed, Room, White Wash, Solar Lightning	4,00,000	03/2019
4	Gurudwara Boli Sahib (As per clause #3)	3,00,000	03/2020
5	Village Naushera a) Pond maintenance b) Plantation (100 Trees)	5,00,000 1,00,000	09/2023
6	Punjab Pollution Control Board, Environment Protection Fund	1,00,000 1,00,000	2021 2022
7	Medical Camp & Medicine distribution	2,00,000	2019,20 & 21
Total		55 Lacs	

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 group housing project namely "Royal Avenue" having total project area under planning 8.32 acre and built up area 89237 sqm located at Village Naushehra, Distt. Amritsar, Punjab subject to the following conditions in addition to the proposed to the measures:

PART-A – 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 equipment 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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a) Fresh water : Blue
 - b) Untreated wastewater : Black
 - c) Treated wastewater : Green
(for reuse)
 - d) Treated wastewater : Yellow
(for discharge)
 - e) Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
 - (b)** Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- (xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

III. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact

Assessment Authority at the time of start of operation.

- ii) The total water requirement for the project will be 435 KL/day (maximum), out of which 310 KL/day shall be met through own tubewell and remaining 125 KL/day through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 300 KL/day, which will be treated in a STP of capacity 300 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For irrigation purposes (KLD)	Discharge into sewer (KLD)
Summer	90	35	175
Winter	90	15	195
Rainy	90	10	200

- 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 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) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and

no public space should be utilized.

- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipment shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART B – 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 borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority if applicable.
- 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 & Environmental Responsibility and shall spend minimum amount of Rs. 140 Lacs towards capital investment and Rs. 55 Lacs towards CSER 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. 47 Lacs towards recurring expenditure including monitoring expenses 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. 55 Lacs towards following CSR activities:

S.No.	Details of the Corporate Social Environmental Responsibility activities	Amount to be spent (Rs)	Time schedule
1.	Village Meeran Kot Kalan a) Road Building PCC b) Street Lights (30) c) Culvert Widening d) Plantation (100 Trees)	10,00,000 3,00,000 10,00,000 1,00,000	08/2020 12/2019 12/2022 08/2019
2.	Village Tabbowali a) Road Building PCC b) Street Lights (30) c) Plantation (100 Trees)	10,00,000 3,00,000 1,00,000	08/2023 12/2022 12/2021
3.	Peeran Wali Dargah, Meera Kot Khurd- Land Scaping & plantation, Shed, Room, White Wash, Solar Lightning	4,00,000	03/2019
4.	Gurudwara Boli Sahib (As per clause #3)	3,00,000	03/2020
5.	Village Naushera a) Pond maintenance b) Plantation (100 Trees)	5,00,000 1,00,000	09/2023
6.	Punjab Pollution Control Board, Environment Protection Fund	1,00,000 1,00,000	2021 2022
7.	Medical Camp & Medicine distribution	2,00,000	2019,20 & 21
Total		55 Lacs	

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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The case is placed before the SEIAA for consideration.

Item No.136.11: Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Amayra City" located in revenue estate of Village Aujla, Kharar, SAS Nagar Mohali, Punjab by M/s Omini Pacific Colonizers Pvt. Ltd. (Proposal no SIA/PB/NCP /74900/2018)

The facts of the case are as under:

The SEAC was apprised that M/s Omini Pacific Colonizers Pvt. Ltd. has submitted application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Amayra City" located in revenue estate of Village Aujla, Kharar, SAS Nagar Mohali, Punjab.

After initial scrutiny of the case, the following EDS were raised to which the project proponent replied as under: -

Sr No.	EDS	Reply
1	In the letter issued by MC Zirakpur, it has been mentioned that sewer facility is available and firm can connect its own line of sewer with the main sewer line of MC Zirakpur. The project proponent has marked the location of main sewer at a distance of 402 mtr from the project site. Please submit the feasibility of providing the sewer by the firm to connect the same to the main sewer i.e. land details through which the pipeline will pass and directions of pipeline be shown on the layout map.	The MC has issued a letter regarding laying of sewer and the plan showing sewerage layout of Kharar
2.	The presentation is required to be revised accordingly i.e. CSR activities etc.	Revised as desired.

On 2nd scrutiny, reply submitted by the project proponent against the first point was found not satisfactory and the following EDS was raised to which the project proponent replied as under: -

Sr No.	EDS	Reply
1	The project proponent has submitted Water balance chart for summer, rainy and winter seasons and 109 KLD quantity has been calculated for the fresh water and it has been observed that the Water balance submitted by the project proponent is not proper and is required to be rechecked. After correction, revised water balance of the project is required to be submitted. Further, total water equipment including the green area is required to be mentioned	Revised water balance has been submitted
2.	While submitting hard copy of the application, it	Noted for the

should be noted that layout plan of the project be on drawing size sheet instead of A4 size paper, as it is very difficult to read out the details mentioned in the layout plan.	compliance.
--	-------------

Environmental Engineer, PPCB, Regional office, Mohali was requested vide email dated 18.07.2018 to send the construction status of the project site. Environmental Engineer, Regional Office Mohali vide return email dated 19.07.2018 informed that the proposed site of the project was visited by AEE of his office on 18.07.2018 and Sh. Tejinder Garg, Director of the promoter company was contacted. During the visit, it was observed as under:

1. The proposed site of the promoter company is located near Kharar-Ropar Road, Kharar, SAS Nagar. As per the boundaries of the proposed site shown by the representative of the promoter company, the project is abutting to the project of M/s GBP Camelia, on two sides.
2. As per the site shown by the representative, no construction activity has yet been started at the site by the promoter company.
3. The promoter company has constructed boundary wall along two sides of the proposed site.

The case was considered by the SEAC in its 170th meeting held on 28.07.2018 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Tejinder Pal, Director of the Promoter Company.
- (ii) Sh. Sital Singh, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

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

1.	Category/Item No. (in schedule)	8(a): Group Housing project	
2.	Name and Location of the project	"Amayra City" located in revenue estate of Village Aujla, Kharar, SAS Nagar Mohali, Punjab	
3.	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:	
		Description	Total
		Land	15225 sqm
		Built-up area	28569 Sqm
		Flats	296 Nos
Shops	7 Nos		
4.	Population (when fully inhabited)	Residential population of 1480 Persons.	
5.	Water Requirements & source	Break up of water requirement	Source
		Total: 202-212 KLD	-

		Domestic:200 KLD Green Area: 02-12 KLD Fresh: 149 KLD Flushing: 51 KLD Green Area 2247 sqm : 02-12 KLD	Ground Water Treated waste water Treated waste water																					
6.	Disposal Arrangement of Waste water	Total = 160 KLD, which will be treated in the STP of capacity 240 KLD to be installed in the project premises.																						
		<table border="1"> <thead> <tr> <th>Sr.No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area 2247 sqm (KLD)</th> <th>Into MC SEWER (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>51</td> <td>12</td> <td>97</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>51</td> <td>4</td> <td>105</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>51</td> <td>2</td> <td>107</td> </tr> </tbody> </table>	Sr.No.	Season	For Flushing purposes (KLD)	Green Area 2247 sqm (KLD)	Into MC SEWER (KLD)	1.	Summer	51	12	97	2.	Winter	51	4	105	3.	Rainy	51	2	107		
Sr.No.	Season	For Flushing purposes (KLD)	Green Area 2247 sqm (KLD)	Into MC SEWER (KLD)																				
1.	Summer	51	12	97																				
2.	Winter	51	4	105																				
3.	Rainy	51	2	107																				
7.	Rain water recharging detail	7285 m3/year rain water will be harvested provided as per CGWA norms.																						
8.	Solid waste generation and its disposal	a) 595 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non-bio-degradable. Garbage Chute will be provided to collect the waste. c) The recyclable waste will be sold to authorized recyclers. d) Mechanical composter will be provided for the Bio-degradable components. e) Inert waste will be dumped to designated Municipal Council dumping site.																						
09	Hazardous Waste & E-Waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.																						
10.	Energy Requirements & Saving	a) 1700 KW from PSPCL. b) 1x240 KVA & 2 x 125 KVA (silent DG sets) <u>Energy Saving</u> a) Use of Solar water heating system shall be encouraged in the group housing. b) Solar energy will be used for street light on the roads as well as in the parks in phased manner. c) Use of LED lamps shall be encouraged. Energy efficient electrical gadgets shall be used. d) 207 KWHD by utilizing 10 Nos Solar lights, 300 no. lights replaced in common area with LED and use																						

		of 258 liters per day solar heated water												
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase, Director of the company will be responsible for implementation of the EMP. During operation phase, association of the residents or M.C who so ever takes over the project will be responsible for implementation of EMP</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost (per annum)</th> <th>Monitoring of Air, Noise water (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 89.5 lac</td> <td>Rs 7.5 Lac</td> <td>Rs.5.9 lac</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>Rs.10.5 lac</td> <td>Rs.6.9 lac</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)	Construction	Rs. 89.5 lac	Rs 7.5 Lac	Rs.5.9 lac	Operation	-	Rs.10.5 lac	Rs.6.9 lac
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)											
Construction	Rs. 89.5 lac	Rs 7.5 Lac	Rs.5.9 lac											
Operation	-	Rs.10.5 lac	Rs.6.9 lac											
12.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Director of the company will be responsible for implementation of the CSR activities. Rs. 10 Lacs will be spent towards the following activities:</p> <ul style="list-style-type: none"> ➤ The management will give preference in the job to nearby area people. ➤ Widening of roads in the vicinity of the project. ➤ Environment awareness camps in the 10 km area ➤ Toilets in the nearby government schools. ➤ Rs. 10 lac will be utilized for all activities given above and other related activities. ➤ The implementation of the CSR will be responsibility of Director. 												
13	Other important facts	<ul style="list-style-type: none"> ➤ The project site is located at Village Aujla, Kharar and the land for the proposed project confirms to the land use as per the Master Plan. ➤ The MC, Kharar has issued the certificate vide letter no. 381 dated 20.11.2017 to the effect that sewer of the project can be connected to the Municipal Council sewer by the project proponent at their own cost to discharge 155 KLD waste water after giving treatment into their own STP. Further, it has been clarified vide letter no. 1042 dated 03/07/2018 that at present, no sewer is available in the vicinity of the project. The work regarding laying of the 100% water supply and sewerage is under progress in the jurisdiction of Municipal Council Kharar. The sewerage will be laid in the coming next 03 years in the vicinity of the project. ➤ The EO, MC, Zirakpur has issued certificate vide letter no.380 dated 20/11/2017 to the effect that after approval of the group housing project, Solid waste generated from the project will be disposed off by the project proponent at the dumping site or will be collected by the Municipal Council, Kharar on payment. Collection, handling and disposal of 												

		the Municipal Solid waste will be done as per the Solid Waste Management and Handling rules 2000 and as per rules of the Punjab Pollution Control Board.
--	--	--

To a query of SEAC, regarding Corporate Environmental Responsibility (CER) alongwith time schedule for completion as per the OM dated 01.05.2018 and verified & certified by the concerned competent authority, the project proponent submitted an undertaking duly signed by the partner of the company which was taken on record by SEAC. The details of the amount spent on CSER activities alongwith time schedule for completion is as under: -

1	CSER activities should be prescribed as per the OM dated 01/05/2018 issued by MoEF&CC alongwith cost of each activity.	The project proponent submitted that following CSER activities will be done: -			
		Sr. No.	Activity to be done under CSER	Amount to be spent	Time schedule
		1.	Toilets will be provided at Government Schools	Rs. 5 lacs	Work will be started in July 2020 and completed in Nov. 2020
		2.	1200 trees will be planted in Village Radiala* in two phases as under: a) 500 tree will be planted in first phase. b) 700 tree will be planted in second phase	Rs. 10 lacs	a) First phase: Started in August 2019 and completed by October 2020. b) Second phase: Started in July 2020 and completed by Sept. 2020.
		* The project proponent has also submitted a letter dated 13.07.2018 signed by Sarpanch Gram Panchayat Radiala Block kharar, Distt. SAS Nagar, wherein, it has been mentioned that they have no objection if new saplings are planted by M/s Omini Pacific Colonizer Pvt. Ltd. in the panchayat land of village Radiala.			
		The same was taken on record by the SEAC			

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded '**Silver Grading**' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of group housing project namely "Amayra City" having total project area 15225 sqm and built up area 28569 sqm located in revenue estate of Village Aujla, Kharar, SAS Nagar Mohali, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – Specific Conditions:

I. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment 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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such

material must be secured, so that they should not leach into the groundwater.

- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
(for reuse)
 - d. Treated wastewater : Yellow
(for discharge)
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.

- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- (xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

III. Operation Phase and Entire Life

- ii) "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.
- iii) The total water requirement for the project will be 200 KL/day (maximum), out of which 149 KL/day shall be met through own tubewell and remaining 51 KL/day through recycling of treated wastewater.
- iv) a) The total wastewater generation from the project will be 160 KL/day, which will be treated in a STP (Based on SBR technology equipped with sand filter & carbon filter as a tertiary treatment for removal of odour) of capacity 240 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For green area (2247 sqm) (KLD)	Discharge into sewer (KLD)
Summer	51	12	97
Winter	51	4	105
Rainy	51	2	107

- 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 into sewer after maintaining the proper record.
- v) The project proponent shall ensure safe drinking water supply to the habitants.
- vi) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vii) 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.
- viii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- ix) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- x) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- xi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xii) The 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.
- xiii) 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.
- xiv) Solar power plant and other solar energy related equipment shall be operated and maintained properly.

- xv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART B – 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 borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority if applicable.
- 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 & Environmental Responsibility and shall spend minimum amount of Rs. 89.5 Lacs towards capital investment, Rs. 7.5 Lacs/annum towards recurring cost, Rs. 6.9 lacs/annum towards monitoring and Rs. 15 Lacs towards CSER 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. 10.5 Lacs/annum towards recurring expenditure and Rs. 5.9 lacs / annum as monitoring expenses 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. 15 Lacs towards following CSR activities:

Sr. No.	Activity to be done under CSER	Amount to be spent	Time schedule
1.	Toilets will be provided at Government Schools	Rs. 5 lacs	Work will be started in July 2020 and completed in Nov. 2020
2.	1200 trees will be planted in Village Radiala* in two phases as under: a) 500 tree will be planted in first phase. b) 700 tree will be planted in second phase	Rs. 10 lacs	a) First phase: Started in August 2019 and completed by October 2020. b) Second phase: Started in July 2020 and completed by Sept. 2020.

- 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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.

- (xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The case is placed before the SEIAA for consideration.

Item No.136.12: Application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of a commercial project namely "GBP TIME SQUARE" located at Zirakpur, Derabassi, SAS Nagar Mohali, Punjab by M/s Gupta Builders and Promoters Pvt. Ltd. (Proposal no SIA/PB/NCP/75616/2018)

The facts of the case are as under:

The SEAC was apprised that M/s Gupta Builders and Promoters Pvt. Ltd. has submitted an application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for establishment of a commercial project namely "GBP TIME SQUARE" located at Zirakpur, Derabassi, SAS Nagar Mohali, Punjab.

The case was considered by the SEAC in its 170th meeting held on 28.07.2018 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Harbhajan Lal, Liaisoning officer of the Promoter Company.
- (ii) Sh. Sital Singh, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The SEAC was apprised that Environmental Engineer, PPCB, Regional Office, Mohali was requested vide email dated 17.07.2018 to send the construction status of the project site. Now, Environmental Engineer, PPCB, Regional Office, Mohali vide its Office letter no. 3755 added 24.07.2018 has sent the report as under: -

"It is intimated that the site of the project was visited by the AEE on 18.07.2018 and Sh. Harbhajan Singh, Liaisoning Officer of the project was contacted and he showed the site of the project. It was observed that no construction work has been started by the promoter company. However, the project proponent has constructed the Office for the project. The site is located on left side of the 200 ft road from Patiala Chowk to Bhankpur Road (MaC Donalds). The site is surrounded by empty fields on the three sides and on the front side, road exists. There exists a tubewell in the premises of the project. The domestic waste water is discharged into a soakage pit."

To a query of SEAC regarding discharging of domestic waste water into soakage pit, the project proponent replied that there is a temporary site office which is presently not functional. However, the soakage pit is being dismantled as per the instructions of Punjab Pollution Control Board.

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

1.	Category/Item No. (in schedule)	8(a): Commercial project		
2.	Name and Location of the project	"GBP TIME SQUARE" located at Zirakpur, Derabassi, SAS Nagar Mohali, Punjab		
3.	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:		
		Description	Total	
		Land	5749 sqm	
		Built-up area	23362 Sqm	
4.	Population (when fully operational)	Estimated population of 2212 Persons.		
5.	Water Requirements & source	Break up of water requirement	Source	
		Total: 31-34 KLD	-	
		Domestic:30 KLD Green Area: 04 KLD	Ground Water	
		Fresh: 12 KLD	Treated waste water	
		Flushing: 18 KLD Green Area: 01-04 KLD	Treated waste water	
6.	Disposal Arrangement of Waste water	Total = 22 KLD, which will be treated in the STP of capacity 50 KLD to be installed in the project premises.		
		Sr.No.	Season	For Flushing purposes (KLD)
		1.	Summer	18
		2.	Winter	18
		3.	Rainy	18
				Green Area sqm (KLD)
				4
				2
				1
7.	Rain water recharging detail	2825 m ³ /year rain water will be harvested provided as per CGWA norms.		
8.	Solid waste generation and its disposal	a) 445 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non- bio-degradable.		

		<p>The recyclable waste will be sold to authorized recyclers.</p> <p>c) Mechanical composter will be provided for the Bio-degradable components.</p> <p>d) Inert waste will be dumped to designated Municipal Council dumping site.</p>												
09	Hazardous Waste & E-Waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.												
10.	Energy Requirements & Saving	<p>a) 2300 KW from PSPCL.</p> <p>b) 1x500 KVA & 2 x 1010 KVA (silent DG sets)</p> <p><u>Energy Saving</u></p> <p>a) Solar energy will be used for street light on the roads as well as in the parks in phased manner.</p> <p>b) Use of LED lamps shall be encouraged. Energy efficient electrical gadgets shall be used.</p> <p>c) 307 KWHD by utilizing 15 Nos Solar lights and 500 no. lights replaced in common area with LED.</p>												
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction & operation phase, G.M Projects will be responsible for implementation of the EMP.</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost (per annum)</th> <th>Monitoring of Air, Noise water (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 57.5 lac</td> <td>Rs 7.0 Lac</td> <td>Rs.5.9 lac</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>Rs.6.5 lac</td> <td>Rs.6.9 lac</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)	Construction	Rs. 57.5 lac	Rs 7.0 Lac	Rs.5.9 lac	Operation	-	Rs.6.5 lac	Rs.6.9 lac
Description	Capital Cost	Recurring Cost (per annum)	Monitoring of Air, Noise water (per annum)											
Construction	Rs. 57.5 lac	Rs 7.0 Lac	Rs.5.9 lac											
Operation	-	Rs.6.5 lac	Rs.6.9 lac											
12.	CSR activities alongwith budgetary break up and responsibility to implement	Director of the company will be responsible for implementation of the CSR activities. Rs. 10 Lacs will be spent towards repairing of road of Ramgarh bhudda village.												
13	Other important facts	<ul style="list-style-type: none"> ➤ The project site is located at Zirakpur and the land for the proposed project confirms to the land use as per the Master plan. ➤ The MC, Kharar has issued the certificate vide letter no. 885 dated 05/04/2018 to the effect that facility of the sewer is available for the commercial project namely GBP time square to be developed by M/s Gupta Builders. The project proponent can connect the sewer to the Municipal Council sewer to discharge 100 KLD treated waste water after depositing requisite charges to the Municipal Council and getting the map approved on completion of the project. ➤ The EO, MC, Zirakpur has issued certificate vide letter no.883 dated 04/05/2018 to the effect that they will handle the MSW generated from the project scientifically as per the SWM Rules,2016 after 												

	completion of the project. The cost to manage the handling of waste will be borne by the company.
--	---

The SEAC observed that following clarifications are required to be provided by the project proponent to which he replied as under: -

Sr.No	Clarifications	Reply
1.	Details of commercial project has not been given.	Commercial project will consist of only shops, offices & Commercial spaces. No multiplex will be allowed to be established in the project.
2.	Distance from Wild Life Sanctuary has not been mentioned.	The distance from Sukhna Wild Life Sanctuary is more than 12.5 km.
3.	Cost of project has not been mentioned.	The total cost of project is Rs. 30 Cr.(approx.)
4.	Layout plan is not readable.	The project proponent submitted a copy of readable Layout plan.
5.	CER activities should be prescribed as per the OM dated 01/05/2018 issued by MoEF&CC alongwith cost of each activity.	The project proponent will adopt a village Pond as a activity under CER which will be maintained as per Seechewal model. The project proponent shall spend Rs.20 lacs towards this activity and the work of the same shall be started in December 2020 and shall be completed within 3 years as proposed.
6.	Whether any quantity of waste water will be discharged into public sewer?	Total 22 KLD of the waste water will be generated out of which 18 KLD will be used for flushing purpose and remaining quantity will be used in the green area after treatment in STP. No quantity of waste water will be discharged into public sewer.

The aforesaid reply was taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of commercial project namely "GBP Time Square" having total plot area as 5749 sqm and built up area as 23362 sqm located at Zirakpur, Derabassi, SAS Nagar Mohali, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – Specific Conditions:

I. Pre-Construction Phase

- i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- iv) Provision shall be made for the housing of construction 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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- vi) Fly ash based construction material should be used in the construction as per

the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.

- vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii) Adequate treatment facility for drinking water shall be provided, if required.
- ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
(for reuse)
 - d. Treated wastewater : Yellow
(for discharge)
 - e. Storm water : Orange
- xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional light/bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- xv) 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or atleast 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

III. Operation Phase and Entire Life

- (i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- (ii) The total water requirement for the project will be 31-34 KL/day, out of which 12 KL /day shall be met through own tubewell and remaining 22 KL/day through recycling of treated wastewater.
- (iii) a) The total wastewater generation from the project will be 22 KL/day, which will be treated in a STP of capacity 50 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Sr.No.	Season	For Flushing purposes (KLD)	Green Area sqm (KLD)
1.	Summer	18	4
2.	Winter	18	2
3.	Rainy	18	1

- 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 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) 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 wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- (ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- (xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- (xiii) Solar power plant and other solar energy related equipment shall be operated and maintained properly.
- (xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART B – 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 borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority if applicable.
- 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.57.5 Lacs towards capital investment, Rs.7.0 Lacs/annum towards recurring expenditure and Rs.5.9 Lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.6.5 Lacs/annum towards recurring expenditure and Rs. 5.9 lacs/annum for monitoring as proposed in the EMP.
- ii) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs 20.00 Lacs towards following CSR activities i.e. they will adopt a village Pond as a activity under CSER which will be maintained as per Seechewal model. The project proponent shall

spend Rs.20 lacs towards this activity and the work of the same shall be started in December 2020 and shall be completed within 3 years as proposed.

- iii) 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.

PART-C – 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 MoEF&CC 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. The project proponent shall also obtain permission from the NBWL, if 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

The case is placed before the SEIAA for consideration.

Item No.136.13: Regarding transfer of environmental clearance granted under EIA notification dated 14.09.2006 to the Divisional Engineer (PH), M/s Amritsar Development Authority (ADA), PUDA Bhawan, Green Avenue, Amritsar for area development project namely "Aerocity Amritsar" in the revenue estate of Village Heir, Meera Kot & Bal, Ajnala Road, Amritsar in the name of M/s DSK Realtors Private Limited.

The facts of the case are as under:

Divisional Engineer (PH), M/s Amritsar Development Authority (ADA), PUDA Bhawan, Green Avenue, Amritsar was granted environmental clearance under EIA notification dated 14.09.2006 by SEIAA, Punjab vide letter no. SEIAA/2017/326 dated 24.04.2017 for area development project namely "Aero city Amritsar" having total plot area of the project as 151.445 acres in the revenue estate of Village Heir, Meera Kot & Bal, Ajnala Road, Amritsar, subject to the certain conditions.

M/s DSK Realtors vide letter dated 11.07.2018 has now requested to transfer the aforesaid environmental clearance in their name. In the said request letter, it has been mentioned that there was an agreement between Amritsar Development Authority(ADA) and them u/s Land Owners Become Partners in Development (80:20) Scheme for "Aerocity Amritsar" project. The agreement between Amritsar Development Authority(ADA) & M/s DSK Realtors Pvt. Ltd. has been mutually terminated and they have decided to develop and launch the township on its own and proposes to get the aforesaid environment clearance transferred in their name.

M/s DSK Realtors Pvt. Ltd have submitted the following documents along with their request letter: -

- (a) A copy of an environmental clearance granted under EIA notification dated 14.09.2006 by SEIAA, Punjab vide letter no. SEIAA/2017/326 dated 24.04.2017 for area development project namely "Aerocity Amritsar" having total plot area of the project as 151.445 acres in the revenue estate of Village Heir, Meera Kot & Bal, Ajnala Road, Amritsar.
- (b) A copy of letter no. 10490 dated 02.07.2018 issued on behalf of Chief Administrator, ADA, Amritsar wherein it has been mentioned that the prayer for withdrawal from the Policy Land Owners Become Partners in Development (80:20) and Termination of the Agreement-DSK Realtors Pvt. Ltd. has been approved in principle in the executive meeting of Amritsar Development Authority(ADA).

However, the final approval will be given in the meeting of Amritsar Development Authority(ADA).

- (c) A copy of memorandum and article of Association of M/s DSK Realtors Pvt. Ltd. along with copy of list of current directors in M/s DSK Realtors Pvt. Ltd. mentioning the name of Sh. Haridey Vikram and Sh. Yash Tandon as directors of the company. Further, a copy of resolution passed on 17.06.2016 in the Board meeting of DSK Realtors Pvt. Ltd. has been submitted wherein, Mr. N.S. Gill, General Manager-Project, have been authorized to apply application along with requisite documents for obtaining permission from different Departments.
- (d) A copy of letter no. 11118 dated 11.07.2018 addressed to SEIAA by Chief Administrator, ADA, Amritsar wherein it has been informed that M/s DSK Realtors Pvt. Ltd. has requested to discontinue the agreement. The said request was sent to Executive Committee of Amritsar Development Authority, which has been approved. by Amritsar Development Authority, Amritsar. Further, the Authority has no objection if the Environment Clearance is transferred in the name of M/s DSK Realtors Pvt. Ltd.
- (e) A copy of an affidavit from Sh. Narinder Singh Gill on behalf of M/s DSK Realtors Pvt. Ltd. wherein, he has mentioned that he will comply with all the conditions mentioned in the aforesaid environment clearance letter after the same is transferred in the name of M/s DSK Realtors Pvt. Ltd.

The matter is placed below for consideration please.

Item No.136.14: Complaint regarding violation of EIA notification, 2006 by Preet City, Sector 86, Mohali received through email dated 09.02.2018 from Ravi Kumar

The facts of the case are as under: -

A complaint on the subject cited matter was received through email dated 09.02.2018 from the complainant namely Sh. Ravi Kumar. The complainant in his complaint has mentioned that as per his knowledge, Preet City at Sector 86, Mohali is violating the provisions of EIA notification, 2006 as the said colony having plot area of more than 125 acres has started the construction of flats in the project without getting environmental clearance from the MOEF. Further, the complainant has mentioned that they have not taken any permission from the PPCB for the revised plans. He has purchased a plot in the colony but no proper arrangement for treatment as well as disposal of sewage being generated from the colony has been provided.

SEAC members namely Sh. N.S. Kahlon & Sh. Sandeep Singh Viridi were requested by SEIAA vide letter no. 187-188 dated 26.02.2018 to visit the site to verify the contents of the complaint and submit a report within ten days so that further action in the matter may be taken and copy of the same was endorsed to Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali in order to depute the concerned area Officer for assisting the team.

In compliance to the aforesaid letter, Sh. N.S. Kahlon & Sh. Sandeep Singh Viridi (both SEAC Members) alongwith Officers from Punjab Pollution Control Board visited the site in complaint on 15.03.2018. Sh. B.K. Sharma, Senior Manager of the Promoter Company was present during visit. He showed a copy of relevant approvals got from Different Departments to the visiting team. The detail of documents shown by him is as under: -

- a) A copy of letter of Intent for grant of special package of Incentives under Industrial Policy 2003 issued by Punjab Urban Planning & Development Authority, PUDA Bhawan, Sector-62, SAS Nagar vide letter no. PUDA.ACA (Pr.)/ 2006/17566 dated 02/05/06 to M/s Preet Land Promoters & Developers Pvt. Ltd., SCO 666, Sector 70, SAS Nagar Mohali for developing project comprising of Mega Multiplex cum Shopping Mall, Commercial pockets, hotel/restaurant, residential, flats for EWS and schools in an area of 200 acres (approx..) in the revenue estate of Village Nanu Majra, Sohana and Patti Sohana in Sector 85, 86 & 87, Mohali.
- b) A copy of change of Land Use of a Township Mega Project in Sector 86 Mohali was issued to M/s Preet Land Promoters & Developers Pvt. Ltd., SCO 666, Sector 70, SAS

Nagar Mohali by Department of Housing and Urban Development (Housing-II Branch) Government of Punjab vide memo no. 18/223/2006-5HG2/12917 dated 28/12/06 wherein the permission was granted for change of land use of 104.33 acres from Agriculture to Residential/ Group Housing/ Institutional and Commercial as defined in the outline of the Master Plan. In the said letter, a condition to the effect was imposed that No proposal shall be given by the promoter for the land falling in Sector 87 which has been proposed as City Centre.

- c) Thereafter, a notification no. CTP (Pb) MPR-24/2751 dated 13/10/2009 was issued by Government of Punjab, Department of Housing and Urban Development (Housing-II Branch) wherein the group housing project in area of 91.50 acres falling in Sector 86, Mohali developed by M/s Preet Land Promoters & Developers Pvt. Ltd., Mohali was given exemption from the provisions of Punjab Apartment & Property Regulation Act, 1995 subject to the conditions mentioned therein.
- d) The approval of layout plan for an area measuring 100.96 acres in Sector 86, Mohali was given by Chief town Planner vide letter no. 8248 CTP(Pb)/MPR-24 dated 05/11/2009 to M/s Preet Land Promoters & Developers Pvt. Ltd., Mohali.
- e) Divisional Engineer, Greater Mohali Area Development Authority (GMADA) PUDA Bhawan, Sector-62, SAS Nagar vide Memo No. GMADA-DE(PH-1)2013/5402 dated 09/12/13 clarified to the promoter company in the matter for issuing NOC for Sewerage Connection & Solid waste disposal of Sector-86, SAS Nagar, Mohali in order to obtain Consent to Establish (NOC) from Punjab Pollution Control Board (PPCB) to the effect as under: -
- (i) The promoter company has to make its own arrangement for treatment & disposal of sewage generated from the project till the time the requisite infrastructure is provided by GMADA. Although GMADA has formulated a proposal for laying outfall sewer and the sewage load of the project has been duly accounted for while designing it.
 - (ii) The promoter company has to make its own arrangement for solid waste management generated from the project till the time the Common Municipal Solid Waste Management Facility in Village Samgauli, Tehsil Derabassi, Mohali is established and commissioned.

- f) The Promoter Company obtained Consent to Establish (NOC) from the Punjab Pollution Control Board vide letter no. 479 dated 20/01/2014 to establish a residential complex having 410 no. residential plots, 116 no. EWS houses, 38 no. commercial shops, primary/high school, dispensary and club in an area of 100.96 acres i.e. 4,08,567 sqm subject to the conditions including the condition that septic tank will be provided in initial stages of occupancy in addition to the construction of STP for full discharge to be generated from the residential apartments at its full occupancy simultaneously along with the construction of the residential apartments.
- g) The Promoter Company got its revised layout plan no. PLP/4 dated 11.06.2014 approved from Department of Town & Country Planning, Punjab vide memo no. 3398 dated 18/06/2014 for an area measuring 100.96 acres with net planned area 72.544 acre.
- h) The Promoter Company got the building plans of Group Housing 2, Preet City having plot area 3.932 acres (2,81,278.025 sq.ft) approved from GMADA, SAS Nagar vide Memo no. 21156 dated 28.07.2014.
- i) GMADA, PUDA Bhawan, SAS Nagar vide its memo no. 3851 dated 22.08.2014 conveyed the promoter company that Water Supply network has not been laid on the peripheral roads around the project of the promoter company. The Promoter Company has to make its own arrangement for providing drinking water till such time the requisite infrastructure is provided by the GMADA.
- j) The Promoter Company got its revised layout plan no. ZP/01 dated 01.07.2014 dated 11.06.2014 approved from Department of Town & Country Planning, Punjab vide memo no. 4957 dated 02/09/2014 for an area measuring 3.932 acres wherein the group housing project was proposed subject to the conditions mentioned therein including the condition that the promoter company will obtain necessary approvals from Competent Authority as per the provisions of EIA Notification dated 14.09.2006.
- k) Thereafter, M/s Girn Constructions (MoU signed between Preet Land Promoters & Developers Ltd. and M/s Girn Constructions) obtained environmental clearance under EIA notification dated 14.09.2006 from SEIAA, Punjab vide letter no. 3439 dated 18.11.2014 for construction of group housing project namely Central Green having total area as 15918.02 sqm with built up area as 26141.08 sqm in Preet City Site 2 , Sector 86, SAS, Nagar.
- l) GMADA, PUDA Bhawan, SAS Nagar vide its letter no. 19 dated 05.01.2018 has sent a copy of supplementary agreement signed between Government of Punjab and M/s

Preet Land Promoters & Developers Pvt. Ltd having its site Office in Sector 86, Mohali wherein it has been mentioned that timeline for developing Mega Housing Project in an area of 100.96 acres in the revenue estate of Village Nanu Majra, Sambhalki, Mauli Baidwaan, Sohana and Patti Sohana, Mohali is from 01.07.2015 to 30.06.2018.

Thereafter, the team visited the entire area of the Preet City alongwith Sh. B.K. Sharma, Senior Manager of the Promoter Company and observed as under: -

1. The Preet City is located in Sector 86, Mohali and is being promoted by Preet Land Promoters & Developers Private Limited.
2. The Preet City has been divided in two parts and is being developed as Preet City-1 and Preet City-2.
3. In Preet City -1, total five number towers are to be constructed and approval has been got for only two towers. The Construction has been started. During visit, some photographs were taken which were placed on record.
4. In Preet City-2, the sewerage pipes have been laid and plots where residential houses have been constructed & occupied, the waste water from these houses is being discharged into collection tanks constructed along the boundary of the Preet City. Total five numbers of collection tanks have been provided having depth of 16 ft. The Manager of the Company informed during visit that till date, the collection tanks have been made empty only once with the help of mobile tankers i.e. after the time period of 1.5 years for the present occupancy.

The matter was considered by the SEIAA in its 130th meeting held on 11.04.2018 and after detailed deliberations, the SEIAA decided that show cause notice for violation of the provisions of EIA notification be issued to the promoter company. Simultaneously, complaint be forwarded to Punjab Pollution Control Board for verification and taking necessary action.

In compliance to the decision, following actions were taken: -

- a) The Member Secretary, Punjab Pollution Control Board Patiala was requested vide letter no. 556 dated 23.04.2018 to get the facts of the complaint verified and take further necessary action against the promoter company as per rules.

- b) Show cause notice for carrying out expansion beyond threshold limit of built up area without obtaining environmental clearance under the provision of EIA notification, 2006 was issued to M/s Preet Land Promoters & Developers Pvt. Ltd., Sector 86, Mohali vide letter no. 557 dated 23.04.2018 alongwith an opportunity to give the reply in writing within fifteen days from the issuance of said notice failing which it will be presumed that the promoter have nothing to say in the matter and proposed action will be taken without affording any further opportunity/ notice.

The promoter company vide its no. PLP/Pollution/53/AO1082 dated 08.05.2018 submitted reply to the show cause notice as under: -

1. In this regard at the outset, it is submitted that sharp & sudden down trend in the real estate market during the last 2-3 years is the main contributing factor for delay in various pending works of Mega Residential Township at "Preet city", Sector- 86, Mohali, Punjab being developed by our company namely "Preet Land Promoters & Development Pvt. Ltd.
2. Subsequent to visit of Sh. N.S. Kahlon & Sh. Sandeep Singh Viridi (both SEAC Members) & other PPCB officers on 15.03.2018, we had planned to execute pending works on top priority. Regrettably, due to entanglement of our company legal case the planned work has again been perforced to be put on hold temporarily.
3. Not withstanding all the above, we hereby assure that we will be on job soon after the present crisis in hand of our director is over. Further, we also assure that we will endeavor our best of complete the pending works at the earliest possible.
4. Therefore, you are kindly requested to give us some more time to complete the pending works, especially keeping in view the interests of general public who are the main affected lot if any adverse decision is taken by your good selves at this stage.

The matter was considered in 133rd meeting of SEIAA held on 06.07.2018 but no one attended the meeting from the project proponent side. After detailed deliberations, the SEIAA decided as under: -

- (i) To obtain the action taken report of the letter sent to Punjab Pollution Control Board regarding necessary action taken against the promoter company as per Rules after getting the facts of the complaint verified.
- (ii) Notice be issued to the project proponent to prove that the project Preet City is not covered under the ambit of EIA notification, 2006.

In compliance to the decision, following actions were taken: -

- a) Punjab Pollution Control Board was requested vide letter No. 831 dated 16.07.2018 to send the action taken report.
- b) Show cause notice was issued to the project proponent vide letter No. 832 dated 16.07.2018 to prove that the project Preet City is not covered under the ambit of EIA notification, 2006.

The project proponent has now submitted reply to the show cause notice, which is attached as Annexure-A. However, the project proponent has not replied to the observation of SEIAA mentioned in the show cause notice. Further, no report has been received from the Punjab Pollution Control Board as requested vide letter no. 831 dated 16.07.2018.

In the 133rd meeting of SEIAA held on 06.07.2018, it has also been decided to give an opportunity of hearing to the project proponent to prove his contention that project is not covered under the ambit of EIA notification, 2006.

Accordingly, the project proponent has been requested vide email dated 24.08.2018 to attend the 136th meeting of SEIAA to be held on 27.08.2018.

The matter is placed before the SEIAA for consideration.

Any other item with the approval of the Chair.
